

PLANNING DECISIONS – MARCH 2009

Application No : 05/00216/FUL Decision : **Deemed Lapsed**
Location : Land Between 18 And 24 Hillside Road Eastwood
Proposal : Erect One 4 - Bed Detached House with Integral Garage
Applicant : Bolt Construction 2000 Ltd

Application No : 08/00858/FUL Decision : **Application Withdrawn**
Location : 43 Glebe Drive Rayleigh
Proposal : Single Storey Flat Roofed Front Extension to Garage and
Convert Part of Garage to Cloakroom
Applicant : Paul Setford

Application No : 08/00867/FUL Decision : **Refuse Planning
Permission**
Location : 4 Hooley Drive Rayleigh
Proposal : Demolish Semi Detached Bungalow and Construct
Detached Three Bedroomed Bungalow with Integral
Garage
Applicant : Mr Martin Blackwell

- 1 The Replacement Rochford Local Plan (2006) shows the site to be within the Metropolitan Green belt and the proposal is considered to be contrary to policy R1 and R6 of the Local 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, rebuild of dwellings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policies R2 and 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.

The proposal by way of the relocation of the dwelling much further forward within its plot is considered to result in a substantial change in the appearance and character of the plot to the detriment of the character and openness of this part of the Metropolitan Green Belt. Furthermore the relocation of this dwelling is considered to impact detrimentally and unreasonably upon the amenities that the occupiers of no. 3 Hooley Drive ought reasonably expect to enjoy. The application is therefore considered contrary to Policy R6 part (iv) the Rochford District Replacement Local Plan (2006).

- 2 The application is not supported by an ecological assessment of the site as informed by paragraph 1 to Planning Policy Statement 9 Biodiversity and Geological Conservation and in the absence of this information it is considered that the proposal may result in harm to protected species and or their habitat.

Application No : 08/00894/FUL Decision : **Application Permitted**
Location : 74 - 78 West Street Rochford Essex
Proposal : Construct Part Two Storey and Part Three Storey Building to Provide Shop to Ground Floor With 6 No. Two Bedroomed Flats Above With Revised Access and Parking to Front and Parking at Rear.
Applicant : Alburn Retail Limited



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Application No : 08/00912/FUL Decision : **Refuse Planning Permission**
Location : Wits End Lower Road Hockley
Proposal : Demolish Existing Dwelling and Outbuilding and Construct One Five Bedroomed Chalet With Integral Garage.
Applicant : Mr Anthony Brown

- 1 The site is located within an area of Metropolitan Green belt as defined in The Rochford District Replacement Local Plan as adopted on 16th June 2006. Policy R1 to the adopted Local Plan requires that any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired. Policy R6 to the adopted Local Plan requires that replacement dwellings should be of a total size no greater than the size of the original dwelling together with the maximum permitted development provided for by virtue of schedule 2 , Part 1, Class A of the Town and Country Planning general Permitted Development Order 1995 (as amended) or the size of the habitable floorspace of the dwelling lawfully existing at the time of the application.

The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property contrary to Policy R1 and a replacement dwelling disproportionate in size over and above the size of the original building and that existing or that can lawfully exist on the site. The proposed building would be materially larger in terms of floorspace and the increased height and bulk of the building proposed in comparison the existing bungalow on the site and as such the proposal would result in a significant increase in the visual mass of the new dwelling significantly greater than the existing dwelling and detrimental to the openness, visual amenity and character of the Metropolitan Green Belt contrary to Local Plan policies R1 (ii) and R6 parts (ib. and ic.) and R6 part (ii) to the Rochford District Replacement Local Plan (2006).

Application No : 08/00922/FUL Decision : **Application Permitted**
Location : Sutton Bridge Farm Sutton Road Rochford
Proposal : Erect Timber Building to House Swimming Pool to Replace Existing Outdoor Pool. Remove Part of Former Garden Wall In Non Compliance With Condition 2 of Planning Approval 08/00160/FUL.
Applicant : Hamelin Trust



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Application No : 08/00930/FUL Decision : **Application Permitted**
Location : 244 Rectory Road Hawkwell
Proposal : Demolish Existing Rear Extension and Construct New
Single Storey Rear Extension.
Applicant : Mr John Miller

Application No : 08/00935/FUL Decision : **Refuse Planning
Permission**
Location : Cosy Nook Beke Hall Chase North Rawreth
Proposal : Demolish Existing Dwelling and Construct One Detached
Three Bedroomed Bungalow with Detached Garage and
Utility Room
Applicant : Mr N Wilson

- 1 The Replacement Rochford Local Plan (2006) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 and R6 of the Local 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). Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

The development by virtue of the raised ridge height and gabled roof form over the majority of the replacement dwelling is considered to result in a material increase in the height and bulk of the proposed house in comparison to the existing extended dwelling on site. If permitted this would add a volume, mass and scale which is considered to be inappropriate and harmful to the openness and character of the Metropolitan Green Belt contrary to Policy R1 part (ii) and Policy R6 parts (ii) of the Rochford District Replacement Local Plan (2006). Furthermore the proposal would create potential habitable floorspace at first floor level contrary to Policy R6 part (i).

