

PLANNING DECISIONS – November 2008

Application No : 08/00586/FUL Decision : **Application Permitted**
Location : 66 London Hill Rayleigh
Proposal : Single Storey Pitched Roofed Side Extension and First
Floor Pitched Roofed Rear Extension and Internal
Alterations, Including Additional Staircase. Demolish Part of
Existing Garage.
Applicant : Miss Nadja Miles

Application No : 08/00601/FUL Decision : **Application Permitted**
Location : 44 Western Road Rayleigh
Proposal : Extensions at First Floor Level Including New Roof to
Create Two Storey House. Two Storey Rear Extension
with Pitched Roof. Front Porch.
Applicant : Mr Ratcliff

Application No : 08/00661/FUL Decision : **Application Permitted**
Location : The Lawn Hall Road Rochford
Proposal : Single Storey Pitched Roofed Extension to Form Orangery
Applicant : Mr. D. Keddie

Application No : 08/00665/FUL Decision : **Application Permitted**
Location : 52A Alexandra Road Great Wakering Southend-on-Sea
Proposal : Construct Detached Two Bedroomed Bungalow
Applicant : Mr A Goodwin

Application No : 08/00670/FUL Decision : **Application Permitted**
Location : Land Between The Athenaeum Health Club And Cherry
Orchard Way Rochford
Proposal : Construct Five Storey 163 Room Hotel, Restaurant,
Ballroom, and Conference Facilities and Two Four Storey
Office Buildings, Construct New Access from Cherry
Orchard Way, Landscaping and Parking.
Applicant : Mr Nigel Baylis



Application No : 08/00674/FUL Decision : **Refuse Planning Permission**
Location : Land Adjacent 21 Glasseys Lane Rayleigh
Proposal : Revised Application Extension to 21 Glasseys Lane to Form New Dwelling (Creating an End of Terrace Property) and Front Porch to no. 21 Revising Conservatory to Form Kitchen and Raise Roof Height by 0.5 metre
Applicant : Mr Edlin

- 1 The proposal, by way of the increased roof height above the established ridge line of the existing pair of houses, would not be in keeping with the prevailing street scene and the wider group of semi detached houses adjoining the site and would result in an unsatisfactory relationship to those dwellings contrary to part (ix) to policy HP6 to the Rochford District Replacement Local Plan (2006).

Application No : 08/00675/FUL Decision : **Application Permitted**
Location : 156 Rawreth Lane Rayleigh
Proposal : Construct First Floor Side Extension and Create Rooms in Roofspace Incorporating Hip to Gable Roof Extension With Pitched Roofed Front and Rear Dormers, Rooflights to Front and Rear and Juliet Balcony to Rear.
Applicant : Mr Clive Cole

Application No : 08/00677/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 proposal, by way of the siting of the proposed development to the rear of established dwellings, would constitute an unacceptable form of backland development resulting in an unsatisfactory relationship between the development proposed and existing dwellings detrimental to the character of the area in the locality contrary to part (ii) to policy HP14 to the Rochford District Replacement Local Plan (2006).
- 2 The proposal would result in a loss of residential amenity by way of noise, vibration and disturbance to the occupiers of neighbouring properties by virtue of the impact of increased traffic movements along the proposed access to the development sited between dwellings fronting Kingswood Crescent.



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Application No : 08/00695/FUL Decision : **Application Permitted**
Location : 1 Ducketts Mead Canewdon Rochford
Proposal : Extend Existing Double Garage and Convert Into Annexe.
Applicant : Mrs Christine Storer

Application No : 08/00696/ADV Decision : **Application Permitted**
Location : Warehouse Centre Brook Road Rayleigh
Proposal : Two Externally Illuminated Fascia Signs/Wall Mounted Signs
Applicant : Mr Andy Wagstaff

Application No : 08/00702/FUL Decision : **Refuse Planning Permission**
Location : Bluebell Lodge Rayleigh Downs Road Rayleigh
Proposal : Side Conservatory
Applicant : Mr Philip Nossel

- 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. 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.

