

PLANNING DECISIONS NOVEMBER 2007

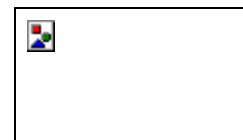
Application No : 07/00325/FUL Decision : **Refuse Planning Permission**

Location : 1 Gregory Close Hawkwell
Proposal : To Erect a New Self Contained Dwelling within Rear Garden of the Existing Plot
Applicant : Mr R Malanga

- 1 The size, design and relationship of the property to existing properties is considered to result in a form of development that would be intrusive and out of character with the prevailing street scene.
- 2 The proposal by reason of its size, design and proximity to the boundary with no.2 Gregory Close and to No 1 Gregory Close is considered to be an intrusive, dominant and unneighbourly form of development having a serious and adverse effect on the amenities enjoyed by occupants of the neighbouring property/plots by reason of loss of privacy and loss of light.
- 3 The scheme makes insufficient provision of private amenity space for both the existing dwelling (no.1.Gregory Close) and the new dwelling here proposed and therefore would be likely to materially affect the amenities of the occupiers of both these properties.

Application No : 07/00483/FUL Decision : **Application Permitted**
Location : Land Rear Of 28 - 32 Rocheway
Proposal : Construct Single Storey Pitched Roofed Building to Provide Administration and Training Centre for Disability Essex.
Construct Driveway and Parking Areas, Widen Pedestrian and Vehicular Access.
Applicant : Richard Boyd

Application No : 07/00503/FUL Decision : **Application Permitted**
Location : 3 Tysms Way Rayleigh
Proposal : Two Storey Side and Rear Extension.
Applicant : Mr S Harness



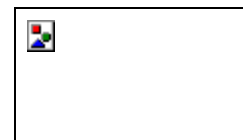
Application No : 07/00636/FUL Decision : **Application Permitted**
Location : 88 Bull Lane Rayleigh
Proposal : Single Storey Extension to Shop Premises, External Refuse Enclosure, Alterations to Forecourt Including Railing.
Applicant : Mr Mohan Paramanandan

Application No : 07/00666/FUL Decision : **Application Permitted**
Location : Riverside Medical Centre 175 Ferry Road Hullbridge
Proposal : First Floor Flat Roofed Side Extension and Revised Car Parking Layout
Applicant : Riverside Medical Centre

Application No : 07/00701/ADV Decision : **Grant Advertisement Consent**
Location : Former Park School Rawreth Lane Rayleigh
Proposal : Various Signage to ASDA Store and Car Parking Area Comprising: 1 Set of 2450mm High Internally Illuminated Letters, 1 Set of 2450mm High Applied Vinyl Letters 3 off 5000mm x 2650mm Feature Slat Signs, 3 off 2000mm x 1390mm Opening Hours Signs and Various Car Park Signs.
Applicant : Asda Stores Ltd

Application No : 07/00718/FUL Decision : **Application Permitted**
Location : 50 Main Road Hockley
Proposal : Repair and Modernise Existing Building. Erect Two Storey Pitched Roof Side Extension. Form Basement and add Rear Conservatory
Applicant : Mr And Mrs D And M Davies

Application No : 07/00719/LBC Decision : **Grant Listed Building Consent**
Location : 50 Main Road Hockley
Proposal : Repair and Modernise Existing Building. Erect Two Storey Pitched Roof Side Extension. Form Basement and add Rear Conservatory
Applicant : Mr And Mrs D And M Davies



Application No : 07/00736/FUL Decision : **Refuse Planning Permission**

Location : Land Rear Of 85 - 93 The Drive Hullbridge
Proposal : Demolish Existing Outbuildings and Construct 3 no. Detached Three Bedroomed Chalets (Access off The Drive).

Applicant : Mr Cole; Mr Schofield; Mr Turnbull
New Vehicular Crossing to No.91 The Drive.

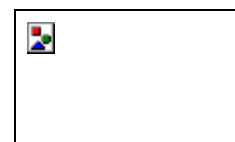
- 1 The proposed access to the development via The Drive, a single-track, unadopted road, would be unsuitable for fire tenders. This is required to a point not further than 45m from all parts of the ground floors of the residential buildings. Any private drive forming part of such a fire access way must be no less than 3.7m wide between kerbs (though this may reduce to 3.1m for a gateway). As far as can be determined from the submitted plans, the turning head does not conform with standards as set out in the Essex Design Guide. This will be required to allow fire appliances to turn within the site. Furthermore, the Local Planning Authority considers the access serving the development to be unsuitable for other large, emergency and removals vehicles required to service or attend the development.
- 2 The proposal represents an over-development of the site, failing to achieve adequate rear garden areas for the dwellings proposed to plots 1 and 2 to accord with the Council's minimum garden requirement of 100 square metres. If allowed, the future occupiers of the dwellings to plots 1 and 2 would have insufficient space for limited outdoor recreation, outside storage and outside drying proving detrimental to the expectations of amenity that ought reasonably be expected to be enjoyed by those residents.

