

PLANNING DECISIONS MAY 2008

Application No : 07/01128/FUL Decision : **Refuse Planning Permission**

Location : Rochford Hundred Golf Club Hall Road Rochford

Proposal : Single Storey Pitched Roofed Building to Provide Greenkeepers Workshop, Office and Facilities and Compound Contained within 3m High Security Fencing. Form Bridge Over Ditch and Create New Access Track.

Applicant : Rochford Hundred Golf Club

- 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 Policy R1 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), for purposes other than agriculture, mineral extraction of 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.

The proposal for the development of this site is not accompanied by adequate justification to demonstrate it falls into any of the above categories and it is the opinion of the Local Planning Authority that the building in this position, by reason of its location, design, mass and scale will detract from the openness and character of the metropolitan Green Belt.

- 2 The proposal by way of the appropriate siting, design and use of materials would be detrimental to the character and appearance of the adjacent statutory listed buildings and scheduled ancient monument at Rochford Hall and St Andrews Church and furthermore would have a detrimental effect upon and fail to enhance the character and appearance and appearance of the Rochford Conservation Area, contrary to policy BC1



- 3 The application is not supported by an adequate ecological impact assessment of the proposed development on the site as informed by paragraph 1 to Planning Policy Statement No. 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 : 08/00032/FUL

Decision : **Refuse Planning
Permission**

Location : Sunnyside Wellington Road Hockley

Proposal : Construct Building to Provide 2 No. Stables, Tack Room, Feed Room and Tool/Store Room and Building to Provide Hay Store.

Applicant : Mr Andrew Dossor

- 1 The site is located within an area of Metropolitan Green Belt as defined in the Rochford District Replacement Local Plan (2006) where essential small scale facilities for outdoor sport and recreation will generally be permitted. The non essential extent of storage accommodation together with the excessive size of the stable boxes in this particular case would result in a size and scale of development detrimental to the appearance of the open and undeveloped part of the landscape in conflict with Local Plan polices R1 and LT1 of the Rochford District Replacement Local Plan (2006).

Application No : 08/00053/FUL

Decision : **Refuse Planning
Permission**

Location : Land Rear Of 11 - 15 Trinity Road Rayleigh

Proposal : Erect Four Detached Houses and Detached Garage with Access onto Picton Close

Applicant : Mr Howard Pannell

- 1 That the proposal would result in loss of a significant amount of tree cover from the site (including a preserved tree T4 Acacia of Tree Preservation Order 01/04), which would have a detrimental effect upon the character and the amenity of the locality.
- 2 The proposal, by reason of the position and orientation of the dwellings on the site is such that it is considered to result in an intrusive and un-neighbourly development, that would have a serious and adverse impact upon the amenities enjoyed by the occupiers of the neighbouring properties. This impact will be extenuated by the creation of a turning head in the open position on site in front of plot 4 and rear of properties in Trinity Close, which is likely to be further compounded by the highway authority requirement to increase the size of the turning head to a size 3.



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- 3 If permitted, the proposal will provide inadequate off-street parking in such a suburban location where the requirement is for 3 spaces per 4 bedroom dwelling. This under-provision is likely to compound the parking issues experienced in Picton Close and the inadequacy of the proposed access arrangements to the detriment of the free flow of traffic and highway safety.
- 4 The proposal by way of the alignment of the access formed from the existing verge and turning head at the end of Picton Close would appear awkward and contrived resulting in conflict between vehicle movements at the end of Picton Close and further conflict with vehicle movements associated with the adjoining dwellings nos. 19 and 22 Picton Close, to the detriment of the free flow of traffic and highway safety. Furthermore, the private drive within the site will be compromised in its effectiveness due to the inadequate length of the off-street parking to plots 2 and 3, which is likely to result in parked cars overhanging the private drive.
- 5 The application has not been supplemented by a protected species survey and, as such, there has not been a thorough assessment of the likely habitat for legally protected mammals, reptiles and amphibians. In the absence of this information, it is considered that the development of the site as proposed may have an adverse impact upon legally protected species and therefore considered to be contrary to the advice contained in Planning Policy Statement 9 and policies NR4 and NR9 of the Rochford District Replacement Local Plan.

Application No : 08/00068/FUL Decision : **Application Permitted**
 Location : 4 Nelson Close Rayleigh
 Proposal : Convert Existing Garage to Habitable Room. First Floor Side Extension with Front Dormer. Rear Conservatory.
 Applicant : Mr J. Browning

Application No : 08/00078/FUL Decision : **Refuse Planning Permission**
 Location : Site Of 9 And 11 Bull Lane Rayleigh
 Proposal : Demolish Existing Dwellings and Construct Part Two Storey, Part Three Storey Building Containing 13 no. Two Bedroomed and 4 no. One Bedroomed Retirement Apartments with Parking Spaces.
 Applicant : Sandhurst Newhomes Ltd



- 1 The revisions to the built form following the previous refusal have not amended the scale and/or design of the building to an acceptable level. It remains a building that is considered poor in terms of massing and proportion to be out of scale with its surroundings. It would be unacceptably dominant both Bull Lane and Highfield Crescent frontages and would be an overdevelopment of the site to the detriment of the established street scene. Furthermore the excessive depth and flat roofed elements are considered to give rise to a poorly designed and proportioned building, that would be intrusive and out of character with the site and surrounding area.
- 2 The proposal and the details accompanying the application fail to make formal provision for affordable housing contrary to the advice contained at paragraph 29 to Planning Policy Statement 3 Housing (2006) and Policy HP8 to the Rochford District Replacement Local Plan (2006). If allowed the development of the site as proposed would see the loss of an opportunity to provide affordable housing and the effective use of land in accord with national and local planning policy.