Application No : 08/00715/FUL Decision : **Application Permitted**
Location : 114 Bull Lane Rayleigh
Proposal : Demolish Existing House and Erect Two 4 - Bed Detached Houses with Integral Garages
Applicant : Essex Development And Construction Ltd



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Application No : 08/00716/FUL

Decision : **Refuse Planning
Permission**

Location : Land North Of Ropers Farm Mucking Hall Road

Proposal : Construct Pitched Roofed Building to Provide 6 no. Stables.

Applicant : Mr P Maynard

- 1 The proposal is inappropriate development contrary to Green Belt Policy R1 which would materially affect the openness of this part of the Metropolitan Green Belt. Furthermore, it is contrary to Policy NR10 - Coastal Protection Belt adversely affecting the open and rural character of the coastline. The scale of development is considered to be beyond the level of a private/hobby stable complex. It is considered that the supporting information with the application fails to provide evidence to justify the stables being a private enterprise but in any event and in the absence of more detailed information it is considered that the proposal would be out of scale and character with the site and surrounding area.
- 2 The proposal given the scale of development (number of stables involved) and its unsustainable rural location, remote from the applicant's house and from public transport, would result in the majority of the journeys undertaken by the applicant (and others including those journeys servicing the site) by private motor vehicles contrary to policy aims to reduce car borne journeys. The application would be contrary to TP1 and Policy LT14 of the Rochford District Replacement Local Plan and Policy 4 (Sustainability) of Appendix G of the Local Transport Plan 2006-2011.

Application No : 08/00717/OUT

Decision : **Refuse Planning
Permission**

Location : Crystal House 1 The Approach Rayleigh

Proposal : Demolish Existing Buildings and Construct 1 No. Part Three Storey, Part Two Storey Building and 1 No. Two Storey Building Comprising 8 No. One Bedroomed and 6 No. Two Bedroomed Flats With Parking and Amenity Areas Including Roof Terrace.

Applicant : Mr Brian Strickland (Sandhurst New Homes Ltd)

- 1 The proposal by way of the extent of the site coverage of the buildings proposed would give rise to an excessive built form in contrast to the context of the relatively narrow width of The Approach and unusual shape of the site resulting in an over development of the site incompatible with surrounding established development contrary to Policy HP11 part (iii) to the Council's adopted Local Plan (2006).



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Application No : 08/00737/FUL Decision : **Application Permitted**
Location : Grace Villa Beckney Avenue Hockley
Proposal : Demolish Existing Dwelling and Construct Three
Bedroomed Detached Bungalow With Detached Garage.
Applicant : Mr R Blitz

Application No : 08/00745/FUL Decision : **Application Permitted**
Location : 26 Kendal Close Hullbridge
Proposal : Single Storey Part Pitched Roofed Part Flat Roofed Side
Extension to Form Granny Annexe
Applicant : Mr Smith

Application No : 08/00749/FUL Decision : **Application Permitted**
Location : 9 Roach Avenue Rayleigh
Proposal : Hip to Gable Roof Extension to Form Rooms in Roof With 2
No. Pitched Roofed Dormers and 2 No. Rooflights to Front
and Flat Roofed Dormer to Rear. Construct Single Storey
Rear Extension.
Applicant : Mrs Eileen Groombridge

Application No : 08/00750/FUL Decision : **Application Permitted**
Location : 8 Butts Paddock Canewdon Rochford
Proposal : Construct Single Storey Sloped Roofed Rear Extension and
First Floor Pitched Roofed Side Extension.
Applicant : Mr Clayton

Application No : 08/00752/FUL Decision : **Refuse Planning
Permission**
Location : Peacehaven Ulverston Road Ashingdon
Proposal : Construct Single Storey Side/Rear Extension
Applicant : Mr & Mrs Strangleman

- 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 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 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.



