

PLANNING DECISIONS JUNE 2007

Application No : 07/00085/FUL Decision : **Application Permitted**
Location : 289 Ferry Road Hullbridge
Proposal : Demolish Existing Dwelling and Erect Block of 14 Flats
With Associated Car Parking, Landscaping and Amenity
Space.
Applicant : Mr N Barrett

Application No : 07/00115/FUL Decision : **Refuse Planning
Permission**
Location : 21 Down Hall Road Rayleigh
Proposal : Ground Floor Rear and Side Extension and First Floor Part
Flat Roofed Part Sloped Roofed Side Extension to Extend
Shop and Store and Provide Independent Access to Upper
Floor Flat.
Applicant : Deva Kanthiah

- 1 The proposal by way of the extension of the building to the site boundary at first floor level would fail to provide a satisfactory side isolation space between the outside wall of the extension proposed and the site boundary. If allowed the proposal would extend the building to the full width of the plot resulting in a development of cramped appearance and detracting from the spacious character and domestic scale of adjoining dwellings to the detriment of the visual amenity afforded to the streetscene.
- 2 The proposal by way of the flat roofed design of the side extension at first floor level would detract from the domestic scale and proportions of the building to the detriment of the visual amenity afforded to the streetscene.

Application No : 07/00127/FUL Decision : **Refuse Planning
Permission**
Location : 299 Ferry Road Hullbridge
Proposal : Demolish Existing Property and Erect Two Storey Building
to Provide 8 No. One Bedroomed Flats With Parking to the
Front for 10 Vehicles and Amenity Area to the Rear
Applicant : Martin Hughes



- 1 The proposal by way of the rearward siting of the building deep into the site and the proposed extent beyond the adjoining dwelling No. 297 Ferry Road would over dominate and over shadow the adjoining group of dwellings to the detriment of the amenities that those adjoining occupiers ought reasonably expect to enjoy and would result in a poor relationship between the building proposed and those neighbouring dwellings contrary to Policy an HP11 (iii) of the Rochford District Replacement Local Plan (2006).
- 2 The proposal by way of the large rectangular block form of the building with shallow ineffectual gabled roof displays no characteristics that could be considered local or vernacular and has no sense of place to demonstrate a sense of belonging to the street. If allowed the proposal would provide a development lacking in character and scale with the adjoining development proving detrimental to the character and appearance of the street.

Application No : 07/00132/OUT Decision : **Refuse Planning
Permission**

Location : Land Opposite Junction West Avenue And Windermere
Avenue Hullbridge

Proposal : Outline Application For Residential Development
Comprising 14 No. Residential Housing Plots

Applicant : Windermere Building Contractors Ltd

- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt. The proposal is considered to be contrary to Policy R1 of the Local Plan (2006) and Policy C2 of the Essex and Southend-on-Sea Replacement Structure Plan (2001). Within the Green belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings (other than reasonable extensions to existing dwellings as defined in policies R2 and R5 of the Local Plan 2006), for purposes other than agriculture, small scale facilities for outdoor participatory sports and recreation, cemeteries or other similar uses which are open in character . Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

The proposed development of this site will adversely affect the openness of the site and does not fall into any of the above categories and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently justify overriding the strong presumption against the construction of new dwellings in the Green Belt.



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- 2 The site is within the Coastal Protection Belt as defined in the Council's adopted Local Plan (2006). The dwellings proposed would be south of the existing group of preserved trees and would be visible from the adjoining open land adversely affecting the open rural character of the undeveloped coastline as viewed from the adjoining land contrary to Policy NR10 of the Council's adopted Local Plan (2006) and Policy CC1 to the Essex and Southend-On-Sea Replacement Structure Plan (2001) .
- 3 Notwithstanding the allocation of the site as Metropolitan Green Belt, the development would provide too low a density and as such if allowed would make an inefficient use of land contrary to Policy HP3 of the Rochford District Replacement Local Plan and the provisions of Planning Policy Statement 3: Housing (paragraph 47) which seek to provide development making the best use of land but not less than 30 dwellings per hectare.
- 4 The proposed development is unacceptable as the road network leading to the site is unmade and lacks adequate footways and is considered unsuitable to cater for the scale of development proposed . The proposal is therefore contrary to Policy T3 of the Essex and Southend-On-Sea Replacement Structure Plan (ESSRSP).
- 5 The nature of the road network leading to the site is likely to discourage walking and cycling and will not reduce reliance on the private motorcar and would therefore be contrary to Policy T1 of the ESSRSP.