Application No : 08/00086/FUL Decision : **Refuse Planning Permission**

Location : Travellers Joy Down Hall Road Rayleigh

Proposal : Refurbishment Of Bar/Restaurant, Extended External Drinking and Dining Areas, Formation of New Play Area, New Service Yard Fencing, Fencing to Site Boundaries and Alterations to Car Park. Provision of New Smoking Shelter and Giant Umbrella. Form New Ramped Access.

Applicant : Greene King Pub Co.

- 1 The proposal by way of the close proximity of the proposed play area and play equipment to the adjoining dwellings Nos. 9 Marina Avenue and 22 London Road would intensify activity on that part of the site to the future detriment of the amenity that occupiers of those dwellings ought reasonably expect to enjoy. If allowed the proposal would result in potential noise arising from children's play and use of the equipment proposed during the day and early evening periods on each day and generally in periods of good weather that would harm the quiet enjoyment of those adjoining occupiers.

Application No : 08/00114/FUL Decision : **Refuse Planning Permission**

Location : 145 Ferry Road Hullbridge

Proposal : Demolish Existing Buildings and Construct Part Two Storey, Part Three Storey Building Containing 18 No. Two Bedroomed and 6 No. One Bedroomed Flats With Access, Parking to Rear and Amenity Areas. Site of 145-147 Ferry Road, Hullbridge.

Applicant : Mr Carl Cantor



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- 1 The density of the development proposed would result in a building disproportionate in size to those adjoining the site and with an intensification in use detrimental to the amenity of adjoining occupiers by way of dominance of the building and concentrated traffic movements allied to the number of households that would result on the site. The proposal would represent an overdevelopment of the site resulting in buildings of height and bulk failing to relate well to the domestic scale and architectural detailing of adjoining development and would if allowed prove detrimental to the appearance of the street scene.
- 2 The proposed car parking area would be sited in close proximity to dwellings fronting Elm Grove and backing onto the site and the activities arising from the movement of the number of vehicles and households arising from the development would have effects in contrast to the relative quiet and seclusion currently enjoyed. The resulting intensity in activity would be sufficient to cause unreasonable harm to the amenity currently enjoyed by those residents backing onto the site and contrary to part (i) to Policy HP11 to the Council's adopted Local Plan (2006).
- 3 The layout of the development would provide habitable room windows giving rise to unreasonable overlooking conditions over the rear garden area of No. 149 Ferry Road immediately to the north of the site to the detriment of the expectations that occupiers of that dwelling ought reasonably expect to enjoy and contrary to part (iv) to Policy HP 11 and Part (viii) to Policy HP 6 to the Council's adopted Local Plan (2006).
- 4 The proposal as submitted has insufficient allocated parking which in this case should equate to 35 car parking spaces and therefore extra vehicles would be displaced onto the highway network, to the detriment of highway safety.
- 5 The proposal and the details accompanying the application fail to make provision for affordable housing contrary to the advice contained at paragraph 29 to Planning Policy Statement 3 Housing (2006) and Policy HP 8 to the Rochford District Replacement Local Plan (2006). If allowed the development of the site as proposed would see the loss of an opportunity to provide affordable housing and the effective use of land in accord with national and local Planning Policy.
- 6 Insufficient capacity exists in the form of local secondary school places to support the needs of future occupiers of the development proposed. The development would lead to an anticipated two further secondary school places being necessary for which no provision is estimated to exist. No offer of a contribution to mitigate this impact has been made by the applicant.



Application No : 08/00127/FUL Decision : **Application Permitted**
Location : Longbridge Hall Road Rochford
Proposal : Construct Rear Conservatory and Convert Car Port to Habitable Room.
Applicant : Mr J Hunt

Application No : 08/00130/FUL Decision : **Application Permitted**
Location : 148 Rawreth Lane Rayleigh
Proposal : Construct Two Storey Rear Extension
Applicant : Mr And Mrs S Springham

Application No : 08/00038/FUL Decision : **Application Permitted**
Location : 1 Ropers Farm Cottages Mucking Hall Road Barling Magna
Proposal : Removal of Existing Garage, Outside Toilet , Utility and Shed. Alterations and Extensions to House Including Replacement Toilet and Utility. New Carport (Cart Lodge Style) to Replace Garage.
Applicant : Mr And Mrs J White

Application No : 08/00133/FUL Decision : **Application Permitted**
Location : 24 Rectory Garth Rayleigh
Proposal : Raise Ridge Height of Garage Roof, Insertion of Roof Lights and First Floor Front Window. Convert Garage Loft Space to Habitable Room.
Applicant : Mr Neil Singer

Application No : 08/00137/FUL Decision : **Refuse Planning Permission**
Location : Rockhaven London Road Rawreth
Proposal : Demolish Part of Existing Building and Reconstruct to Revised Layout of Building and Construct New Roof Over.
Applicant : Mr And Mrs Fendt



- 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 R5 of the Local Plan. Within the Green Belt, as defined in this 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 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 increase in height and bulk of the roof and further potential for habitable floor space, together with the significant excess of 35m² of additional habitable floor space over and above that of the original dwelling; is considered excessive rather than reasonable contrary to the policy resulting in a substantial change in the appearance and character of the property whist also affecting the character and openness of this part of the Metropolitan Green Belt.