Application No : 07/00747/FUL Decision : **Application Permitted**
Location : 6 High Road Hockley
Proposal : Additional Vehicular Access to Form In and Out Driveway.
Applicant : Mr John Pitt

Application No : 07/00763/OUT Decision : **Refuse Outline Planning Permission**

Location : 36 The Approach Rayleigh
Proposal : Demolish Existing Dwelling and Construct Two Storey Building Comprising 6 No. One Bedroomed Flats with Access to Parking at Rear.

Applicant : Alan Gershlick And Glen Bartlett



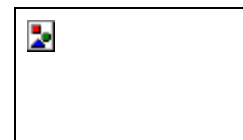
- 1 The proposal represents an over-development of the site failing to achieve adequate private amenity space for the future occupiers of the flats proposed. The proposed private amenity space of 123 square metres is some 27 metres short of the Council's requirement for the six flats proposed. If allowed, the future residents of the proposed flats would have insufficient space for limited outdoor recreation, outside storage and outside drying proving detrimental to the expectations of amenity that ought reasonably be expected to be enjoyed by those residents.
- 2 The proposed design of the development is unsatisfactory, particularly in respect of the landing area and staircase, which as a brick built structure would appear a feature poorly related to the main building proving detrimental to the character and appearance of the area.

Application No : 07/00769/FUL Decision : **Application Permitted**
Location : 40 Hambro Avenue Rayleigh
Proposal : Demolish Existing Dwelling and Construct a Pair of Semi Detached Four Bedroomed Houses. Extend Existing Vehicular Crossover.
Applicant : Mr D Houghton

Application No : 07/00771/FUL Decision : **Refuse Planning Permission**
Location : 35 Marylands Avenue Hockley
Proposal : Construct Two Storey Pitched Roofed Side Extension
Applicant : Mr J Osborne

- 1 The proposed development fails to provide a satisfactory side isolation space between the resultant building and the site boundary at first floor level. The proposal conflicts with policy HP6 of the Rochford District Replacement Local Plan (2006) and the Council's supplementary Planning Guidance (2007) which seek to provide a minimum sidespace of 1m between the outside face of the resultant dwelling and the plot boundary at first floor level to prevent the coalescence, or future coalescence of dwellings at first floor level. If permitted the proposal would erode the space about the building extending the built form to the full extent of the width of the site to the detriment of the character and appearance of the street scene.

Application No : 07/00782/FUL Decision : **Application Permitted**
Location : 21 Victor Gardens Hawkwell
Proposal : Roof Alterations to Create First Floor Accommodation. Pitched Roof Dormers to Front, Rear First Floor Extension and Single Storey Rear Extension.
Applicant : Mr G White



Application No : 07/00799/FUL Decision : **Application Permitted**
Location : 25 Victor Gardens Hawkwell
Proposal : Single Storey Rear Extension and Rear Rooflight
Applicant : Mr And Mrs Yongson

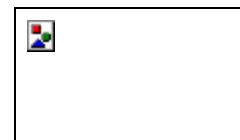
Application No : 07/00800/FUL Decision : **Application Permitted**
Location : 25 Victor Gardens Hawkwell
Proposal : Roof Alterations Including Hipped Roof to Gable End Wall,
Flat Roof Dormers to Front and Rear, Rear Rooflight.
Applicant : Mr And Mrs Yongson

Application No : 07/00805/FUL Decision : **Application Permitted**
Location : 98 Main Road Hockley
Proposal : Erect Front and Part Side Boundary Railings and Gates
Black with Silver Detailing (Fence Height 1.83m)
Applicant : Mr Stuart Gibson

Application No : 07/00811/FUL Decision : **Application Permitted**
Location : 29 Teignmouth Drive Rayleigh
Proposal : Construct Single Storey Side Extension, Create Rooms in
Roofspace Incorporating 2 No. Pitched Roofed Front
Dormers and Flat Roofed Rear Dormer With New First
Floor Flank Window.
Applicant : Mr Martin Orr

Application No : 07/00816/FUL Decision : **Application Permitted**
Location : 6 Parkway Rayleigh
Proposal : Single Storey Rear Extension and Infill Side Recess. Rear
Conservatory
Applicant : Mr And Mrs Dunkley

Application No : 07/00820/FUL Decision : **Application Permitted**
Location : 134 Conway Avenue Great Wakering
Proposal : Single Storey Rear Extension
Applicant : Mrs C Talbot