Application No : 08/00940/FUL Decision : **Application Permitted**
Location : Brays Lodge Brays Lane Ashingdon
Proposal : Retain Store and Building for Use as Tractor Shed,
Construct Two 10m Long, 4.25m Wide and 2.1m High
Polytunnels and Access Road to Support Horticultural
Enterprise
Applicant : Mr Bernard Nixon



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Application No : 08/00941/FUL Decision : **Application Permitted**
Location : 7 Glasseys Lane Rayleigh
Proposal : Rear Conservatory
Applicant : Mr Mark Hammond

Application No : 08/00942/FUL Decision : **Application Permitted**
Location : 65 Sutton Court Drive Rochford
Proposal : Two Storey Pitched Roofed Side Extension to Provide
Elderly Relatives Accommodation
Applicant : Mr David Hales

Application No : 08/00945/FUL Decision : **Application Permitted**
Location : 9 Heron Gardens Rayleigh
Proposal : Construct Single Storey Pitched Roofed Side Extension.
Construct 1.8m High Boundary Wall to Part Enclose
Adjoining Land as Extension to Existing Garden Area
Applicant : Mr & Mrs Wilce

Application No : 08/00952/FUL Decision : **Application Permitted**
Location : 6 Hillside Road Hockley Essex
Proposal : Remove Existing Roof to Bungalow, Construct First Floor
Including Proposed Rear Extension and Attached Garage
Applicant : Mr And Mrs Milton

Application No : 08/00954/FUL Decision : **Application Permitted**
Location : 103 Victoria Avenue Rayleigh
Proposal : Construct New Roof, Raising Ridge Height and Forming
Gable Ends and Incorporating Rooms in the Roofspace
With 2 No. Pitched Roofed Rear Dormers, Rooflights to
Front and Windows to Side Gable Ends.
Applicant : Mr Matthew Lock

Application No : 08/00955/FUL Decision : **Application Permitted**
Location : 254 High Street Great Wakering Southend-on-Sea
Proposal : Subdivide Plot and Construct 2 No. Four Bedroomed Semi
Detached Houses With Integral Garages and Off Street
Parking.
Applicant : Mr C Higgins



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Application No : 08/00956/FUL Decision : **Refuse Planning Permission**
Location : 134A London Road Rayleigh
Proposal : Single Storey Front and Side Extensions With Pitched Roofs Over, First Floor Pitched Roofed Front Extension and New First Floor Side Windows.
Applicant : Mr Darren Rapley

- 1 The proposal by way of the form, mass and design of the extensions proposed would result in a dominant and overbearing addition that is out of scale and character with the dwelling to which it would relate and the neighbouring semi-detached property, which would be an overdevelopment of the dwelling, detrimental to the character and appearance of the locality and the street scene in conflict with parts (viii), (ix) and (x) of Policy HP 6 of the Rochford District Replacement Local Plan (2006).

Application No : 08/00964/FUL Decision : **Refuse Planning Permission**
Location : 242 Plumberow Avenue Hockley
Proposal : First Floor Part Pitched Roofed Part Flat Roofed Rear Extension and Provide First Floor Side Windows
Applicant : Mr Andrew Jeffries

- 1 The proposal by way of the height and depth of the first floor extension would excessively overshadow and create an unacceptable overbearing impact upon the neighbouring property at no. 246 Plumberow Avenue, giving rise to a significant loss of light and outlook, proving detrimental to the amenity those adjoining occupiers ought reasonably expect to enjoy and contrary to Policy HP6 of the Replacement Local Plan (2006).

