

## PLANNING DECISIONS OCTOBER 2008

The following applications have been determined by the Head of Planning And Transportation under delegated powers.

Application No : 04/00084/FUL      Decision : **Application Withdrawn**  
Location : Ayrshire The Chase Ashingdon  
Proposal : Demolition of Existing Property and Erection of New Bungalow  
Applicant : P Taylor

Application No : 08/00311/FUL      Decision : **Returned application as Invalid**  
Location : 4 High Road Hockley  
Proposal : Demolish Existing Dwelling and Construct Two Detached Houses with Integral Garages and Formation of New Accesses.  
Applicant : SPC Ltd

Application No : 08/00387/FUL      Decision : **Refuse Planning Permission**  
Location : Flickan Lodge Radnor Road Ashingdon  
Proposal : Demolish Existing Dwelling and Construct One Detached Three Bedroomed Bungalow  
Applicant : Mr And Mrs Jones

- 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.



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 : 08/00567/FUL            Decision : **Application Permitted**  
Location : 43 Clifton Road Ashingdon  
Proposal : Demolish Existing Dwelling and Construct Detached Four  
Bedroomed House With Integral Garage.  
Applicant : Mr S Johnson (Silver City Estates)

Application No : 08/00580/FUL            Decision : **Application Permitted**  
Location : Land At Hanover Farm Central Avenue Hullbridge  
Proposal : Remove Existing Stable Block and Containers and  
Construct New Stable Building Comprising 3 No. Stables  
and One Tack and Feed Room. Form Access and Nine  
Parking Spaces and Construct New Stable Building  
Comprising 4 No. Stables and Tack and Feed Room and  
Semi Hard Winter Turn Out Areas. Land North and South of  
Broadway Gardens and East of Burlington Gardens.  
Applicant : Mr Andrew Pinkerton

Application No : 08/00594/FUL            Decision : **Refuse Planning  
Permission**  
Location : Brookfields Church Road Rawreth  
Proposal : Single Storey Side and Rear Extension and Pitched Roofed  
Conservatory  
Applicant : Mr Russell Smith

- 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.



INVESTORS IN PEOPLE

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 : 08/00596/FUL            Decision : **Application Permitted**  
Location : Sunnyside Wellington Road Hockley  
Proposal : Construct Pitched Roofed Building to Provide Stable,  
Foaling Box, Tack Room, Feed Store and Tool and  
Machinery Room.  
Applicant : Mr Andrew Dossor

Application No : 08/00609/FUL            Decision : **Refuse Planning  
Permission**  
Location : Alfoxton House 217 Hockley Road Rayleigh  
Proposal : Conservatory Over Existing Swimming Pool in Rear Garden  
Applicant : Mr Morgan

- 1 The Rochford District Replacement Local Plan shows part of the development to be within the Metropolitan Green Belt and the proposal is considered to be inappropriate development and 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 R5 and R6 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, in this instance the openness of the green belt would be harmed.

Application No : 08/00621/FUL            Decision : **Application Permitted**  
Location : 20 Kings Road Rayleigh  
Proposal : Demolish Existing Dwelling and Erect 4 Bedroomed Chalet  
Style Dwelling with Integral Garage and Altered Vehicular  
Access.  
Applicant : Mr Roger Simmons

Application No : 08/00622/FUL            Decision : **Application Permitted**  
Location : 52 Orchard Avenue Hockley  
Proposal : Install Two Air Conditioning Units to Side of Dwelling.  
Applicant : Mr James Lowdell



INVESTORS IN PEOPLE

Application No : 08/00627/FUL      Decision : **Application Permitted**  
Location : 16 Hambro Hill Rayleigh  
Proposal : Convert Garage to Utility Room and Store  
Applicant : Joanne Withers

Application No : 08/00633/FUL      Decision : **Application Permitted**  
Location : 13 Victoria Avenue Rayleigh  
Proposal : Extend Existing Rear Dormer. Replace Doors at Rear With Window.  
Applicant : Mr Michael Peasey

Application No : 08/00636/FUL      Decision : **Application Permitted**  
Location : 13 Goose Cottages Chelmsford Road Rawreth  
Proposal : Demolish Existing Single Storey Rear Extension and Detached Garage and Construct Two Storey Pitched Roofed Side Extension and Single Storey Pitched Roofed Rear Extension.  
Applicant : Mr Jason Cole