Application No : 07/00821/FUL Decision : **Application Permitted**
Location : 1 Alvina Cottages Hall Road Rochford
Proposal : Two Storey Rear Extension. Single Storey Front Extension
Applicant : Mr Stephen Corderoy

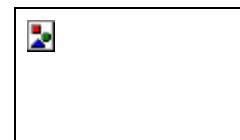
Application No : 07/00822/FUL Decision : **Application Permitted**
Location : 60 Plumberow Avenue Hockley
Proposal : Demolish Existing Dwelling and Construct 3 No. Detached
Four Bedroomed Chalet Style Dwellings With Integral
Garages and Access.
Applicant : Essex Development And Construction Ltd

Application No : 07/00823/LBC Decision : **Grant Listed Building
Consent**
Location : Rayleigh Lodge The Chase Rayleigh
Proposal : Internal Refurbishment of Existing Public House, Removal
of Screens and Bar Served, Repaint Existing Render and
Timber Work to Match Existing Colours, New Paved Area
to Rear Garden With Seating, Parasols and New
Freestanding Pergola.
Applicant : Orchid Group Ltd

Application No : 07/00824/FUL Decision : **Application Permitted**
Location : Rayleigh Lodge The Chase Rayleigh
Proposal : New Paved Area to Rear Garden with Seating, Parasols
and New Freestanding Pergola.
Applicant : Orchid Group Ltd

Application No : 07/00825/FUL Decision : **Application Permitted**
Location : 32 Roach Avenue Rayleigh
Proposal : Single Storey Flat Roof Rear Extension
Applicant : Mr Kenneth Teager

Application No : 07/00826/FUL Decision : **Application Permitted**
Location : 62 The Drive Hullbridge
Proposal : Construct Two Storey Pitched Roofed Side Extension
Applicant : Mrs Hurley



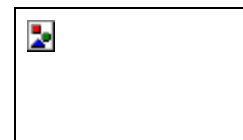
Application No : 07/00831/FUL Decision : **Application Permitted**
Location : 6 Crown Gardens Rayleigh
Proposal : Single Storey Pitched Roof Side Extension to Property to
Form Garage
Applicant : Ms Glyniss Egan

Application No : 07/00834/FUL Decision : **Application Permitted**
Location : 2 Vaughan Close Rochford
Proposal : Construct Single Storey Flat Roofed Side Extension
Applicant : Mr Robin Brockwell

Application No : 07/00835/FUL Decision : **Application Permitted**
Location : 11 Evelyn Road Hockley
Proposal : Single Storey Flat Roof Front Extension
Applicant : Mr And Mrs R Clifton

Application No : 07/00836/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 263 And 263A Ferry Road Hullbridge
Proposal : Demolish Existing Garages and Construct Two Storey
Pitched Roofed Building Comprising Three Garages With
One Bedroomed Flat Above
Applicant : Mr H. Price

- 1 The proposal by way of the close proximity between the development proposed and the outward facing windows of the adjoining flatted development currently under construction at No.267 Ferry Road would give rise to unacceptable conditions of overlooking to directly opposing windows. Council design guidance would require a minimum distance of not less than 35m between such windows and immediate sitting out areas and the proposal would provide windows at 12.3m distance, significantly short of that distance required which would result in a severe loss of privacy detrimental to the expectations that future occupiers ought reasonable be able to enjoy.



Application No : 07/00837/FUL Decision : **Refuse Planning Permission**
Location : 16 Woodstock Crescent Hockley
Proposal : Loft Conversion with Front and Rear Dormers to Create Rooms in Roofspace
Applicant : Mr And Mrs D Reeve

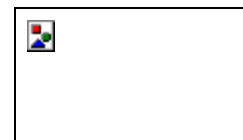
- 1 The proposed rear dormer extension, by reason of the size, design and appearance coming straight off the rear wall would be an intrusive form of development out of scale and character with this and neighbouring dwellings and contrary to Policy HP6 of the Council's Replacement Local Plan.

Application No : 07/00838/FUL Decision : **Application Permitted**
Location : 4 Mount Avenue Rayleigh
Proposal : Two Storey Rear Extension
Applicant : Mr And Mrs Hyland

Application No : 07/00839/ADV Decision : **Application Permitted**
Location : 115 - 117 Ferry Road Hullbridge
Proposal : Internally Illuminated Fascia Sign and Non Illuminated 3.5m High Totem Sign
Applicant : Chelmsford Star Co-Op

Application No : 07/00841/FUL Decision : **Application Permitted**
Location : 19 Eastcheap Rayleigh
Proposal : Demolish Existing Garage and Construct Single Storey Flat Roofed Front, Side and Rear Extension Incorporating Granny Annexe. Extend Existing Rear Dormer and Install Rooflight to Front.
Applicant : Mr And Mrs G. Thor-Straten