Application No : 07/00158/OUT

Decision : **Refuse Planning
Permission**

Location : 69 High Road Rayleigh

Proposal : Outline Application for Detached Bungalow in Rear Garden
Access Via Watchfield Lane

Applicant : Mrs J. Glover

- 1 The development is considered to be a cramped form of development that is out of character with the more spacious prevailing pattern of development in the area. If permitted it would have a poor relationship with the surrounding dwellings, likely to give rise to significant detrimental impacts to residential amenity
- 2 The proposed development provides insufficient parking within the site and fails to provide adequate pedestrian visibility splays at the access to the site. This is likely to result in vehicles that visit the site manoeuvring within the single track private road known as Watchfield Lane detrimental to residential amenity which together with the lack of visibility splays would be to the detriment of safety of motorists and pedestrians that use Watchfield Lane.



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Application No : 07/00245/FUL Decision : **Application Permitted**
Location : 25 Western Road Rayleigh
Proposal : Part Single and Two Storey Rear Extension
Applicant : Mr And Mrs Harper Ward

Application No : 07/00253/FUL Decision : **Refuse Planning
Permission**
Location : Orchard House Sutton Road Rochford
Proposal : Demolish Existing Single Storey Extension and Erect Two
Storey Side Extension. Alterations to Existing Rear
Extension Including New Roof. Changes to Side Windows
at Ground Floor.
Applicant : Mr And Mrs Winkworth

- 1 The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policies R1, R5 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan.

Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R5 of the Local Plan). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Policy R5 of the Local Plan provides that the total size of a Green Belt dwelling as extended, including any extension which may have previously been added, will not exceed the original floor space by more than 35 square metres.

The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property, whilst also affecting the character and openness of this part of the green belt.

Application No : 07/00257/FUL Decision : **Application Permitted**
Location : Christ Church United Reformed Church Crown Hill Rayleigh
Proposal : Revised Front Entrance and Forecourt. Infill Corridor and
Internal Alterations
Applicant : Rayleigh United Reformed Church



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Application No : 07/00266/FUL Decision : **Application Permitted**
Location : 68 Waxwell Road Hullbridge
Proposal : Remove Front Section of Existing Detached Garage and
Extend Rear, Construct Pitched Roofed Single Storey Rear
Extension and Rear Conservatory.
Applicant : Mr And Mrs Mayes

Application No : 07/00268/FUL Decision : **Application Permitted**
Location : 14 Rookery Close Rayleigh
Proposal : Demolish Existing Garage and Side Extension and Erect
Two Storey Side and Rear Extension with Front and Rear
Dormers. New Dormer to Existing First Floor of Dwelling.
Applicant : Mr Everest

Application No : 07/00269/FUL Decision : **Application Permitted**
Location : 260 Rectory Road Hawkwell
Proposal : Construction of In and Out Driveway Consisting of 2 x
Vehicular Accesses. One onto Rectory Road the Other onto
Englefield Close
Applicant : Kevin Body

Application No : 07/00271/FUL Decision : **Refuse Planning
Permission**
Location : 9 Leasway Rayleigh
Proposal : Two Storey Side Extension with Pitched Roof. Insertion of
Additional Front Dormer Window. Erect 1.5m and 1.2 metre
Boundary Wall
Applicant : Miss K Taylor

- 1 The proposal by virtue of its design, size and external appearance, in this prominent position, would be an intrusive development, out of scale and character with the host property and prevailing pattern of development in the locality and contrary to policy HP6 of the Replacement Local Plan.

Application No : 07/00277/FUL Decision : **Application Permitted**
Location : 290 High Street Great Wakering
Proposal : Part Two Storey Side Extension With Insertion of First Floor
Window on Side Elevation and Part Single Storey Side
Extension. Loft Conversion with Front and Rear Dormers
and Pitched Roof Canopy to Front. Erect Single Storey
Rear Extension.
Applicant : Mr M Steel



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Application No : 07/00279/FUL Decision : **Application Permitted**
Location : 42 Grove Road Rayleigh
Proposal : Demolish Existing Garage and Rebuild Garage with Single Storey Extension to the Rear
Applicant : Mr And Mrs Lickfold

Application No : 07/00284/FUL Decision : **Refuse Planning Permission**
Location : 37 Upway Rayleigh
Proposal : First Floor Rear Extension Over Existing Rear Extension. Additional Windows to Side Elevation and Insertion of Side Door at Ground Floor.
Applicant : Mr And Mrs A Girling

- 1 The design of the proposed first floor rear extension with its discordant flat roof is out of keeping with the host property and surrounding area to the detriment of the appearance and character of the area and contrary to policy HP6 of the Replacement Local Plan.

- 2 The proposed first floor rear extension by reason of its location and flank fenestration close to the boundary and potential for overlooking of the adjoining property would have a serious and adverse effect on the amenities enjoyed by the occupants of the neighbouring property contrary to policy HP6 of the Replacement Local Plan.