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Application No : 08/00754/FUL Decision : **Application Permitted**
Location : 17 Sunnyfield Gardens Hockley
Proposal : Construct First Floor Pitched Roofed Side Extension.
Applicant : Mr Andrew Jobber

Application No : 08/00755/FUL Decision : **Application Permitted**
Location : 49 Rawreth Lane Rayleigh
Proposal : Single Storey Rear Extension to Doctors Surgery
Applicant : Dr Indra Jayaweera

Application No : 08/00760/FUL Decision : **Application Permitted**
Location : 53 Station Crescent Rayleigh
Proposal : Demolish Existing Detached Garage and Construct Two Storey Side Extension.
Applicant : Mr & Mrs Frith

Application No : 08/00763/LBC Decision : **Grant Listed Building Consent**
Location : 24 Hockley Road Rayleigh
Proposal : Internal Works to Bathroom, Hall, Stairs, Landing and Bedroom 3, Replace and Extend Lead Flashing Behind Parapet and Extend to Cover Top of Parapet and Change Exterior Colour to Cream (Farrow and Ball Dorset Cream)
Applicant : A P & H D Carr

Application No : 08/00765/FUL Decision : **Application Permitted**
Location : 8 Maine Crescent Rayleigh
Proposal : Retrospective Application to Construct 1.8m High Panel Fence to Enclose Front/Side Garden (Amended Application) Incorporating 1.5m x 1.5m Visibility Splay
Applicant : Dr Mark Metcalfe



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Application No : 08/00766/ADV Decision : **Application Permitted**
Location : Petrol Filling Station Cherry Orchard Way Rochford
Proposal : 3 No. Internally Illuminated Fascia Signs in Conjunction
With Non-Illuminated Continuous Side Panels to Wrap
Round Building.
Applicant : A.F. Blakemore & Son Ltd.

Application No : 08/00768/FUL Decision : **Application Permitted**
Location : Tuxwood The Avenue Hullbridge
Proposal : Convert Existing Integral Garage to Habitable Room.
Construct Single Storey Flat Roofed Rear Extension.
Construct New Sloped Roof to Existing Porch.
Applicant : Mr I Murray

Application No : 08/00769/FUL Decision : **Application Permitted**
Location : 42 Clarence Road Rayleigh
Proposal : Construct Attached Pitched Roofed Garage to Side
Applicant : Mr B Barron

Application No : 08/00770/FUL Decision : **Refuse Planning
Permission**
Location : Land Adjacent 42 The Westerings Hawkwell
Proposal : Subdivide Plot and Construct Three Bedroomed Detached
House With Vehicular Crossover.
Applicant : Ms Gail Cooper

- 1 The layout of the development would give rise to unreasonable overlooking conditions over the private garden amenity space and the internal living space of No. 42 The Westerings immediately to the east of the site to the detriment of the expectations that occupiers of these dwellings ought reasonable expect to enjoy and contrary to Policy HP6 of the Council's adopted Local Plan (2006).
- 2 The submitted proposal does not contain insufficient information to demonstrate how the proposal impacts on the existing preserved and retained trees, in particular it lacks a suitable arboricultural method statement. In the absence of such information the Local Planning Authority is not able to assess whether any adverse impact to the protected and retained trees will be suitably mitigated contrary to Policy NR3 of the Rochford District Replacement Local Plan (2006).
- 3 The proposal does not provide any parking for the retained bungalow at No.42 The Westerings, the lack of which will lead to vehicles being parked in the road causing obstruction to other road users to the detriment of general highway safety and contrary to SPD5 Vehicle Parking Standards of the adopted Local Plan (2006).