Application No : 07/00842/FUL Decision : **Application Permitted**
Location : 112 Broad Walk Hockley
Proposal : Hip to Gable Roof Extension and Flat Roofed Rear Dormer, First Floor Side Window and Rooflights to Front
Applicant : Mrs Shorter



Application No : 07/00844/FUL Decision : **Refuse Planning Permission**
Location : Woodys Car Valeting Centre Golden Cross Parade
Ashingdon Road
Proposal : Provide Burger Bar Selling Hot Food and Hot/Cold Drinks
Applicant : Mr Ali Soygazi

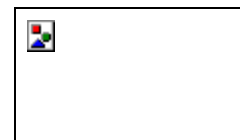
- 1 The proposal by way of increased potential for the generation of additional nuisance, noise, litter and odour and to act as a focal point for youths to gather and loiter leading to anti-social behaviour which would have a significantly harmful impact on the residential amenity of nearby flats within Golden Cross Parade detrimental to the expectations that the occupiers of these properties ought reasonably expect to enjoy and to the amenity of this residential area in general.

Application No : 07/00845/FUL Decision : **Application Permitted**
Location : 42 Mornington Avenue Rochford
Proposal : Convert and Extend Existing Detached Garage to Form Elderly Persons Annexe
Applicant : Mr C Day

Application No : 07/00846/FUL Decision : **Application Permitted**
Location : Land North Of Purdeys Industrial Estate Brickfields Way Rochford
Proposal : To Install Seventeen Shielded Floodlights At End Of Racking System Approximately 6 Metres High From Ground Level With the Light Beam Facing South, As Per Enclosed Marked Plan and Light Survey. All Lights To Face South.
Applicant : Nevendon South East Cars

Application No : 07/00848/FUL Decision : **Application Permitted**
Location : 35 Keswick Avenue Hullbridge Hockley
Proposal : First Floor Side Extension and Extend Front and Rear Dormers
Applicant : Mr And Mrs Willis

Application No : 07/00849/FUL Decision : **Application Permitted**
Location : 7 Glencrofts Hockley
Proposal : Demolish Existing Conservatory on the North Side of the House and Construct in its place a Single Storey Side Extension with a Mono Pitched Roof. and Insert New First Floor Side Window
Applicant : Mr And Mrs Bell



Application No : 07/00850/FUL Decision : **Application Permitted**
Location : 60 Hillcrest Avenue Hullbridge
Proposal : Extend Between and to Sides of Existing Front Dormers to
Provide One Larger Sloped Roofed Front Dormer.
Applicant : Mr Cooper

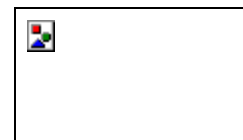
Application No : 07/00851/FUL Decision : **Application Permitted**
Location : Car Dealership A Cherry Orchard Way Rochford
Proposal : Car Dealership Building within Rochford Business Park
(Revised Smaller Design 05/00536/REM)
Applicant : Mr Jonathan Brook

Application No : 07/00852/FUL Decision : **Refuse Planning
Permission**
Location : Pheasants Way Ulverston Road Ashingdon
Proposal : Retain Conservatory/Garden Room
Applicant : Mr Ian King

- 1 The Rochford District Replacement Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R5 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 R1 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.

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 normally 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 contrary to the above policies.

Application No : 07/00853/FUL Decision : **Application Permitted**
Location : Land Rear Of 43 And 45 Broadlands Avenue Hockley
Proposal : Subdivide Plots and Construct Three Bedroomed Detached
Bungalow With Integral Garage. Access Off Chestnut Close
Applicant : Mr David Jordan



Application No : 07/00854/FUL Decision : **Application Permitted**
Location : 10 Cambridge Gardens Rochford
Proposal : Rear Conservatory
Applicant : Mr Charles Barrell

Application No : 07/00856/FUL Decision : **Application Permitted**
Location : 138 Ashingdon Road Rochford
Proposal : Construct Single Storey Front, Side and Rear Extension
Applicant : Mr And Mrs N Greenhill

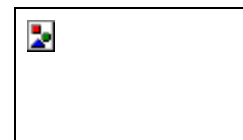
Application No : 07/00858/FUL Decision : **Application Permitted**
Location : 24 Clifton Road Ashingdon Rochford
Proposal : Single Storey Front, Side and Rear Extension, Raise Roof
Height and Construct Pitched Roofed Front and Rear
Dormers, Second Floor Window to Side.
Applicant : Mr R Owen

Application No : 07/00859/FUL Decision : **Application Permitted**
Location : 46 Sandhill Road Eastwood
Proposal : Construct Rear Conservatory
Applicant : Mr V Richards