Application No : 07/00295/FUL Decision : **Application Permitted**
Location : 25 Broad Oak Way Rayleigh
Proposal : Demolish Existing Garage and Erect Single Storey Side Extension with Pitched Roof.
Applicant : Mr And Mrs Perkins

Application No : 07/00298/LBC Decision : **Grant Listed Building Consent**
Location : 18 Johnson Court Pollards Close Rochford
Proposal : Install Satellite Dish on Roof
Applicant : Alexandria Turner

Application No : 07/00302/FUL Decision : **Application Permitted**
Location : 2 Silverthorn Close Rochford
Proposal : Two Storey Pitched Roofed Side Extension, Extend Existing Front and Rear Dormers and Construct New Flat Roofed Dormer to Front. New Bay Window to Front
Applicant : Mr And Mrs S G Farmer



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Application No : 07/00301/FUL Decision : **Application Permitted**
Location : 260 Ashingdon Road Rochford
Proposal : Revised Application for Front Extension and First Floor
Extension Including Front Dormer to Create 4 Bedroomed
Chalet Fronted Property
Applicant : P.J. Wright

Application No : 07/00305/FUL Decision : **Refuse Planning
Permission**
Location : 50 Queens Road Rayleigh
Proposal : Demolish Existing Rear Conservatory and Erect Two
Storey Rear Extension With Rooflights to Front, Rear And
Sides
Applicant : Mr And Mrs Leaver

- 1 The proposal, by reason of its size and design (including flank roof lights) would be an intrusive and unneighbourly development, out of scale and character with the prevailing pattern of development in the locality as well as having a serious and adverse effect on the amenities enjoyed by occupants of neighbouring properties and would be contrary to Policy HP6 of the Local Plan.

Application No : 07/00311/FUL Decision : **Application Withdrawn**
Location : 1 Warwick Close Rayleigh
Proposal : Erection of 2 no. Detached Bungalows and Garages
Applicant : Churchgate Residential Developments Ltd

Application No : 07/00314/FUL Decision : **Application Permitted**
Location : 18 Sandhill Road Eastwood Leigh-on-Sea
Proposal : Extend Existing Front Dormer. Insert Rear Dormer and Infill
Existing First Floor Side Window
Applicant : Mr And Mrs Dakers

Application No : 07/00315/FUL Decision : **Application Permitted**
Location : 156 - 158 High Street Rayleigh
Proposal : Demolition of Existing Rear Structure. Erection of Two
Single Storey Side Extensions. Erection of First Floor
Extension, New Shop Front and Change of Use of Ground
Floor with Internal Alterations to A3 Restaurant.
Applicant : Charles Ball



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Application No : 07/00317/FUL Decision : **Application Permitted**
Location : 402 Ashingdon Road Ashingdon Rochford
Proposal : Revised Application to Demolish Part of Existing Building
and Construct Part Two Storey Part First Floor Pitched
Roofed Side Extension
Applicant : Mr And Mrs S. Allen

Application No : 07/00318/FUL Decision : **Application Permitted**
Location : 47 Mapledene Avenue Hullbridge
Proposal : Extend Front and Rear Dormers
Applicant : Mr P Foulsham And Ms M Brooks

Application No : 07/00320/FUL Decision : **Application Permitted**
Location : 2 Tudor Mews Eastwood Leigh-on-Sea
Proposal : Construct Detached Double Garage and Convert Existing
Garage to Study
Applicant : Mr A Gibbons

Application No : 07/00321/FUL Decision : **Application Permitted**
Location : 2 Navestock Close Rayleigh
Proposal : Construct Pitched Roofed Detached Garage
Applicant : Mr J Hull

Application No : 07/00332/FUL Decision : **Application Permitted**
Location : 345 Little Wakering Road Great Wakering
Proposal : Attached Garage
Applicant : Mr And Mrs Macgregor

Application No : 07/00333/FUL Decision : **Application Permitted**
Location : 18 High Road Hockley
Proposal : First Floor Rear Extension
Applicant : Mr And Mrs Cawson

Application No : 07/00334/FUL Decision : **Application Permitted**
Location : 17 High Mead Rayleigh
Proposal : Two Storey Rear Extension and Extend Side Dormers
Applicant : A Deva And D Barkwith



Application No : 07/00335/FUL Decision : **Application Permitted**
Location : 74 Burnham Road Hullbridge
Proposal : Retention of Existing Rear Dormer Window and Provision
of New Lean To Tiled Roof to Existing Side/Rear Extension
Applicant : Mr B Welsted

Application No : 07/00336/FUL Decision : **Application Permitted**
Location : 48 Dorset Gardens Rochford
Proposal : Single Storey Flat Roofed Rear Extension and Resite
Existing Detached Garage
Applicant : Mr And Mrs How

Application No : 07/00337/FUL Decision : **Application Permitted**
Location : 28 Barling Road Great Wakering
Proposal : Roof Alterations Including Changing Hipped Roof to Gable
End. Insert Front and Rear Dormers. Demolish Existing
Conservatory and Erect Single Storey Rear Extension
Applicant : Daniel Nyman