Application No : 08/00143/FUL Decision : **Application Permitted**
Location : 11 Retreat Road Hockley
Proposal : First Floor Rear Extension with Pitched Roof
Applicant : Mr And Mrs G Toomey

Application No : 08/00144/FUL Decision : **Application Permitted**
Location : 40 Hambro Avenue Rayleigh
Proposal : Demolish Existing Dwelling and Construct One Pair of Semi-Detached Four Bedroomed Houses With Integral Garages. Create New Vehicular Accesses.
Applicant : Mr M Withrington

Application No : 08/00146/FUL Decision : **Application Permitted**
Location : 289 Rectory Road Hawkwell
Proposal : Two Storey Side Extension and Single Storey Rear Extension
Applicant : Mr Clive Bailey

Application No : 08/00147/FUL Decision : **Refuse Planning Permission**
Location : 26 Trinity Road Rayleigh
Proposal : Part Two Storey Part Single Storey Rear Extension and Rooms in the Roof with Rear Dormer
Applicant : Mr P Blackmore



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- 1 The proposal, by way of the design, depth, fenestration and additional bulk, in relation to the adjoining dwellings at Nos.24 and 28 Trinity Road would prove dominant and overbearing upon the rear of these adjoining dwellings to the detriment of the amenity of the occupants and to the privacy of the occupants of No. 28 and is thus contrary to parts (viii), (ix) and (x) of Policy HP6 of the Rochford District Replacement Local Plan (2006). Furthermore, the design of the rear two storey extension with an angled projection from the party wall combined with the sloping roof will appear as an incongruous element on one half of this pair of semi-detached properties.

Application No : 08/00149/FUL Decision : **Application Permitted**
Location : 31 Branksome Avenue Hockley
Proposal : Convert Part of Existing Integral Garage to Habitable Room.
Applicant : Mr Robert Drake

Application No : 08/00150/OUT Decision : **Refuse Planning Permission**
Location : The Olive Branch White Hart Lane Hawkwell
Proposal : Outline Application to Demolish Existing Static Home and Construct One Detached Three Bedroomed Bungalow.
Applicant : Mr R Booth

- 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 Policy R1 of the Replacement 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 Replacement 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.

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



INVESTORS IN PEOPLE

Application No : 08/00151/LBC Decision : **Grant Listed Building Consent**

Location : 40 - 42 High Street Rayleigh
Proposal : Provide Illuminated Signage and Fit Out Shop Internally for Proposed Optometrist. Revised Colour to Shopfront and Internal Finishes

Applicant : Mr Ian Pidgeon

Application No : 08/00153/FUL Decision : **Application Permitted**

Location : 9 Hilltop Close Rayleigh
Proposal : Two Storey Pitched Roofed Side Extension to Both Sides, Construct Pitched Roof Over Summer House/Formal Garage)

Applicant : Mr And Mrs Smith

Application No : 08/00158/FUL Decision : **Application Permitted**

Location : Little Wakering Wick Farm Little Wakering Road Barling Magna
Proposal : Demolish Existing Cart Shed and Construct New Building to Provide Workers Facilities and Garden Room for Existing Dwelling.

Applicant : Mr Pendrell Bentall

Application No : 08/00159/FUL Decision : **Application Permitted**

Location : 135 Eastwood Road Rayleigh
Proposal : Remove Existing Garage and Construct Two Storey Side Extension Incorporating Hip to Gable Roof Extension.

Applicant : Mr John Lerner

Application No : 08/00161/FUL Decision : **Application Permitted**

Location : 12 Rookery Close Rayleigh
Proposal : Construct Two Storey Side Extension

Applicant : Mr And Mrs R Catling

Application No : 08/00163/FUL Decision : **Application Permitted**

Location : Scotts Hall Farm Scotts Hall Road Canewdon
Proposal : Demolish Pool House Canopy, Extension and Porch. Construct New Part of Roof to Form Double Gable. Alterations to Windows, Doors and Provide External Cladding.

Applicant : Mr Richard Stacey



INVESTORS IN PEOPLE

Application No : 08/00164/LBC Decision : **Grant Listed Building Consent**

Location : Scotts Hall Farm Scotts Hall Road Canewdon
Proposal : Demolish Modern Extension, Pool House Canopy and
Porch; Alterations to Windows and Doors, New
Weatherboard Cladding and New Pitched Roof Forming
Double Gable.

Applicant : Mr Richard Stacey

Application No : 08/00167/FUL Decision : **Application Permitted**

Location : 188 Down Hall Road Rayleigh
Proposal : Construct Two Storey Pitched Roofed Rear and Side
Extension.

Applicant : Mr Anthony Cole

Application No : 08/00176/FUL Decision : **Application Permitted**

Location : 9 Goose Cottages Chelmsford Road Rawreth
Proposal : Demolish Existing Single Storey Side and Rear Extensions
and Construct Two Storey Pitched Roofed Side Extension
and Single Storey Flat Roofed Rear Extension. Insert
Rooflight to Rear.

Applicant : Mr Karl Reilly

Application No : 08/00178/FUL Decision : **Refuse Planning Permission**

Location : 40 Woodlands Road Hockley
Proposal : Two Storey Rear Extension

Applicant : Mr Birkumshaw

- 1 The proposed rear extension, by reason of its design, bulk and height, taking into account the disposition of the neighbouring property to the north including differing floor levels, would be an intrusive and unneighbourly form of development. It would have a serious and adverse effect on the amenities enjoyed by the occupants of that property in relation to overshadowing, loss of light and outlook to the property/plot and would be contrary to policy HP6 of the Replacement Local Plan.



INVESTORS IN PEOPLE

Application No : 08/00162/FUL Decision : **Refuse Planning Permission**
Location : Land Rear Of 16 To 24 Kingswood Crescent Rayleigh
Proposal : Construct 2 No. Detached Three Bedroomed Bungalows
With Integral Garages and Access Drive
Applicant : Mr S Page

- 1 The application has not been supplemented by a protected species survey, and as such there has been no assessment of the likely habitat for legally protected mammals, reptiles and amphibians.