Application No : 07/00860/FUL Decision : **Application Permitted**
Location : 51 Love Lane Rayleigh
Proposal : Remove Pitched Roof to Front Bay, Replace With Flat
Roof. Create Rooms in Roofspace Incorporating 2 No.
Pitched Roofed Front Dormers and Rooflight and Flat
Roofed Rear Dormer.
Applicant : Mrs Hymas

Application No : 07/00861/FUL Decision : **Application Permitted**
Location : 71 Southbourne Grove Hockley
Proposal : Construct Detached Pitched Roofed Garage
Applicant : Mr P Shelley

Application No : 07/00862/FUL Decision : **Application Permitted**
Location : 42 Buckingham Road Hockley
Proposal : Demolish Existing Garage. Erect Part Two Storey Side and
Part Single Storey Side and Rear Extension.
Applicant : Mr And Mrs Stapleton



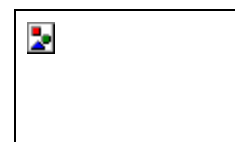
Application No : 07/00864/FUL Decision : **Refuse Planning
Permission**
Location : Land Adjacent 66 Greensward Lane Hockley
Proposal : Subdivide Plot and Construct One Detached Chalet Style
Dwelling With Detached Double Garage
Applicant : Mr D Kershaw

- 1 The proposed development is located within the proximity of a bend on a county radial feeder road where forward visibility is restricted and the applicant shows control over insufficient land to provide such visibility splays. The existence of an access at this location is a matter of fact and therefore some degree of conflict already occurs but the intensification of that conflict which this proposal would engender with the proposed alterations to the vehicular accesses to the site would be detrimental to highway safety, being contrary to Policy P1 of Essex County Council, as highway authority, under Appendix G of the Local Transport Plan 2006 - 2011.

Application No : 07/00865/FUL Decision : **Application Permitted**
Location : Canewdon Hall Farm Beacon Hill Canewdon
Proposal : Pitched Roofed Building For Use as Grain Store
Applicant : Mr John Robinson

Application No : 07/00866/FUL Decision : **Refuse Planning
Permission**
Location : Pudsey Hall Farm Pudsey Hall Lane Canewdon
Proposal : Retention of Existing House With Additional Landscaping
Applicant : Mr Dean Fewings

- 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 Policies 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), 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 would represent inappropriate development resulting in an oversized replacement dwelling disproportionate in size to the original dwelling it replaced and would be more bulky and having a larger footprint to the original building. The proposal for the development of this site does not fall into any of the excepted categories and it is the opinion of the Local Planning Authority that the offer to provide additional landscaping to retain the existing dwelling is not sufficient to justify overriding the strong presumptions against the construction of inappropriate new dwellings in the Green Belt and the consequent loss of openness that would result if the development were allowed.

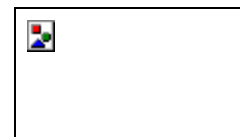
Application No : 07/00869/FUL Decision : **Application Permitted**
Location : 189 Eastwood Road Rayleigh
Proposal : Demolish Existing Rear Extension and Conservatory and Erect Single Storey Rear Extension
Applicant : Mr And Mrs McMeekin

Application No : 07/00872/FUL Decision : **Application Permitted**
Location : 46 Leicester Avenue Rochford
Proposal : Roof Alteration Changing Hipped Roof to Gable End Wall and Inserting Front and Rear Dormers
Applicant : Mr D Hales

Application No : 07/00873/FUL Decision : **Application Permitted**
Location : 48 Leicester Avenue Rochford
Proposal : Roof Alteration Changing Hipped Roof to Gable End Wall and Inserting Front and Rear Dormers
Applicant : Mr D Hales

Application No : 07/00874/FUL Decision : **Application Permitted**
Location : 74 Daws Heath Road Rayleigh
Proposal : Single Storey Rear Extension and Two Storey Side Extension
Applicant : Mr And Mrs Downing

Application No : 07/00875/FUL Decision : **Application Permitted**
Location : 64 Lower Road Hullbridge
Proposal : Convert Existing Integral Garage to Habitable Room and Construct Detached Pitched Roofed Garage to Front (Amended Proposal)
Applicant : Mr A C Lind



Application No : 07/00876/FUL Decision : **Application Permitted**
Location : 53 London Road Rayleigh
Proposal : Single Storey Pitched Roofed Rear Extension.
Applicant : Mr And Mrs Baker

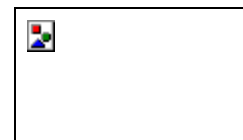
Application No : 07/00877/FUL Decision : **Application Permitted**
Location : 11 Canewdon View Road Ashingdon
Proposal : Side Extension and Front and Rear Dormers (Variation to
Approved Application Ref 07/00394/FUL Regarding
Materials)
Applicant : K. Nisbett

Application No : 07/00878/FUL Decision : **Refuse Planning
Permission**
Location : 18 Hilary Crescent Rayleigh
Proposal : Roof Alterations Including Forming a Gable End Wall from
Hipped Roof. Extend Existing Rear Dormer.
Applicant : Mr And Mrs Field

- 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 on the street proving detrimental to the visual amenity afforded to the street scene arising from the established character of dwellings in the street.
- 2 The proposed rear dormer extension, by reason of the size and appearance and not maintaining a substantial verge below and either side of the dormer, would be an intrusive form of development out of scale and character with this and neighbouring dwellings and contrary to policy HP6 of the Councils Replacement Local Plan.