Application No : 07/00338/FUL Decision : **Application Permitted**
Location : 14 North Street Great Wakering
Proposal : Two Storey Side and Rear Extension
Applicant : Mr Paul Marsh

Application No : 07/00339/FUL Decision : **Application Permitted**
Location : 21 Burnham Road Hullbridge
Proposal : Demolish Existing Dwelling and Construct One Pair of Semi
Detached Houses With Integral Garages and New
Vehicular Access
Applicant : Mr John Cowling

Application No : 07/00341/FUL Decision : **Application Permitted**
Location : 21 Exmouth Drive Rayleigh
Proposal : Extend Existing Rear Dormer
Applicant : Mr And Mrs Heeney

Application No : 07/00342/FUL Decision : **Application Permitted**
Location : 45 Hillcrest Avenue Hullbridge
Proposal : Construct Rear Conservatory
Applicant : Mr And Mrs Freeland



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Application No : 07/00343/FUL Decision : **Application Withdrawn**
Location : Anchor Inn High Street Canewdon
Proposal : Construct Pitched Roofed Canopy to Cover Part of Outdoor Seating Area and Provide Trellis Fencing to Wall Top
Applicant : Punch Taverns

Application No : 07/00344/LBC Decision : **Application Withdrawn**
Location : Anchor Inn High Street Canewdon
Proposal : Construct Pitched Roofed Canopy to Cover Part of Outdoor Seating Area and Provide Trellis Fencing to Wall Top
Applicant : Punch Taverns

Application No : 07/00345/FUL Decision : **Application Permitted**
Location : 41 The Paddocks Rayleigh
Proposal : Single Storey Rear Extension
Applicant : Mr And Mrs Beckett

Application No : 07/00346/FUL Decision : **Application Withdrawn**
Location : New Ship Inn 9 East Street Rochford
Proposal : Provision of Cooler Units and Construction of Pitched Roofed Porch/Shelter
Applicant : Punch Taverns

Application No : 07/00347/FUL Decision : **Application Permitted**
Location : 8 High Mead Hawkwell
Proposal : Extensions to Property Including Raising Ridge Height to Create 4 Bedroom House with Rear Conservatory
Applicant : Mr S Porter

Application No : 07/00348/FUL Decision : **Application Permitted**
Location : 126A Down Hall Road Rayleigh
Proposal : Single Storey Side Extension
Applicant : Mr And Mrs Prince

Application No : 07/00349/FUL Decision : **Application Permitted**
Location : Mordaunt Cottage Rayleigh Downs Road Rayleigh
Proposal : Single Storey Side Extension
Applicant : Mr And Mrs Beattie



Application No : 07/00352/FUL Decision : **Application Permitted**
Location : 8 Bedloes Corner Rawreth Lane Rawreth
Proposal : Part Single Storey Part First Floor Rear Extension
Applicant : C. Austin

Application No : 07/00353/FUL Decision : **Application Permitted**
Location : 9 Ashdene Close Hullbridge
Proposal : Construct Rear Conservatory
Applicant : Mrs Nobbs

Application No : 07/00355/ADV Decision : **Refuse Advertisement
Consent**
Location : 20 North Street Rochford
Proposal : Illuminated Fascia and Hanging Signs and 3 No. Non
Illuminated Signs.
Applicant : J.W. Tate And Sons

- 1 The proposed fascia sign by way of the scallop edged design, lack of moulded frame and the unbalanced position within the existing facade would detract from the character and appearance of the Rochford Conservation Area contrary to policies BC1 and SAT10 of the Rochford District Replacement Local Plan 2006 .
- 2 The proposed hanging sign by way of its size and projecting rather than hanging style would be visually intrusive within the street scene and would as a result be detrimental to the character and appearance of the Rochford Conservation Area contrary to policies BC1 and SAT10 of the Rochford District Replacement Plan 2006

Application No : 07/00357/FUL Decision : **Application Permitted**
Location : 54 Great Wheatley Road Rayleigh
Proposal : Demolish House and Erect Detached, 2 Storey Five Bed Dwelling House
Applicant : Mr T Withrington

Application No : 07/00360/FUL Decision : **Application Permitted**
Location : 12 Woodlands Close Rayleigh
Proposal : Single Storey Side and Rear Extension
Applicant : Mr And Mrs P. Stock



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Application No : 07/00361/FUL Decision : **Application Permitted**
Location : 2 West Cottages High Street Canewdon
Proposal : Rear Conservatory
Applicant : Mr And Mrs B. Pearson

Application No : 07/00362/FUL Decision : **Refuse Planning
Permission**
Location : 27 Broadlands Avenue Hockley
Proposal : Hip to Gable Roof Extension to Create Rooms In
Roofspace With Flat Roofed Front and Rear Dormers.
Single Storey Rear Extension
Applicant : Mr Paul Coe

- 1 The proposal by way of the size and bulk of the front dormer proposed would detract from the scale and form of the prevailing character of dwellings in the street resulting in an unsatisfactory relationship between the resultant dwelling as would be extended and the strong character of unaltered bungalows and roofscape more generally proving detrimental to the character and appearance of the streetscene contrary to Policy HP6 (ix) and (x) to the Rochford District Replacement Local Plan (2006).