In the absence of this information it is considered that the proposed demolition of the existing building and the development of the site as proposed would be likely to have an adverse impact upon legally protected species and therefore considered to be contrary to the advice contained in Planning Policy Statement 9 and polices NR4 & NR9 of Rochford District Replacement Local Plan.

Application No : 08/00182/FUL Decision : **Application Permitted**
Location : 7A High Road Hockley
Proposal : Construct Two Storey Pitched Roofed Rear Extension
Applicant : Mr M Ekiyoyo

Application No : 08/00183/FUL Decision : **Application Permitted**
Location : 1 Fountain Lane Hockley
Proposal : Convert Existing Garage into Changing Room with Shower
to Serve Existing Outside Swimming Pool
Applicant : Miss S DeAngelis

Application No : 08/00184/FUL Decision : **Application Permitted**
Location : 70 Somerset Avenue Rochford
Proposal : Construct Single Storey Pitched Roofed Rear Extension
and Form Rooms in Roofspace With Flat Roofed Front and
Rear Dormers
Applicant : Brian Martin

Application No : 08/00186/FUL Decision : **Application Permitted**
Location : 138 Eastwood Road Rayleigh
Proposal : Two Storey Rear Extension. Single Storey Side Extension
and Side Dormer.
Applicant : Mr And Mrs Smith



INVESTORS IN PEOPLE

Application No : 08/00187/FUL Decision : **Application Permitted**
Location : 31 Cedar Drive Hullbridge
Proposal : Construct Single Storey Rear Extension.
Applicant : Dr Robert Walker

Application No : 08/00193/FUL Decision : **Application Permitted**
Location : 41 Brook Road Rayleigh
Proposal : Raise Roof to Part of Building, Form Mezzanine Floor and
Create 2 No. Openings With Roller Shutter Doors to be
Used as Vehicle Repair/Servicing/MOT Bays.
Applicant : Car-Nect Ltd

Application No : 08/00194/FUL Decision : **Application Permitted**
Location : 76 Down Hall Road Rayleigh
Proposal : Construct Flat Roofed Single Storey Side Extension
Connecting With Existing Garage and Side Extension.
Applicant : Mr And Mrs Amran

Application No : 08/00195/FUL Decision : **Application Permitted**
Location : 10 Evelyn Road Hockley
Proposal : Convert Existing Garage into Habitable Room and Erect
Single Storey Rear Extension
Applicant : Mr And Mrs Fullick

Application No : 08/00196/FUL Decision : **Refuse Planning
Permission**
Location : 58 Victoria Avenue Rayleigh
Proposal : Demolish Existing Dwelling and Construct 4 No. Semi
Detached Four Bedroomed Houses and 2 No. Two
Bedroomed and 2 No. Three Bedroomed Bungalows With
New Accesses and Access Drive.
Applicant : Mr R Hilliard



INVESTORS IN PEOPLE

- 1 The proposal would result in the significant removal of crown material and significant loss of root protection area by way of the close proximity of the proposed bungalow to plot 8 with respect to the two preserved oak trees the subject of Tree Preservation Order 26/92 and as shown as TO10 and TO11 on the tree constraints plan 12.07.1815 submitted in support of the application and referred to in the accompanying 'Tree Survey and Arboricultural Implications Assessment' dated 18 December 2007. If granted, the arboricultural work required by way of the excessive crown and root pruning to enable the development would produce a flat sided crown to both oak trees and a resulting reduction in tree health, which would adversely affect the longevity of those preserved trees and their contribution to visual amenity in the longer term. Furthermore, such a reduction on one side of the crown would alter the naturally occurring mechanical stresses of those preserved trees. This would increase susceptibility to mechanical failure and the loss of those trees. In addition the trees would naturally attempt to recover the lost growth resulting in conflict by way of shading to the proposed dwelling to plot 8 resulting in nuisance and interference with the building, leading to further tree work applications to maintain the crown in its proposed state, resulting in the potential loss of the preserved oak trees to the detriment of visual amenity they afford to the street scene.
- 2 The proposed development of the site is unsatisfactory as it would amount to an overdevelopment of the site, failing to provide adequate rear garden areas in respect of the proposed houses to plots 1 and 2, giving insufficient space for reasonable outdoor recreation, drying and limited outdoor storage for future occupiers of those houses. Furthermore, the houses to plots 1, 2, 3 and 4 fail to provide adequate frontage and first floor side space in accordance with the Council's standards, contrary to Policy HP 6 to the Council's adopted Local Plan. If allowed, the development would have a cramped appearance detracting from the otherwise spacious setting and character, proving out of keeping with the surrounding street scene.

Application No : 08/00197/FUL Decision : **Application Permitted**
Location : 46 Cotswold Avenue Rayleigh
Proposal : Construct Rear Conservatory
Applicant : Mr Doyle

Application No : 08/00198/FUL Decision : **Refuse Planning Permission**
Location : 299 Ferry Road Hullbridge
Proposal : Demolish Existing Dwelling and Construct Three Storey Building Comprising 9 No. Age Restricted Flats With Associated Parking, Amenity Areas and Bin Store.
Applicant : Mr R Hilliard



INVESTORS IN PEOPLE

- 1 The proposal given the characteristics of the locality represents an overdevelopment of the site to a density of 75 units per hectare in conflict with the Council's policy HP3 and Planning Policy Statement 3 : Housing. If permitted this would result in a building of a size and design out of character with the area and prevailing street scene, particularly given its close proximity to the nature reserve and the intrusive appearance of the wall/railings along the long northern site boundary.
- 2 The provision of 7 car parking spaces is considered inadequate to serve the 9 flats proposed having 15 bedrooms and would if allowed result in increased on street parking in adjacent streets to the detriment of visual amenity and the free flow of traffic and highway safety.