Application No : 07/00879/FUL Decision : **Refuse Planning
Permission**
Location : 178 Eastwood Road Rayleigh
Proposal : Extensions to Existing Detached Garage including Addition
of First Floor to Provide Games Room at Ground Floor
Level and Study and Toilet to First Floor Level
Applicant : J Francis And C Shrimpton

- 1 The proposal by virtue of its size, design (including shallow pitch roof and first floor windows with potential for direct overlooking) and its highly prominent location would result in a poor design which fails to relate satisfactorily to the form of the existing dwelling and is a visually intrusive and unneighbourly form of development that would be out of character with the local street scene.



Application No : 07/00880/FUL Decision : **Application Permitted**
Location : Land Adjacent 57 Trinity Road Rayleigh
Proposal : Demolish Existing Garage and Shed and Erect a Detached
Two Storey 4 Bedroomed House
Applicant : Mr T Spraggon

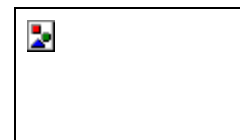
Application No : 07/00882/FUL Decision : **Application Permitted**
Location : 33A-35A High Street Rayleigh
Proposal : First Floor Flat Roofed Rear Extension and Provide
Replacement Windows and Provide Rooflight Windows to
Rear Roofslope
Applicant : Churchview Dental Surgery

Application No : 07/00883/FUL Decision : **Application Permitted**
Location : 90 Hockley Road Rayleigh
Proposal : Form Part Gable from Existing Hipped Roof and Provide
Two Pitched Roofed Front Dormers
Applicant : Mr N Bunt

Application No : 07/00886/FUL Decision : **Application Permitted**
Location : 174 Eastwood Road Rayleigh
Proposal : Demolish Existing Bungalow and Construct One Pair of
Four Bedroomed Semi-Detached Houses with Integral
Garages (Revision to Approval 06/01114/FUL)
Applicant : Thomas Franks Property Developers Ltd

Application No : 07/00890/FUL Decision : **Application Permitted**
Location : 51 Crouch Avenue Hullbridge
Proposal : Front, Side and Rear Extensions and Raise Walls to
Provide First Floor to Convert Bungalow into House.
Applicant : Mr And Mrs Spencer

Application No : 07/00891/FUL Decision : **Refuse Planning
Permission**
Location : 6 Princess Gardens Rochford
Proposal : Construct Single Storey Flat Roofed Rear Extension. Hip to
Gable Roof Extension to Form Rooms in Roofspace
Incorporating 3 No. Flat Roofed Front Dormers and Flat
Roofed Rear Dormer.
Applicant : Richmonds Developments



- 1 The proposed rear dormer extension, by reason of the size, design and appearance and the lack of a substantial verge below and either side of the dormer, would be an intrusive form of development out of scale and character with this and neighbouring dwellings and contrary to policy HP6 of the Councils Replacement Local Plan (2006).
- 2 The proposed front dormers, by reason of their position, size and flat roofed design would result in an intrusive addition out of scale and character with the existing dwelling. Furthermore the resultant appearance would be detrimental to the street scene contrary to policy HP6 of the Councils Replacement Local Plan (2006).

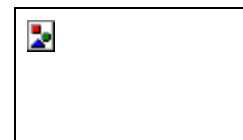
Application No : 07/00892/FUL Decision : **Application Permitted**
Location : 32 Cotswold Avenue Rayleigh
Proposal : Roof Alterations including Changing Hipped Roof to Gable End, Insertion of a front and Rear Dormer and First Floor Side Window (Obscured Glazed) Single Storey Rear Extension with Flat Roof.
Applicant : Mr Brian Stevens

Application No : 07/00896/FUL Decision : **Application Permitted**
Location : Plough House Mucking Hall Road Barling Magna
Proposal : Detached Double Garage with First Floor Storage Area and Front Dormers. Construct Pitched Roof Over Existing Porch to Dwelling House.
Applicant : Mr Barry Childs

Application No : 07/00898/FUL Decision : **Refuse Planning Permission**
Location : 22 Percy Cottis Road Rochford
Proposal : Subdivide Plot and Construct One Detached Two Bedroomed Bungalow With Off Street Parking
Applicant : Mr Ian Harvey

- 1 The proposal is considered to be out of character with the existing pattern of development amounting to over development of this prominent corner site, detrimental to the open character and appearance of the surrounding area.