Application No : 07/00363/FUL Decision : **Application Permitted**
Location : Grove Junior And Infant School Grove Road Rayleigh
Proposal : Proposed 2no. External Canopies and Perimeter Fencing
Around New External Play Area
Applicant : Mrs J Slee

Application No : 07/00364/FUL Decision : **Refuse Planning
Permission**
Location : 14 West Street Rochford
Proposal : Construct Disabled Access Ramp With Handrail to Front of
Shop
Applicant : Martin McColl

- 1 The proposal, by way of the resulting reduction in width to the footway, would result in unacceptable and unnecessary congestion on the pavement, particularly on markets days and Saturday when the market square is busy, to the detriment of pedestrian safety.



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Application No : 07/00365/FUL Decision : **Application Permitted**
Location : 97 Crouch Avenue Hullbridge
Proposal : Construct Single Storey Side and Rear Extension

Applicant : Mr And Mrs Hollingsbee

Application No : 07/00366/FUL Decision : **Application Permitted**
Location : 9 Grove Close Rayleigh
Proposal : Demolish Existing Conservatory and Erect Single Storey Side and Rear Extension

Applicant : Mr And Mrs Bone

Application No : 07/00367/FUL Decision : **Application Permitted**
Location : 33 Vernon Avenue Rayleigh
Proposal : Single Storey Flat Roofed Side Extension
Applicant : Mr And Mrs Vestey

Application No : 07/00368/FUL Decision : **Application Permitted**
Location : 95 Folly Lane Hockley
Proposal : Demolish Existing Conservatory and Erect Part Two Storey/Part Single Storey Rear Extension

Applicant : Mr And Mrs M Walker

Application No : 07/00369/FUL Decision : **Application Permitted**
Location : 2 Victor Gardens Hawkwell
Proposal : Demolish Existing Garage. Erect Two Storey Rear Extension (Incorporating Existing Extension) New Side Dormer and Extend Existing Side Dormer. Reposition Entrance to Property within Single Storey Front Extension.

Applicant : Betterview Windows And Conservatories

Application No : 07/00370/FUL Decision : **Application Permitted**
Location : 10 Hamilton Gardens Hockley
Proposal : Front Extension and Construct New Roof Incorporating Rooms in the Roofspace Forming Front Gable, Flat Roofed Rear Dormer, Rooflight and Construct Conservatory to Rear.

Applicant : Mr And Mrs Mose



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Application No : 07/00371/FUL Decision : **Application Permitted**
Location : 70 Louis Drive Rayleigh
Proposal : Construct Rear Conservatory
Applicant : Mr Adams And Miss Brown

Application No : 07/00372/FUL Decision : **Application Permitted**
Location : Goads Meadow Murrels Lane Hockley
Proposal : Construct Pitched Roofed Stable Building
Applicant : Charlotte Foyle

Application No : 07/00373/FUL Decision : **Refuse Planning
Permission**
Location : 190 Plumberow Avenue Hockley
Proposal : Demolish Existing Dwellings and Construct One Pair of
Semi Detached Houses to Front and One Detached
Bungalow to Rear With Access
Applicant : Crouchside Developments Ltd

- 1 The houses proposed to the front of the site would result in a building of a scale and bulk incongruous with the spacious and modest nature of the surrounding street scene, particularly as viewed from the south of the site resulting in a poor relationship to nearby buildings contrary to Policy HP6 (ix) to the Council's adopted Local Plan (2006) and if allowed would prove detrimental to the amenity afforded to the character and appearance of the street.

Application No : 07/00374/FUL Decision : **Application Permitted**
Location : 29 Main Road Hockley
Proposal : Vehicular Crossover
Applicant : Mr C R Chester

Application No : 07/00375/FUL Decision : **Application Permitted**
Location : 8 Park Gardens Hawkwell
Proposal : Demolish Existing Garage and Side Utility. Construct Single
Storey Side Addition to Form New Garage/Utility and
Alterations to Form Two Front Gables to First Floor.
Applicant : Mr And Mrs R Sadler



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Application No : 07/00376/FUL Decision : **Application Permitted**
Location : 101 Cornhill Avenue Hockley
Proposal : Two Pitched Roofed Front Dormers and Flat Roofed Rear
Dormer, Single Storey Rear Extension to Create Annexe
and Replacement Conservatory.
Applicant : Mr And Mrs Leverington