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Application No : 08/00771/FUL Decision : **Application Permitted**
Location : 17 Greensward Lane Hockley
Proposal : Construct Two Storey Pitched Roofed Side Extension With
Semi-Integral Garage. Form New Vehicular Access.
Applicant : Mr Micky Clark

Application No : 08/00773/FUL Decision : **Application Permitted**
Location : 7 Mount Avenue Rayleigh
Proposal : Single Storey Pitched Roof Rear Extension
Applicant : Mr & Mrs Michael Waters

Application No : 08/00775/FUL Decision : **Application Permitted**
Location : 89A Grove Road Rayleigh
Proposal : Convert Integral Garage to Habitable Room.
Applicant : Mr Glen Minney

Application No : 08/00779/FUL Decision : **Application Permitted**
Location : School House Sunny Road Hawkwell
Proposal : Change Of Use From Caretakers House to Pre-School Day
Nursery and Associated Parking.
Applicant : Mrs Sue Bridger (Headmistress)

Application No : 08/00782/FUL Decision : **Application Permitted**
Location : Churchill House 55 - 57 Eastwood Road Rayleigh
Proposal : Construct New Ramp to Side Entrance and New First Floor
Side Window Together With Installation of 8 No. Air
Conditioning Units to Rear.
Applicant : Mr Steve Doherty

Application No : 08/00783/ADV Decision : **Application Permitted**
Location : Churchill House 55 - 57 Eastwood Road Rayleigh
Proposal : Install Non-Illuminated Hanging Sign and 2 No. Non-
Illuminated Fascia Signs.
Applicant : Mr Steve Doherty



Application No : 08/00785/FUL Decision : **Refuse Planning Permission**
Location : 1 Harrogate Road Hockley
Proposal : Remove Existing Roof and Construct First Floor and Pitched Roof Incorporating Two Pitched Roofed Front Dormers and Front Gable Projection to Convert Bungalow to House
Applicant : Mr Robert Brown

- 1 The proposed extension, by reason of the height and mass of the roof, in particular the projecting gabled feature in the front elevation, would be an intrusive alteration out of scale and form with the existing dwelling and furthermore would detract from the prevailing character of the semi-detached chalets and bungalows of which the site forms part, to the detriment of the street scene and the surrounding area.

Application No : 08/00786/FUL Decision : **Application Permitted**
Location : 1 High Mead Rayleigh
Proposal : Insert Front and Rear Flat Roofed Dormers to Create Rooms in Roofspace
Applicant : Mr And Mrs Mitchell

Application No : 08/00794/FUL Decision : **Application Permitted**
Location : 17 Southend Road Hockley
Proposal : Two Storey Side Extension, New Porch to Front, First Floor Pitched Roofed Rear Extension and Rooflights to Existing and Extended Roof Space Serving Rooms in the Roof.
Applicant : Mr Martin Barratt-Bentley

Application No : 08/00803/FUL Decision : **Application Permitted**
Location : 88 High Road Rayleigh
Proposal : Part Two Storey, Part Single Storey Side Extension to No.86 High Road and First Floor Rear Extensions to No.86 and No.88 High Road.
Applicant : Mr Paul Alchin



Application No : 08/00807/FUL Decision : **Refuse Planning
Permission**

Location : 10 London Hill Rayleigh
Proposal : Construct New Access Ramp and Steps.
Applicant : Land Securities Trillium

- 1 The proposal is considered to be an over dominant feature that would have a detrimental effect upon and fail to enhance the character and appearance of the Rochford Conservation Area contrary to policy BC1 of the Rochford District Replacement Local Plan 2006.

Application No : 08/00808/FUL Decision : **Application Permitted**
Location : Flickan Lodge Radnor Road Ashingdon
Proposal : Demolish Existing Dwelling and Construct One Detached
Three Bedroomed Bungalow
Applicant : Mr And Mrs Jones

Application No : 08/00810/COU Decision : **Grant Planning
Permission (COU)**
Location : Land Rear Of 181 To 341 Little Wakering Road Great
Wakering
Proposal : Revised Application for Change Of Use of Land for the
Keeping of Horses and Provide Mobile Stables.
Applicant : Mr Ian Locke

Application No : 08/00822/LBC Decision : **Grant Listed Building
Consent**
Location : 10 Churchend Foulness Island Southend-on-Sea
Proposal : Carry Out Repairs to The Existing Foundations, Renew
Timber Sole Plate and Studs, Strengthen First Floor Joists
Replace Suspended Ground Floor.
Applicant : Defence Estates East



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