Application No : 07/00899/FUL Decision : **Application Permitted**
Location : 1 Hyde Wood Cottages Canewdon Road Rochford
Proposal : Demolish Existing Rear Extension and Construct New Single Storey Sloped Roofed Rear Extension and Enlarge Window to Side Elevation
Applicant : Mr Peter Russell



Application No : 07/00900/FUL Decision : **Application Permitted**
Location : The Lea Leslie Gardens Rayleigh
Proposal : Two Storey Rear Extension
Applicant : Mr And Mrs I P Lewis

Application No : 07/00901/COU Decision : **Refuse Planning
Permission (COU)**
Location : Honeypots Gusted Hall Lane Rochford
Proposal : Retrospective Application for the Retention of Tree
Contractors Depot and Storage of Logs and Chippings
Applicant : Mr Geoff Horwood

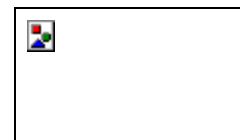
Application No : 07/00902/FUL Decision : **Refuse Planning
Permission**
Location : 1 Weir Pond Road Rochford
Proposal : Install New Shop Front
Applicant : Mr Ian Morgan

1 The proposal by way of the design: the altered window proportions and use of inappropriate materials 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.

Application No : 07/00903/FUL Decision : **Application Permitted**
Location : 43 Rayleigh Avenue Eastwood Leigh-on-Sea
Proposal : Demolish Conservatory and Construct Single Storey Side and Rear Extension
Applicant : S Buckingham And C Reynolds

Application No : 07/00905/FUL Decision : **Application Permitted**
Location : 11 Brooklyn Drive Rayleigh
Proposal : Single Storey Flat Roofed Rear Extension, Raise Roof and Provide Rooms in the Roofspace With Two Pitched Roofed Front Dormers and One Flat Roofed Rear Dormer.
Applicant : Mr Donald Masters

Application No : 07/00910/FUL Decision : **Application Permitted**
Location : 34 Willingale Avenue Rayleigh
Proposal : Single Storey Front and Side Extension
Applicant : Mr D Spicer



Application No : 07/00906/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. Erect Front Canopy. (Amendment to Approval 07/00375/FUL)
Applicant : Mr And Mrs R Sadler

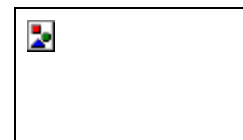
Application No : 07/00909/FUL Decision : **Application Permitted**
Location : 37 Upway Rayleigh
Proposal : First Floor Pitched Roof Rear Extension Over Existing Rear Extension. Additional Windows to Side Elevation and Insertion of Side Door at Ground Floor.
Applicant : Mr And Mrs A Girling

Application No : 07/00911/FUL Decision : **Application Permitted**
Location : 10 Kingsmans Farm Road Hullbridge
Proposal : Demolish Existing Dwelling and Construct One Detached Four Storey House.
Applicant : Jane Rawson

Application No : 07/00912/FUL Decision : **Application Permitted**
Location : 3 Pooles Lane Hullbridge
Proposal : Demolish Existing Rear Conservatory and Construct Single Storey Rear Extension.
Applicant : Mr And Mrs Gunnette

Application No : 07/00913/FUL Decision : **Application Permitted**
Location : 35 Church Road Rayleigh
Proposal : Demolish Existing Garage and Erect Single Storey Side and Rear Extension
Applicant : Mr M Hayes

Application No : 07/00914/FUL Decision : **Application Permitted**
Location : 217 Eastwood Road Rayleigh
Proposal : Rear Extension and Addition of First Floor to Existing Bungalow to Create 4 Bed Two Storey Dwelling
Applicant : Mr R Gimbert



Application No : 07/00915/FUL Decision : **Application Permitted**
Location : 8 Bedloes Corner Rawreth Lane Rawreth
Proposal : Part Single Storey, Part First Floor Rear Extension
Applicant : C. Austin

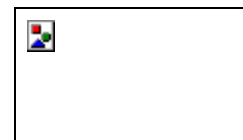
Application No : 07/00916/FUL Decision : **Application Permitted**
Location : Lucknow High Street Canewdon
Proposal : Raise Ridge Height and Form Rooms in Roofspace
Incorporating 2 No. Pitched Roofed Front Dormers and Flat
Roofed Rear Dormer. Construct Single Storey Flat Roofed
Rear Extension
Applicant : Mr C Maclean

Application No : 07/00917/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
Applicant : Mr Alan Fortune