Application No : 07/00379/FUL Decision : **Application Permitted**
Location : 300 Rectory Road Hawkwell
Proposal : Single Storey Rear Extension. Roof Alterations Including
Hipped Roof to Gable End. Insertion of Rear and Front
Dormer and Front Rooflight
Applicant : Mrs Blackburn

Application No : 07/00380/LBC Decision : **Grant Listed Building
Consent**
Location : Old Vicarage Church Road
Proposal : New Fireplaces to Dining Room and Sitting Room
Applicant : Mr And Mrs M Cook

Application No : 07/00381/FUL Decision : **Refuse Planning
Permission**
Location : 10 Kingsmans Farm Road Hullbridge
Proposal : Demolish Existing Dwelling and Construct One Detached
Four Storey House
Applicant : Jane Rawson

- 1 The proposal by way of the excessive depth, mass and bulk of the building would excessively over dominate and overshadow the adjoining chalet to the west of the site to an unacceptable degree contrary to policy HP 6 (x) to the Council's Adopted Local Plan (2006) If allowed the proposal would result in an unacceptable loss of amenity to the occupiers of the adjoining dwelling proving detrimental to the amenities those occupiers ought reasonably expect to enjoy.
- 2 The submitted flood risk assessment is inadequate and failing to provide a sequential test to demonstrate the availability of sites in areas of lower flood risk given the location of the site within Flood Zone 3 as illustrated by the Flood Zone Maps produced by the Environment Agency.



- 3 The submitted Flood Risk Assessment is inadequate and fails to provide an assessment based upon up to date information with regard to flood levels and climate change. Furthermore, the Flood Risk Assessment fails to provide a breach analysis for a 1 in 200 year and 1 in 1000 year return period flood. Such analysis should be for a breach length of 20m to the base of the defence for a breach of a 36 hour period. The Flood Risk Assessment further fails to provide an assessment into the hydrostatic and hydrodynamic pressures acting upon the building proposed following breach / overtopping of the Sea Defences. These failings absent from the submitted information prevents the Local Planning Authority from being able to consider the matter of future evacuation of the site and the building being able to remain standing during a 1 in 200 year modelled flood event and contrary to the Advice Contained within Planning Policy Statement 25: Development and Flood

Application No : 07/00382/FUL Decision : **Application Permitted**
Location : 2 Wedds Way Great Wakering
Proposal : Single Storey Front Extension and Oak Framed Porch
Applicant : Mr And Mrs C. Seagers

Application No : 07/00386/FUL Decision : **Application Permitted**
Location : 30 Princess Gardens Rochford
Proposal : Revised Application for Single Storey Flat Roofed Rear Extension and Enlarge Existing First Floor Accommodation Incorporating Flat Roofed Front and Rear Dormers.
Applicant : Miss E Mansel And Mr D Vallance

Application No : 07/00387/CPO Decision : **No Objection (County Council)**
Location : The Sweyne Park School Sir Walter Raleigh Drive Rayleigh
Proposal : Replacement of 3 Existing Garages with a Single Storey Storage Building and Installation of Two Storage Containers
Applicant : Essex County Council

Application No : 07/00388/FUL Decision : **Refuse Planning Permission**
Location : 15 South View Road Hockley
Proposal : pHip to Gable Roof Extension to Create Rooms in Roofspace Incorporating 2 no. Pitched Roofed Front Dormers and Flat Roofed Rear Dormer
Applicant : Mr And Mrs White



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- 1 The proposed hip to gable roof extension and the size and design of both the front and rear dormer windows are considered to be unsympathetic and intrusive additions to this property, that fail to respect the scale and integrity of the host property and as such would result in a visually intrusive form of development in this part of South View Road.

Application No : 07/00389/COU Decision : **Refuse Planning Permission (COU)**
Location : 2 - 4 Aldermans Hill Hockley
Proposal : Change of Use from Petrol Station/Car Sales to Car/Van Hire
Applicant : Ryan Plant Hire Ltd

- 1 The proposal due to the number, size, location of the vehicles displayed for hire, as well as the company advertisements on these vehicles on this visually prominent site is considered to be visually intrusive and harmful to the character and amenity of this residential area.
- 2 The siting and movement of large commercial vehicles close to the common boundary with No. 6 Aldermans Hill is likely to result in a material loss of amenity to the occupiers/users of this plot/property due to noise and disturbance and visual intrusion.