Application No : 08/00199/FUL Decision : **Refuse Planning Permission**

Location : 44 The Approach Rayleigh
 Proposal : Subdivide Site and Construct Detached Two Bedroomed Bungalow With Car Port. Extend Existing Vehicular Crossover.

Applicant : Mr Douglas Keene

- 1 The proposal would represent an unacceptable form of Tandem development resulting in a building located directly behind one another in a poor relationship between the proposed bungalow and existing dwellings fronting The Approach giving rise to unacceptable conditions of noise and disturbance to occupiers of those dwellings adjoining the site and an imposing presence of built form close to the adjoining sitting out areas and rear windows to dwellings adjoining the site contrary to part (ii) to policy HP 14 to the Rochford District Replacement Local Plan (2006).
- 2 Notwithstanding the submitted layout, the Local Planning Authority consider that the layout shown would if allowed, facilitate with little modification the provision of a vehicular access to the rear of the site and to the proposed dwelling as a result of the simple removal of the bin store and modification to the car port. As such the layout submitted with such modification could give rise to vehicular activity severing the proposed dwelling by way of an unsatisfactory access lacking suitable separation with particularly the adjoining flats Nos. 40 and 40a The Approach and which would give rise to unacceptable conditions of noise, disturbance and vibration to those adjoining occupiers.,

Application No : 08/00201/FUL Decision : **Refuse Planning Permission**

Location : 108 Louis Drive West Rayleigh
 Proposal : Hip to Gable Roof Extension to Create Room in Roofspace Incorporating Flat Roofed Rear Dormer.

Applicant : Peter Osborne



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- 1 The proposal by way of the formation of a gable end to the resultant roof would detract from the strong hipped roofed character to the dwellings and undermine the symmetry of this pair of semi detached properties, proving detrimental to the visual amenity afforded to the street scene arising from the established character of dwellings in the street.

Application No : 08/00202/FUL Decision : **Application Permitted**
Location : 55 Ashingdon Road Rochford
Proposal : Construct Single Storey Flat Roofed Rear Extension
Applicant : A.R And P.A Benson

Application No : 08/00204/FUL Decision : **Application Permitted**
Location : Police Station South Street Rochford
Proposal : Refurbish Existing Window Frames and Replace With Matching Purpose Made Timber Units.
Applicant : Essex Police Authority

Application No : 08/00205/CON Decision : **Application Withdrawn**
Location : Police Station South Street Rochford
Proposal : Refurbish Existing Window Frames and Replace Single Glazed Sashes, Fixed Lights and Casements With Matching Purpose Made Double Glazed Timber Units.
Applicant : Essex Police Authority

Application No : 08/00203/COU Decision : **Application Permitted**
Location : Wades Creeksea Road Canewdon
Proposal : Change Of Use of Granary Building to Light Industrial. (Use Class B1)
Applicant : Dr. Robert Swinburne

Application No : 08/00210/FUL Decision : **Application Permitted**
Location : Bullwood Hall Prison Bullwood Hall Lane Hockley
Proposal : Installation of 3 No. Five Metre High Pole Mounted CCTV Cameras Within Secure Compound Area Adjacent to Perimeter Fence.
Applicant : H M Prison Services



INVESTORS IN PEOPLE

Application No : 08/00211/FUL Decision : **Application Permitted**
Location : Shopland Local Sub Station Shopland Road Sutton
Proposal : Extend Substation Site and Enclose With 2.5m High
Palisade Fence. Extend Roadway. Construct Switch
House Building and Transformer Enclosure.
Applicant : EDF Energy

Application No : 08/00212/FUL Decision : **Application Permitted**
Location : 15 Broadlands Avenue Hockley
Proposal : Roof Alterations Including Changing Hipped Roof to Gable
End. Construct Flat Roofed Rear Dormer and 2 No. Pitched
Roofed Front Dormers and Insert First Floor Side Window.
Applicant : Mr And Mrs Teare

Application No : 08/00213/FUL Decision : **Refuse Planning
Permission**
Location : Holly House Woodside Road Hockley
Proposal : Construct Two Storey Flat Roofed Front Extension and Two
Storey Part Pitched Roofed, Part Flat Roofed Side/Front
Extension and Flat Roofed Front Canopy.
Applicant : Mr And Mrs G Gibbs-Jones

- 1 The proposal, by virtue of the canopy arrangements, flat roof two storey elements and forward projections of the two storey side extension close to the front side boundary, are considered to result in a poorly designed and unattractive development detrimental to the visual character of the property and the streetscene contrary to Policy HP6 of the Rochford District Replacement Local Plan adopted 16th June 2006.

Application No : 08/00215/FUL Decision : **Application Permitted**
Location : 35 Sutton Court Drive Rochford
Proposal : Half Hip to Gable Roof Extension to Create Rooms in
Roofspace Incorporating 3 No. Pitched Roofed Front
Dormers and Flat Roofed Rear Dormer.
Applicant : Mr Bob Sadler

Application No : 08/00216/FUL Decision : **Application Permitted**
Location : 14 Blower Close Rayleigh
Proposal : Construct First Floor Side Extension.
Applicant : Mr Andrew Smith



INVESTORS IN PEOPLE

Application No : 08/00219/FUL Decision : **Application Permitted**
Location : 33 Tillingham Way Rayleigh
Proposal : Demolish Existing Garage and Construct Single Storey
Pitched Roofed Side and Rear Extension.
Applicant : Mr Robert Terry

Application No : 08/00206/FUL Decision : **Application Permitted**
Location : 28 Elm Drive Rayleigh
Proposal : Convert Existing Integral Garage to Habitable Room and
Construct New Pitched Roofed Attached Garage to Side.
Applicant : Mr Michael North