Application No : 07/00918/FUL Decision : **Application Permitted**
Location : 5 Greenlands Rochford
Proposal : Demolish Existing Side Addition, Construct Two Storey
Side Extension and Extend Existing Front and Rear
Dormers.
Applicant : Mr And Mrs K Barlow

Application No : 07/00919/FUL Decision : **Application Permitted**
Location : 49 Salisbury Close Rayleigh
Proposal : Install Satellite Dish
Applicant : Mr Martin Rayner

Application No : 07/00920/FUL Decision : **Application Permitted**
Location : Little Doggetts Bungalow Hyde Wood Lane Canewdon
Proposal : Construct Pitched Roofed Car Port to Side and Form
Pitched Roof Over Existing Front Door
Applicant : Mr And Mrs M. Paul



Application No : 07/00921/FUL Decision : **Application Permitted**
Location : 1 Willow Close Rayleigh
Proposal : Demolish Existing Conservatory and Detached Garage,
Extend Existing Front and Rear Dormers and Construct
Single Storey Side and Rear Extension.
Applicant : Mr J Drake

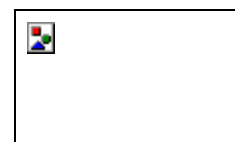
Application No : 07/00923/DPDP6 Decision : **Prior Approval of
Details Not Required**
Location : Oldbury Farm Southend Road Great Wakering
Proposal : Construct Sloped Roof Storage Building
Applicant : C Rayner Ltd

Application No : 07/00924/FUL Decision : **Refuse Planning
Permission**
Location : Land Adjoining 71 Rectory Road Hawkwell
Proposal : Construct 2 No. One Bedroomed Bungalows With Linked
Garages. Access off Wendon Close
Applicant : Mr Paul Hayes

- 1 The proposal by way of the close proximity of the dwelling proposed to plot 1 to the existing dwelling No. 71 Rectory Road would result in a too close proximity and a lack of space and a close grouping of buildings contrary to the prevailing development pattern, lacking segregation to achieve reasonable living conditions for adjoining occupiers of both the existing and dwellings proposed. If allowed the development would result in a poor relationship to existing and nearby dwellings contrary to part (ix) to Policy HP6 of the Council's adopted Local Plan (2006).

Application No : 07/00925/FUL Decision : **Refuse Planning
Permission**
Location : 86 Daws Heath Road Rayleigh
Proposal : First Floor Side Extension and Conversion of Loft to
Provide Rooms in Roof with Front and Rear Roof Lights
Applicant : Mr Stephen Head

- 1 The proposed development because of its size, design and appearance would be an intrusive addition, out of character with the existing semi-detached property and surrounding dwellings. The hipped gable profile is also out of proportion with other extended properties in the immediate area and would have an adverse unbalancing effect on the visual amenity of the pair of properties and of the locality,



Application No : 07/00927/FUL Decision : **Application Permitted**
Location : 33 Spencer Gardens Rochford
Proposal : Rear Conservatory
Applicant : Mr J Cooper

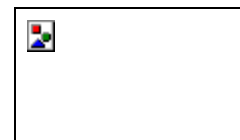
Application No : 07/00930/FUL Decision : **Refuse Planning
Permission**
Location : Cecil Cottage Ethelbert Road Rochford
Proposal : Demolish Conservatory and Construct Sloped Roofed Side
Extension.
Applicant : Mr Mark Short

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 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.

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 normally 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 contrary to the above policies and to the openness of the Green Belt.

Application No : 07/00931/FUL Decision : **Application Permitted**
Location : 32 Tillingham Way Rayleigh
Proposal : Convert Garage to Habitable Room With Windows to Front
and French Doors to Rear
Applicant : Mr Richard Hampson

Application No : 07/00933/FUL Decision : **Application Permitted**
Location : 8 Rosslyn Road Hockley
Proposal : Create Rooms in Roofspace Incorporating Pitched Roofed
Front Dormer and Flat Roofed Rear Dormer
Applicant : Mr Martin Byrne



Application No : 07/00941/FUL Decision : **Application Permitted**
Location : 8 Danbury Road Rayleigh
Proposal : Raise Walls And Provide New Flat Roof to Existing Single Storey Rear Extension
Applicant : Mr Les Beestone

Application No : 07/00959/DPDP6 Decision : **Prior Approval of Details Not Required**
Location : Oldbury Farm Southend Road Great Wakering
Proposal : Construct Irrigation Reservoir
Applicant : C Rayner Ltd

Application No : 07/00993/PD Decision : **Permitted Development**
Location : London Southend Airport Co Ltd Southend Airport Rochford
Proposal : Notification Under Schedule 2 Part 18 Class A of the Town and Country Planning (General Permitted Development Order) 1995 to Construct an Access Road Linking the Existing Aviation Way to a Hanger Currently Utilised by Casemasters Ltd.
Applicant : London Southend Airport Co Ltd