Application No : 09/00003/FUL Decision : **Application Permitted**
Location : 27 North Street Great Wakering
Proposal : Construct Two Storey Front and Side Extension
Applicant : Mr And Mrs Seymour

Application No : 09/00005/OUT Decision : **Application Permitted**
Location : 68 High Road Rayleigh
Proposal : Outline Application to Subdivide Plot and Construct 2 No. Detached Houses With Detached Garage Building. Widen Existing Access. Form New Access to No.68.
Applicant : Mr John Browning



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Application No : 09/00006/FUL Decision : **Refuse Planning Permission**
Location : 41 Rochford Garden Way Rochford
Proposal : Demolish Existing Single Storey Rear Extension and Construct Part Two Storey Pitched Roofed and Part Single Storey Flat Roofed Rear Extension and Flat Roofed Rear Dormer Incorporating Room in the Roofspace and New First Floor Window to Side.
Applicant : Mr M Brown

- 1 The development by way of the depth, mass and bulk of the proposed extensions results in intrusive and dominant additions out of scale and character with the existing semi detached dwelling. If allowed the development would result in excessive additions detrimental to the character and appearance of the dwelling contrary to policy HP 6 (x) of the Rochford District Local Plan (2006). Furthermore the development would give rise to an unreasonable loss of amenity to the adjoining neighbour at no. 43 Rochford Garden Way contrary to Policy HP6 (Viii) to the Rochford District Replacement Local Plan (2006).
- 2 The development by way of the provision of only 1 off street parking space provides insufficient on site parking for a five bedroomed dwelling and would result in the likely displacement of vehicles on to the highway, giving rise to on street parking resulting in congestion, to the detriment of highway safety.

Application No : 09/00007/FUL Decision : **Application Permitted**
Location : 152 Eastwood Road Rayleigh
Proposal : Construct Single Storey Sloped Roofed Side Extension.
Construct Conservatory to Rear (Retrospective Application.)
Applicant : Mr Frost

Application No : 09/00008/FUL Decision : **Application Permitted**
Location : 16 Havenside Little Wakering
Proposal : Demolition and Reconstruction of Porch on New Foundations
Applicant : Mr Alan Lee



Application No : 09/00009/FUL Decision : **Refuse Planning Permission**
Location : 11 Folly Lane Hockley
Proposal : Construct Single Storey Side and Rear Extension.
Applicant : Mr Barry Rainger

- 1 The proposed side and rear extension, by reason of its excessive depth and position close to the boundary with the adjoining neighbour, would be an intrusive and unneighbourly addition, out of scale and character with neighbouring properties, as well as having a serious and adverse effect on the amenities enjoyed by occupants of the adjoining property causing loss of light and outlook and would be contrary to SPD2 6.2.(c) of the Local Plan.

Application No : 09/00012/FUL Decision : **Application Permitted**
Location : 10 Brook Close Rochford
Proposal : Single Storey Sloped Roofed Conservatory to Rear
Applicant : Brian Nuckley

Application No : 09/00013/FUL Decision : **Application Permitted**
Location : The Yard Trender Avenue Rayleigh
Proposal : Redevelop Reclamation Yard and Construct 4 Detached Barn Style Houses Grouped Around a Courtyard Area with Detached Garages and Access from Private Drive. Resurface Parts of Trender Avenue and Upgrade Street Lights.
Applicant : Mr Tony Fairclough

Application No : 09/00014/FUL Decision : **Application Permitted**
Location : 204 Hockley Road Rayleigh
Proposal : Raise Ridge Height and Construct New Roof Over Property With Pitched Roofed Front and Rear Dormers. Construct Two Storey Front Extension Incorporating Garage and Extend Dwelling to Side. Construct Bow Window to Front.
Applicant : Mr And Mrs Downing

Application No : 09/00015/COU Decision : **Application Permitted**
Location : 136 Ferry Road Hullbridge
Proposal : Change Use of Grass Verge Fronting Property to Incorporate Into Garden
Applicant : Mr Lee Savage



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Application No : 09/00016/FUL Decision : **Application Permitted**
Location : 9 Abbey Road Hullbridge
Proposal : First Floor Pitched Roofed Rear Extension
Applicant : Mr Cox

Application No : 09/00017/FUL Decision : **Application Permitted**
Location : 10 Broomways Great Wakering
Proposal : Construct Single Storey Front/Side Extension, Canopy to Front, Convert Existing Covered Area to Side Into Habitable Room and Form New Covered Area to Rear With Canopy Roof Over.
Applicant : Mr C Marchant

Application No : 09/00018/FUL Decision : **Application Permitted**
Location : 39 York Road Rayleigh
Proposal : Construct Single Storey Rear Extension. Internal Alterations to Enlarge Living Room By Converting Part of Integral Garage.
Applicant : Mr & Mrs Lancaster

Application No : 09/00020/FUL Decision : **Application Permitted**
Location : 5 Pemberton Field South Fambridge Rochford
Proposal : First Floor Pitched Roofed Rear Extension Incorporating Recessed Balcony, Form Rear Facing Gable to Roof with Recessed Balcony and Glazed Wall, and Form Room in Roofspace.
Applicant : Mr Richard Jefferies