Application No : 07/00390/FUL Decision : **Application Permitted**
Location : Stephenson's Coaches Riverside Industrial Estate South Street
Proposal : Part Two Storey and Part First Floor Flat Roofed Rear/Side Extension to Existing Building.
Applicant : Stephenson's Of Essex Ltd

Application No : 07/00391/FUL Decision : **Application Permitted**
Location : 33 Rectory Road Hawkwell
Proposal : Construct Side Addition and Side/Rear Addition. Raise Roof and Form New Roof Over Incorporating Rooms in Roofspace With 3 No Pitched Roofed Front Dormers, Rooflights and Balcony to Rear and Revised Window Details to Form Chalet With Annexe.
Applicant : Mr P Beddow

Application No : 07/00392/FUL Decision : **Application Permitted**
Location : 52 Oakwood Road Rayleigh
Proposal : Single Storey Side and Rear Extension
Applicant : Mr And Mrs I Rust



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Application No : 07/00393/FUL Decision : **Application Permitted**
Location : 142 Hockley Road Rayleigh
Proposal : Remove Existing Conservatory and Erect Single Storey
Rear Extension
Applicant : Mr L Ebner

Application No : 07/00394/FUL Decision : **Application Permitted**
Location : 11 Canewdon View Road Ashingdon
Proposal : Side Extension and Front and Rear Dormers
Applicant : K. Nisbett

Application No : 07/00396/FUL Decision : **Application Permitted**
Location : Richmonds Stambridge Road Rochford
Proposal : Demolish Existing Garage and Carport and Construct New
Pitched Roofed Double Garage and Carport and Convert
Existing Garage to Habitable Accommodation
Applicant : J P Robinson

Application No : 07/00397/FUL Decision : **Application Permitted**
Location : 29 Coombes Grove Rochford
Proposal : Single Storey Flat Roofed Side and Rear Extension
Applicant : M. McKenna

Application No : 07/00398/FUL Decision : **Application Permitted**
Location : 91 Ashcombe Rochford
Proposal : Infill and Convert Existing Covered Way to Provide
Habitable Accommodation.
Applicant : M And P Jones

Application No : 07/00401/FUL Decision : **Application Permitted**
Location : Rumsey House Locks Hill Rochford
Proposal : Replacement Doors and Windows. Provision of Access
Ramps and Steps, New Canopy to Main Entrance and
Internal Alterations to Create Office Accommodation for
Rochford Housing Association
Applicant : Hereward Housing Association

Application No : 07/00402/CON Decision : **Application Permitted**
Location : Rumsey House Locks Hill Rochford
Proposal : Modification to Ramp and Removal of Steps
Applicant : Hereward Housing Association



INVESTORS IN PEOPLE

Application No : 07/00403/FUL Decision : **Application Permitted**
Location : 29 Rutland Gardens Rochford
Proposal : Two Storey and Single Storey Side Extension
Applicant : Mr And Mrs R. Tubb

Application No : 07/00404/FUL Decision : **Refuse Planning
Permission**
Location : adj 122 Rectory Road Rochford
Proposal : Subdivide Plot and Construct One Detached House With
Integral Garage
Applicant : Mr S Page

- 1 The proposed dwelling by reason of its depth, scale and position within the plot would be an intrusive and unneighbourly development and would have a serious and adverse effect on the amenities enjoyed by the occupants of the neighbouring property 2 Magnolia Road in terms of the overbearing relationship to the outlook and rear garden and also and loss of light contrary to policy HP6 of the Replacement Local Plan.
- 2 The proposal makes insufficient provision for private rear amenity space to be provided at the site, and so would be detrimental to the amenities enjoyed by prospective occupiers of this development and would be contrary to Policy HP6 of the Replacement Local Plan.
- 3 The proposal does not provide adequate turning space within the site nor to the existing property 122 Rectory Road. This could lead to vehicles reversing onto the highway which would be detrimental to highway safety.

Application No : 07/00406/FUL Decision : **Application Permitted**
Location : 18 Canewdon View Road Ashingdon
Proposal : Provide Pitched Roof to Front Bay, Render Front and Rear
Dormers and Render Front Wall of Dwelling.
Applicant : Mr V Tull

Application No : 07/00409/FUL Decision : **Application Permitted**
Location : 16 High Elms Road Hullbridge Hockley
Proposal : Construct Pitched Roofed Front, Side and Rear Dormers
and Form Rooms in the Roofspace.
Applicant : Mr E R Leeson



INVESTORS IN PEOPLE

Application No : 07/00412/FUL Decision : **Application Permitted**
Location : 15 Warren Close Rayleigh
Proposal : First Floor Front Extension Single Storey Side Extension
Applicant : D Ryder Esq

Application No : 07/00413/FUL Decision : **Application Permitted**
Location : 4 Woodside Chase Hawkwell
Proposal : Rear Conservatory
Applicant : Allun Nicks

Application No : 07/00416/FUL Decision : **Application Permitted**
Location : 172 Victoria Avenue Rayleigh
Proposal : Construct Single Storey Rear Extension and Convert Part
of Existing Integral Garage to Habitable Room.
Applicant : Mr And Mrs Pearson