Application No : 08/00222/FUL Decision : **Application Permitted**
Location : London Southend Airport Co Ltd Southend Airport Rochford
Proposal : Construct 2.85m High Mesh and Barbed Wire Topped
Security Fence to Part of Airfield Perimeter Off and to the
North of Aviation Way
Applicant : London Southend Airport

Application No : 08/00224/FUL Decision : **Refuse Planning
Permission**
Location : 15 Selbourne Road Hockley
Proposal : Demolish Existing Dwelling and Construct New Three
Bedroomed Bungalow With Integral Garage.
Applicant : Mr D Frost

- 1 The proposal by way of the provision of side bedroom windows, which cannot reasonably be obscure, glazed, will give rise to unacceptable conditions of loss of privacy to the adjoining residents at no. 11 and 17 Selbourne Road.

Application No : 08/00225/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 19 Broad Way Hockley
Proposal : Change Use Of Ancillary Outbuilding/Games Room to Self
Contained Dwelling
Applicant : Mr L Goodliffe



INVESTORS IN PEOPLE

- 1 The proposal would result in an unsatisfactory form of backland development contrary part (ii) of Policy HP14 to the Rochford District Replacement Local Plan (2006) by way of the formation of an independent dwelling to the rear and in close proximity to existing frontage development which if allowed would give rise to noise, fumes and disturbance associated with the new dwelling in a poor relationship with neighbouring dwellings to the detriment of the amenity enjoyed by adjoining residential occupiers of those adjoining properties.
- 2 The proposal by way of the size and presence of the building and in particular the expanse of roofs would be overbearing upon the occupiers of 17-21 Broadway and 62-64 Southview Road to the detriment of the amenity those residents might reasonably expect to enjoy.

Application No : 08/00226/FUL Decision : **Application Permitted**
Location : 41 St Thomas Road South Fambridge Rochford
Proposal : Convert Integral Garage to Habitable Room
Applicant : Mr And Mrs Jesper

Application No : 08/00227/LBC Decision : **Grant Listed Building Consent**
Location : Kings Hill Cottages Old Ship Lane Rochford
Proposal : Single Storey Pitched Roofed Rear Extension and Open Up Previous Blocked Up Windows
Applicant : Mr Andrew Wood

Application No : 08/00230/COU Decision : **Refuse Planning Permission (COU)**
Location : 37 Websters Way Rayleigh
Proposal : Change of Use from Retail (A1) to Use as a Public House, Wine Bar or Other Drinking Establishment (A4)
Applicant : Mr John Meredith

1. The development proposed constitutes a use that will encourage the congregation of significant numbers of people at the site into the late evening. The proposed change of use, by virtue of the activity generated in terms of increased noise, additional vehicular movement and general disturbance would be unacceptable and detrimental to the amenity of the occupiers of the closest residential dwellings immediately adjacent to the proposal, at the first floor of Nos.35-49 Eastwood Road.
2. The site is within the Rayleigh Secondary Shopping Frontage Area and it is considered that the loss of the retail unit would result in an over-concentration of non-retail uses within zone South East 1 and the undue domination of non-retail uses in the Secondary Shopping Frontage as a whole, contrary to Policy SAT5 of the Replacement Local Plan.



INVESTORS IN PEOPLE

Application No : 08/00231/FUL Decision : **Application Permitted**
Location : 22 White Hart Lane Hawkwell
Proposal : Demolish Existing Garage and Construct Two Storey Side
Extension. Extend Front and Rear Dormers (Amended
Proposal)
Applicant : Mr Alan Fortune

Application No : 08/00232/FUL Decision : **Refuse Planning
Permission**
Location : The Paddocks Vanderbilt Avenue Rayleigh
Proposal : Demolish Existing Dwelling and Construct Two Bedroomed
Detached Bungalow in Connection With Stud Farm.
Applicant : Mr Allan Robins

- 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, R3 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), 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.

Very special circumstances have not been shown to exist for the replacement of the existing dwelling and the proposal lacks justification by way of the financial soundness of the horse breeding enterprise commensurate with the established function of the unit as required by part (iii) to Local Plan Policy R3. If allowed the resultant dwelling would further develop and urbanise that part of the Green Belt in which the site is situated to the detriment of the open appearance of the area. Furthermore, the existing building remains unauthorised and as such would not form part of the existing housing stock lawfully existing at the time of the application proving contrary to Policies R1 and R6 to the Rochford District Replacement Local Plan (2006).

Application No : 08/00233/FUL Decision : **Application Permitted**
Location : 21 Rectory Road Hawkwell
Proposal : Construct Part Pitched Roofed, Part Flat Roofed Front
Dormer.
Applicant : Mr P Brady



INVESTORS IN PEOPLE

Application No : 08/00229/FUL Decision : **Application Permitted**
Location : Kings Hill Cottages Old Ship Lane Rochford
Proposal : Single Storey Pitched Roofed Rear Extension and Open Up
Previous Blocked Up Windows
Applicant : Mr Andrew Wood

Application No : 08/00234/FUL Decision : **Refuse Planning
Permission**
Location : 21 Banyard Way Rochford
Proposal : Construct Two Storey Pitched Roofed Rear Extension
Applicant : Mr And Mrs N H Ferry

- 1 The proposal by way of the depth of the extension at first floor would excessively overshadow and dominate the rear windows to the neighbouring dwelling No. 19 Banyard Way resulting in a poor relationship to the adjoining dwelling No. 19 Banyard Way contrary to part (ix) to policy HP6 to the Rochford District Replacement Local Plan (2006) and proving detrimental to the amenity those adjoining occupiers ought reasonably expect to enjoy.