Application No : 09/00023/FUL Decision : **Application Permitted**
Location : 1 Harrogate Road Hockley
Proposal : Extensions Including Porch to Front and Raise and Construct New Roof to Provide First Floor and Pitched Roofed Front Dormers to Convert Existing Bungalow to Four Bedroomed House.
Applicant : Mr R Brown



Application No : 09/00025/LBC Decision : **Application Permitted**
Location : Post Office House Stambridge Road Stambridge
Proposal : Nine Replacement Windows, Replace French Doors and
Sidelights, Remove Catflap and Make Good Wall, Remove
Two Lengths of Modern Stud Wall and Provide New Door
and Door Frame.
Applicant : Ms Kerry Tolliday

Application No : 09/00028/FUL Decision : **Refuse Planning
Permission**
Location : 116 Warwick Road Rayleigh
Proposal : Raise Ridge Height and Re-Pitch Roof to Create Rooms in
Roofspace and Replacement Garage.
Applicant : Mr Ross

- 1 The proposed first floor chalet extension to one of a pair of low modest semi-detached bungalows, will by reason of its scale, design including limited depth and rear first floor flat roofed element create a discordant and unbalanced appearance in the area generally and in the street scene in particular given the forward position of the existing dwellings.

Application No : 09/00030/LBC Decision : **Grant Listed Building
Consent**
Location : 14 Churchend Foulness Island Southend-on-Sea
Proposal : Installation of Humidistat Fan to Rear Elevation
Applicant : Mr Barry Dobbs

Application No : 09/00033/COU Decision : **Application Permitted**
Location : 24 Eldon Way Hockley
Proposal : Change Of Use From B1 to B2 (General Industry) For MOT
Testing and the Servicing of Motor Vehicles.
Applicant : Mr Anthony Day

Application No : 09/00034/FUL Decision : **Application Permitted**
Location : 107 Love Lane Rayleigh
Proposal : Two Storey Rear and Side Extension and Single Storey
Front Extension
Applicant : Mr Paul Croucher



Application No : 09/00035/FUL Decision : **Application Permitted**
Location : 36 Bramfield Road East Rayleigh
Proposal : Construct Two Storey Pitched Roofed Side Extension,
Single Storey Rear Extension And Porch to Front. Remove
Hanging Tiles From Front Elevation and Replace with
Render.
Applicant : Mr Robert Sadler

Application No : 09/00036/FUL Decision : **Application Permitted**
Location : 9 Hilltop Close Rayleigh
Proposal : Single Storey Pitched Roofed Extension to Existing Front
Entrance Porch
Applicant : Mr And Mrs Smith

Application No : 09/00037/FUL Decision : **Application Permitted**
Location : 6 Connaught Road Rayleigh
Proposal : Construct Single Storey Front Extension, First Floor Pitched
Roofed Front Extension and Single Storey Pitched Roofed
Rear Extension.
Applicant : Mr H Patel

Application No : 09/00038/COU Decision : **Application Permitted**
Location : 18 Spa Road Hockley
Proposal : Change Of Use From Class A1 Retail to Class A3 Coffee
Shop.
Applicant : Miss Claire Fowler

Application No : 09/00039/FUL Decision : **Application Permitted**
Location : 34 Eastern Road Rayleigh
Proposal : Single Storey Rear Extension, Loft Conversion Within Re-
Pitched Roof and Garage Extension
Applicant : Mr & Mrs Paul Bennett

Application No : 09/00041/FUL Decision : **Application Withdrawn**
Location : 144 Greensward Lane Hockley
Proposal : Subdivide Plot and Change Use of Storage Building to
Provide a Three Bedroomed Dwelling Incorporating Rooms
in the Roofspace, Three Pitched Roofed Rear Dormers,
Revised Windows. Demolish Storage Sheds to Front.
Applicant : Mr And Mrs Little



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Application No : 09/00051/FUL Decision : **Application Permitted**
Location : 16 Hambro Hill Rayleigh
Proposal : Convert Garage to Utility Room and Store With Bay
Window to Front (Amended Application)
Applicant : Miss Joanne Louise Withers

Application No : 09/00053/FUL Decision : **Application Permitted**
Location : 178 Eastwood Road Rayleigh
Proposal : Demolish Existing Garage and Construct Part Two Storey,
Part Single Storey Side/Rear Extension (Amended
Application)
Applicant : Mr Jason Francis & Ms C Shrimpton

Application No : 09/00056/FUL Decision : **Application Permitted**
Location : 93 Greensward Lane Hockley
Proposal : Demolish Existing Dwelling (no.93) and Construct 4 No.
Four Bedroomed and 1 No. Five Bedroomed Detached
Houses and Two Detached Garages With Accesses From
Greensward Lane and Hampstead Gardens.
Applicant : K.W. Jones And Sons (Rayleigh) Ltd



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