Application No : 08/00638/FUL      Decision : **Application Permitted**  
Location : 118 London Road Rayleigh  
Proposal : Construct Vehicle Crossing and Off Street Parking Area to Front of Dwelling  
Applicant : Mr Robert Coulson

Application No : 08/00641/FUL      Decision : **Application Permitted**  
Location : Birches Hall Road Rochford  
Proposal : Alterations and Extensions to Provide Single Storey Side Extension to Form Pool, Side Extension to Form Sun Lounge, Porch to Front and Side and Rear Canopy, Two Storey Rear Extensions, Second Floor Rooms in Loft Space and New Front Wall and Entrance Gates.  
Applicant : Mr & Mrs Thomas

Application No : 08/00648/COU      Decision : **Refuse Planning Permission (COU)**  
Location : Land West Of Rochford Hall Hall Road Rochford  
Proposal : Change Use of Grain Store to Use Class B1 Business For the Storage and Restoration of Vintage Cars.  
Applicant : Mr Charles Tabor (Tabor Farms Ltd)



INVESTORS IN PEOPLE

Application No : 08/00649/FUL      Decision : **Refuse Planning  
Permission**  
Location : September Cottage Barrow Hall Road Little Wakering  
Proposal : Erect Detached Garage  
Applicant : Mr Jeremy Thomas

- 1      The Rochford District Local Plan shows the site to be located 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 by 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 extensions to existing buildings. The size, scale, design and location of the proposal would result in a conspicuous inappropriate roof form creating a bulky building in a prominent roadside position viewed across open countryside. This would be detrimental to the open character of the Metropolitan Green Belt and also introduce the potential for extra habitable floorspace at first floor level.

Application No : 08/00652/FUL      Decision : **Application Permitted**  
Location : 2 Windsor Gardens Hawkwell  
Proposal : Extend Roof of Garage By Raising Ridge Height and  
Extend Pitched Roof Over Existing Flat Section at Rear  
Applicant : Mr Laurence Goulty

Application No : 08/00654/FUL      Decision : **Application Permitted**  
Location : 93 North Street Great Wakering  
Proposal : Demolish Existing Garage and Erect Part Two Storey Part  
Single Storey Side Extension  
Applicant : Mr D Willis

Application No : 08/00655/FUL      Decision : **Application Permitted**  
Location : 71 Cheapside West Rayleigh  
Proposal : Construct Building For Use as Storage of Play Equipment  
and to Play Table Tennis.  
Applicant : Mrs Ruth Morgan

Application No : 08/00656/FUL      Decision : **Refuse Planning  
Permission**  
Location : Wits End Ulverston Road Ashingdon  
Proposal : Construct Pitched Roofed Conservatory to Rear  
Applicant : Mr Eric Archer



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- 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 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). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Policy R5 of the Local Plan provides that the total size of a Green Belt dwelling as extended, including any extension which may have previously been added, will not exceed the original floor space by more than 35 square metres. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property contrary to the above policies.

Application No : 08/00657/FUL                      Decision : **Application Permitted**  
Location : 11 Orchard Avenue Rayleigh  
Proposal : Two Storey Pitched Roofed Side Extension, Convert Car Port to Garage, Two Storey Pitched Roofed Rear Extension, Front Porch and Bay Window and Canopy Extension  
Applicant : Mr & Mrs Chapman

Application No : 08/00658/FUL                      Decision : **Application Permitted**  
Location : 8 Kenilworth Gardens Rayleigh  
Proposal : Single Storey Side and Rear Extension. Change Hipped Roof to Side and Front to Gable Ends. Insert Front Dormer and Extend Existing Rear Dormer.  
Applicant : Mr Paul Topp

Application No : 08/00659/FUL                      Decision : **Refuse Planning Permission**  
Location : The Hawthorns 2 Nore Road Eastwood  
Proposal : Demolition of Existing Garage and Erection of a Two Storey Front Extension, Including Insertion of a New First Floor Window to Side of Existing House.  
Applicant : Ms Sharon Elcock & Mr Paul Wood

- 1 The proposed development, if allowed, would lead to the loss of the Hawthorn tree, the subject of Tree Preservation Order No. 19/92 which, in the opinion of the Local Planning Authority, makes an important contribution to the amenity of the site and locality.