Application No : 08/00235/FUL Decision : **Refuse Planning
Permission**
Location : 1 Goldsmith Drive Rayleigh
Proposal : Construct Two Detached Garages
Applicant : Mr And Mrs B Ryan

- 1 The Rochford District 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. Within the Green Belt, as defined in this policy, 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 proposed garages are by way of the height and bulk of their roofs are considered to be excessive in size that would if allowed detract from the openness of the area in this prominent forward location on the site to the detriment of the undeveloped character of the Metropolitan Green Belt.



INVESTORS IN PEOPLE

Application No : 08/00236/FUL Decision : **Refuse Planning Permission**

Location : 37 Langdon Road Rayleigh
Proposal : Extend Roof at Rear Over Ground Floor Addition and Incorporate Flat Roofed Rear Dormer. Infill Between Existing Front Dormers.

Applicant : Mr And Mrs Hireson

- 1 The proposal by way of the change of the roof design to an asymmetrical gable and resultant depth and bulk of the rear dormer, together with the formation of a flat roofed area to the ridge line would be an intrusive addition out of scale and character with the existing semi detached dwelling, furthermore the resultant appearance would be detrimental to the area generally and the street scene.

Application No : 08/00237/COU Decision : **Grant Planning Permission (COU)**

Location : 52B Ashingdon Road Rochford
Proposal : Change of Use from B1 to A2 for Use as Accountants Office

Applicant : Mrs Joanne Williams

Application No : 08/00244/FUL Decision : **Refuse Planning Permission**

Location : 254 High Street Great Wakering
Proposal : Construct Three Storey Building Containing 4 no. Two Bedroomed and 2 no. One Bedroomed Flats with Parking, Amenity Area, Cycle and Bin Store

Applicant : Mr C Higgins

- 1 The proposed building, by virtue of the poorly design roof scape and dormer, would be bulky in appearance and over-dominant in the street scene to the detriment of the character of the area.
- 2 The local planning authority considers the car parking provision, whilst in excess of the Council's minimum car parking standard of at least 1 space per unit, is inadequate for Great Wakering and likely to lead to on street parking to the detriment of the free flow of traffic and highway safety. A higher level of provision is appropriate, given that the village is poorly served by bus services at off-peak times, resulting in residents relying on private transport. Furthermore, the level of cycle provision is similarly inadequate and below the standard for such a location.

Application No : 08/00247/FUL Decision : **Application Permitted**

Location : 12 Cagefield Cottages Stambridge Road Stambridge
Proposal : Convert Extended Dwelling into 2 no. Self Contained Flats

Applicant : Mr G Moody



INVESTORS IN PEOPLE

Application No : 08/00248/FUL Decision : **Application Permitted**
Location : 19 Tillingham Way Rayleigh
Proposal : Construct Two Storey Pitched Roofed Side Extension
(Amended Proposal)
Applicant : Mr Kevin Kirton

Application No : 08/00240/COU Decision : **Grant Planning
Permission (COU)**
Location : Hambro Nursery Chelmsford Road Rawreth
Proposal : Change of Use of Horticultural Storage Building to B8 Use
For Storage or as a Distribution Centre.
Applicant : Mr J Smith (M D Smith And Son)

Application No : 08/00250/FUL Decision : **Application Permitted**
Location : West Lodge Apton Hall Road Canewdon
Proposal : Single Storey Pitched Roofed Rear Extension and
Construct New Roof to Resultant Dwelling.
Applicant : A W Squier Ltd

Application No : 08/00251/FUL Decision : **Application Permitted**
Location : 3 Bardfield Way Rayleigh
Proposal : Construct Rear Conservatory
Applicant : Mr Howard

Application No : 08/00252/FUL Decision : **Application Permitted**
Location : 102 Downhall Park Way Rayleigh
Proposal : Construct Pitched Roofed First Floor Side Extension.
Applicant : Mr And Mrs Ellul

Application No : 08/00256/FUL Decision : **Application Permitted**
Location : 4 Avondale Close Rayleigh
Proposal : Rear Conservatory
Applicant : Mr And Mrs Byford

Application No : 08/00260/FUL Decision : **Application Permitted**
Location : 147 Down Hall Road Rayleigh
Proposal : Construct Two Storey Pitched Roofed Side Extension
Forming Rooms in Roof With Pitched Roofed Front Dormer,
Flat Roofed Rear Dormer and Rooflights to Side and
Carport.
Applicant : Mr And Mrs I Warren



INVESTORS IN PEOPLE

Application No : 08/00261/FUL Decision : **Application Permitted**
Location : 39 Glencrofts Hockley
Proposal : Single Storey Rear Extension with Pitched Roof
Applicant : Mrs Karen Castleton

Application No : 08/00263/FUL Decision : **Application Permitted**
Location : Land To The Rear Of 50 And 56 Hullbridge Road Rayleigh
Proposal : Revised Application For One Detached Five Bedroomed House.
Applicant : 3D Property Developments Ltd

Application No : 08/00264/FUL Decision : **Application Permitted**
Location : 29 Cheapside West Rayleigh
Proposal : Single Storey Side Extension Incorporating Garage, Utility and Bathroom. Front Porch Canopy
Applicant : Mr John Jubb

Application No : 08/00266/FUL Decision : **Refuse Planning Permission**
Location : Greenacre Hyde Wood Lane Canewdon
Proposal : Construct Building to Provide 8 No. Stables, Food Store, Tack Room and Indoor Exercise Area
Applicant : Mr J Morley

- 1 The Replacement Rochford District Local (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. Within the Green Belt, as defined in this policy, 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 of 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 by way of the substantial size and footprint of the building by way of including within the design indoor exercise and access corridor combines to provide a size and height of building which in the opinion of the Local Planning Authority would not be appropriate nor small in scale and would if allowed further develop the group of existing buildings resulting in a loss of openness to the detriment of the character and appearance of this part of the Green Belt. No evidence has been presented to sufficiently justify overriding the strong presumption against inappropriate development in the Green Belt.