Application No : 07/00418/FUL Decision : **Refuse Planning
Permission**
Location : 399 Little Wakering Road Barling Magna
Proposal : Proposed Ground Floor Lounge Extension to Existing
Nursing Home and Retrospective Permission for the
Reopening of Existing Crossover No. 1 adjacent to 395
Little Wakering Road
Applicant : Health And Home Ltd

- 1 The development by reason of its location, in close proximity to the rear garden neighbouring property at 403 Little Wakering Road is considered to result in a development that has an unacceptable relationship with its surroundings that is likely to give rise to significant demonstrable harm to residential amenity of neighbours, particularly to the north of the site.
- 2 The Rochford District Local Plan First Review shows part of the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Local Plan), for purposes other than agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sports and recreation, cemeteries or similar uses which are open in character. Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.



INVESTORS IN PEOPLE

The proposal for the development of this part of the site does not fall into any of the above categories and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently justify overriding the strong presumptions against the construction of extensions to existing buildings in the Green Belt.

Application No : 07/00420/FUL Decision : **Application Permitted**
Location : 219 Main Road Hawkwell
Proposal : Garage Conversion and Bay Window to Front of Property
Applicant : Mr/s Silvester

Application No : 07/00421/FUL Decision : **Application Permitted**
Location : 5 Victoria Avenue Rayleigh
Proposal : Subdivide Plot and Construct Two Bedroomed Detached
Chalet to Rear of No.5 Victoria Avenue.
Applicant : Mr And Mrs V Barringer

Application No : 07/00424/FUL Decision : **Refuse Planning
Permission**
Location : Playing Field West Of Plumberow Mount Avenue Hockley
Proposal : Single Storey Pitched Roofed Building to Provide Changing
Rooms and Club House and Layout of Car Parking Area.
Applicant : Greensward College

- 1 The Rochford Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan (2001). Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and 5 of the Local Plan.

The proposal by way of the size and scale of the proposed clubhouse incorporating extensive changing facilities a clubhouse, medical facility and canopy is not considered to be essential small scale facilities and is therefore considered inappropriate development that would prove harmful to the character and appearance of this part of the Green Belt.



INVESTORS IN PEOPLE

Application No : 07/00427/FUL Decision : **Application Permitted**
Location : 18 The Chase Rayleigh
Proposal : Rear Conservatory
Applicant : Mr And Mrs James

Application No : 07/00430/FUL Decision : **Application Permitted**
Location : Land East Of 154 Eastwood Road Rayleigh
Proposal : Erect a Terrace of 3 Cottages (2 x 2 Bed, 1 x 3 Bed) (Part Revised Scheme) in Place of Previously Approved Pair of Semi-Detached Cottages and Layout Revised Parking Spaces and Reinstatement of Ornamental Pond.
Applicant : Churchgate Holdings Ltd

Application No : 07/00432/FUL Decision : **Refuse Planning Permission**
Location : 50 Great Wheatley Road Rayleigh
Proposal : Retain Existing Balustrade on Roof of Single Storey Rear Extension in Variations of Condition 1 and 2 of Previous Planning Approval F/0281/92/ROC
Applicant : Mr And Mrs A Temple

- 1 The retention of the balustrading on the roof of the single storey rear extension and the removal of the Juliet style balustrade across the windows/patio doors may give rise to the roof area being used as a balcony. This would result in overlooking and loss of privacy and amenity to the occupiers of the neighbouring properties and would be contrary to Policy HP6 of the Rochford District Replacement Local Plan.

Application No : 07/00433/FUL Decision : **Application Withdrawn**
Location : Cock Inn Hall Road Rochford
Proposal : Erection of 3 x "Jumbrellas" and Creation of Patio Areas to Provide External Seating Areas
Applicant : Orchid Pub Operations Ltd

Application No : 07/00439/FUL Decision : **Application Withdrawn**
Location : 36 Hockley Road Rayleigh
Proposal : To provide an additional 2 units following grant of permission on appeal - reference APP/B1550/A/06/2022178
Applicant : Barratts (Eastern Counties) Ltd



INVESTORS IN PEOPLE

Application No : 07/00441/FUL Decision : **Application Permitted**
Location : 62 Victor Gardens Hawkwell
Proposal : Part Two Storey Part Single Storey Side Extension and
Extension to Existing Front Dormer (Side Window to
Bedroom Repositioned)
Applicant : Mr And Mrs Robinson

Application No : 07/00449/FUL Decision : **Application Permitted**
Location : Gailers Barling Road Barling Magna
Proposal : Erect a Detached Garage to the Side of Existing Dwelling
(Revised Scheme)
Applicant : Mr S Gale

Application No : 07/00462/FUL Decision : **Application Permitted**
Location : 49 Broad Walk Hockley
Proposal : First Floor Pitched Roofed Rear Extension
Applicant : N. Ryan