INVESTORS IN PEOPLE

Application No : 08/00660/FUL      Decision : **Application Permitted**  
Location : 116 High Street Rayleigh  
Proposal : Two Storey Rear Extension to Business Premises.  
(Revised Application to include Rear Staircase and  
Additional Rear Door)  
Applicant : ELS & Cole

Application No : 08/00662/FUL      Decision : **Application Permitted**  
Location : 115 Rectory Avenue Ashington  
Proposal : Erect 1.0 Metre High Black Railings to Front and Side  
Boundary of Property  
Applicant : Mr Kashpal Bhogal

Application No : 08/00664/FUL      Decision : **Application Withdrawn**  
Location : Rushley Cottage The Common Great Wakering  
Proposal : Demolish Existing House and Farm Buildings and  
Construct Ten Homes  
Applicant : Mr Chris Wheatcroft

Application No : 08/00667/FUL      Decision : **Application Permitted**  
Location : 5 Mornington Avenue Rochford  
Proposal : Convert Existing Hipped Roof to Form Gable End.  
Applicant : Mr Gerald Jeffries

Application No : 08/00668/FUL      Decision : **Application Permitted**  
Location : 3 Mornington Avenue Rochford  
Proposal : Hip to Gable Roof Extension to Create Rooms in  
Roofspace Incorporating 2 No. Pitched Roofed Front  
Dormers and Flat Roofed Rear Dormer. Demolish Existing  
Garage and Construct Single Storey Flat Roofed Rear  
Extension. Construct Car Port to Side.  
Applicant : Mr Ryan Stephenson

Application No : 08/00669/FUL      Decision : **Application Permitted**  
Location : 15 Banyard Way Rochford  
Proposal : Single Storey Side Extension With Pitched Roof and  
Reposition Fence to Side.  
Applicant : Mr A. K. Butcher



Application No : 08/00673/FUL                      Decision : **Refuse Planning  
Permission**

Location : 16 Silverthorn Close Rochford  
Proposal : Construct Two Storey Pitched Roofed Side Extension  
Applicant : Mrs Linda Bryan

- 1        The proposal does not maintain a distance of 1 metre separation from the side extension proposed to the boundary of the site with No. 18 Silverthorn Close at first floor level. This resulting close proximity would fail to provide sufficient isolation space at first floor level to the neighbouring dwelling and would result in an unsatisfactory relationship to No. 18 Silverthorn Close contrary to part (ix) of Policy HP6 of the Rochford District Replacement Local Plan 2006. Furthermore, the loss of open space between dwellings would prove visually detrimental to the spacious appearance of the group of dwellings to which the site is part.
- 2        The proposal by virtue of its height and close proximity to the boundary with No. 18 would increase the degree of overshadowing to this neighbouring property. The resulting loss of light to No. 18 would have a detrimental effect upon the amenity that ought reasonably be expected to be enjoyed by the occupiers of this neighbouring property. The loss of light to No. 18 is caused by the relationship of the proposed development to existing buildings and is therefore contrary to part (ix) of Policy HP6 of the Rochford District Replacement Local Plan 2006.

Application No : 08/00679/FUL                      Decision : **Refuse Planning  
Permission**

Location : 9 Heron Gardens Rayleigh  
Proposal : Construct Single Storey Pitched Roofed Side Extension.  
Construct 1.8m High Boundary Wall at Edge of Pavement  
Incorporating Land to be Included as an Extension of  
Existing Garden Area.  
Applicant : Mr & Mrs Wilce

- 1        The proposed enclosure of the area of land between No. 9 and the highway boundary would result in a loss of an important amenity area which is part of the original layout of the estate and forms part of the character and increases the amenity enjoyed by residents to the area more generally. If allowed the proposal would result in the loss of an open area proving detrimental to the character and appearance of the estate contrary to Policy HP 18 to the Rochford District Replacement Local Plan (2006).