- 2 The proposal fails to demonstrate sufficient land within the applicants control to provide for adequate grazing equivalent to not less than 0.5ha per stable taking into account the eight stables proposed and the stables existing on part of the greater site. If allowed the proposal would result in an over intense grazing and pressure upon the land available to the detriment of the proper care of the horses and the appearance of the landscape more generally contrary to part (i) to policy LT 14 to the Rochford District Replacement Local Plan (2006).

Application No : 08/00268/COU Decision : **Grant Planning Permission (COU)**
Location : Newlands Nursery Chelmsford Road Rawreth
Proposal : Site Mobile Home For Horticultural/Agricultural Worker
Applicant : Mr Ray Lodge

Application No : 08/00269/FUL Decision : **Application Permitted**
Location : 22 Lascelles Gardens Rochford
Proposal : Demolish Detached Garage at Rear and Construct Rear Conservatory With Attached Granny Annexe
Applicant : Mr And Mrs Gauden

Application No : 08/00273/FUL Decision : **Application Permitted**
Location : Kings Gate 36 Hockley Road Rayleigh
Proposal : Construct Pitched Roofed Single Storey Building for Use as a Sales Office for a Temporary Period of One Year.
Applicant : Barratt Homes Ltd

Application No : 08/00276/FUL Decision : **Application Permitted**
Location : 248 Eastwood Road Rayleigh
Proposal : Two Storey Side Extension with Front and Rear Dormer Windows
Applicant : R B And L J Potticary



INVESTORS IN PEOPLE

Application No : 08/00277/FUL Decision : **Application Permitted**
Location : 11 Brook Road Rayleigh
Proposal : Pitched Roofed Rear Extension to Existing Building to
Provide Warehouse
Applicant : Thames Estuary Plastics Ltd

Application No : 08/00278/FUL Decision : **Application Permitted**
Location : 6 Princess Gardens Rochford
Proposal : Construction of Single Storey Flat Roofed Rear Extension.
Hipped to Gable Roof Extension to Form Rooms in
Roofspace Incorporating 2no Pitched Roofed Front
Dormers, Flat Roofed Rear Dormer and First Floor Side
Window.
Applicant : Richmonds Developments

Application No : 08/00279/FUL Decision : **Refuse Planning
Permission**
Location : 76 - 78 West Street Rochford
Proposal : Construct Part Two Storey, Part Three Storey Building to
Provide Shop to Ground Floor With 6 No. Two Bedroomed
Flats Above. Form New Access and Provide Parking Areas.
Applicant : Alburn Minos Developments Ltd

- 1 The proposal by way of the siting of the proposed building set back from the road frontage with car parking and servicing to the front of the site would be out of keeping with the character and appearance of Rochford Conservation Area and with existing Listed buildings in West Street.
- 2 The proposed servicing arrangements are considered unsatisfactory as there is no dedicated access or service area for delivery lorries. The arrangements to allow delivery lorries to exit from the site in forward gear will be detrimental to the safety of other vehicle users and to pedestrians.

Application No : 08/00283/FUL Decision : **Application Permitted**
Location : 69 Broad Walk Hockley
Proposal : Raise and Construct New Roof and Extend First Floor at
Rear. Construct Gable End to Side With 2 No. Pitched
Roofed Front Dormers and Flat Roofed Rear Dormer.
Applicant : Mr Ben Miller And Ms Adams



INVESTORS IN PEOPLE

Application No : 08/00287/FUL Decision : **Refuse Planning Permission**
Location : Land Rear Of 26 South Street Rochford
Proposal : Two Storey Pitched Roofed Building With Rooms in the Roofspace Incorporating Pitched Roofed Dormers to Provide Nine Two Bedroomed Flats With Access off Locks Hill and Parking Area.
Applicant : Silver City Estates

- 1 The development is considered excessive in size and mass and out of scale with existing buildings within South Street and with the Rochford Conservation Area and at 64 units per hectare is considered to represent an over-development of the site out of keeping with the Rochford Conservation Area.
- 2 The windows in the eastern end elevation backing onto dwellings fronting South Street would not achieve satisfactory distance required to safeguard privacy with no. 26 South Street, giving rise to unreasonable conditions of overlooking and loss of privacy to the occupiers thereof.

Application No : 08/00291/ADV Decision : **Application Permitted**
Location : 84 High Street Rayleigh
Proposal : Install 3 No. Externally Illuminated Signs, 1 No. Non Illuminated Sign and Refurbish Existing Illuminated Pictorial Hanging Sign. Non Illuminated Signwritten Text to Front of Building.
Applicant : Orchid Pub Co.

Application No : 08/00292/LBC Decision : **Grant Listed Building Consent**
Location : 84 High Street Rayleigh
Proposal : Install 3 No. Externally Illuminated Signs, 1 No. Non Illuminated Sign and Refurbish Existing Illuminated Pictorial Hanging Sign. Non Illuminated Signwritten Text to Front of Building.
Applicant : Orchid Pub Co.



INVESTORS IN PEOPLE

Application No : 08/00301/OUT Decision : **Application Withdrawn**
Location : York Bungalow Little Wakering Hall Lane Great Wakering
Proposal : Demolish Existing Buildings and Construct Three Storey
Building Containing 12 no. Two Bedroomed, 18 no. One
Bedroomed 3 no. Studio Flats with Parking and Amenity
Areas.
3 No. studio

Applicant : Mr Edward Ellis



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