INVESTORS IN PEOPLE

Application No : 08/00680/FUL      Decision : **Refuse Planning Permission**  
Location : 20 Kings Road Rayleigh  
Proposal : Demolish Existing Dwelling and Erect Two Semi-Detached 3 Bed Chalet Style Dwellings and Altered Vehicular Access.  
Applicant : Mr Roger Simmons

- 1 The site is of a width unacceptable to the Local Planning Authority for the semi detached dwellings suggested and would result in an over-development of the site, giving rise to a cramped appearance incompatible with and proving detrimental to the existing street scene. The adopted design policies of the Local Planning Authority state, with regard to infill housing developments, that the minimum site frontage for a pair of semi detached dwellings shall ordinarily be 15.25m or be of such frontage and form compatible with the existing form and character of the area within which they are to be sited.

Application No : 08/00683/CON      Decision : **Grant Conservation Area Consent**  
Location : 80 West Street Rochford  
Proposal : Demolish 4 No. Garages on Part of Site.  
Applicant : Tesco Stores PLC.

Application No : 08/00684/FUL      Decision : **Application Permitted**  
Location : 59 Rochford Garden Way Rochford  
Proposal : Construct Ground Floor Front Extension to Form Cloakroom  
Applicant : Mr Martin Reddington

Application No : 08/00685/FUL      Decision : **Application Permitted**  
Location : 27 Victoria Road Rayleigh  
Proposal : Two Storey Side and Rear Extension with First Floor Rear Balcony  
Applicant : Mr And Mrs Hodson



Application No : 08/00687/FUL                      Decision : **Refuse Planning  
Permission**  
Location : 29 Parklands Rochford  
Proposal : Form Rooms in Roofspace Incorporating Flat Roofed Front  
and Rear Dormers and First Floor Window to Side.  
Applicant : Mr Terry Priest

1        The proposed rear dormer extension by reason of the size, design and appearance and not maintaining a substantial verge below the dormer, would be an intrusive form of development out of scale and contrary to Policy HP 6 of the Councils Replacement Local Plan (2006).

Application No : 08/00688/FUL                      Decision : **Application Permitted**  
Location : 67 Ashcombe Rochford  
Proposal : Demolish Existing Detached Garage to Rear. Construct  
Attached Garage/Store to Side and Single Storey Flat  
Roofed Rear Extension.  
Applicant : Mr Lee Hughes

Application No : 08/00690/FUL                      Decision : **Application Permitted**  
Location : 28 High Road Rayleigh  
Proposal : Installation of Ventilation Louvres to Window Apertures  
Applicant : British Telecommunication PLC

Application No : 08/00692/FUL                      Decision : **Application Permitted**  
Location : 2 Woodlands Close Hockley  
Proposal : Hip to Gable Roof Extension to Form Rooms in Roofspace  
with Pitched Roofed Dormer and Rooflight to Front, First  
Floor Window to Side and Flat Roofed Dormer to Rear.  
Demolish Rear Conservatory and Construct Single Storey  
Flat Roofed Rear Extension.  
Applicant : Miss Wendy Bailey

Application No : 08/00693/FUL                      Decision : **Refuse Planning  
Permission**  
Location : Willow Pond Farm Lower Road Hockley  
Proposal : Revised Application for Detached Four Bedroomed  
Bungalow Including Re-Design of Foundations  
Incorporating Cellar as Non Habitable Floorspace.  
Applicant : Mr Mark Venneear



INVESTORS IN PEOPLE

- 1 The site is within an area of Metropolitan Green Belt as defined in The Rochford District Replacement Local Plan (2006). The proposal by way of the provision of a basement would result in an oversized and disproportional building considered to be inappropriate development and contrary to Policies R1 and R3 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 R5 and R6 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 resultant building would undermine the consistent approach followed by the Local Planning Authority in the consideration of new dwellings proposed within the Metropolitan Green Belt and would if allowed make the established approach more difficult to sustain potentially resulting in further harm to the Green Belt by way of further provision of oversized dwellings.

Application No : 08/00694/FUL      Decision : **Application Permitted**  
Location : 100 Sutton Road Rochford  
Proposal : Roof Alterations Including Extending Gable End Wall and Constructing Half Hipped Roof with Rooflight. Insert Front Pitched Roof Dormer and Roof Light. Flat Roof Rear Dormer and Rear Rooflight.  
Applicant : Mr A And Mrs C Cozens

Application No : 08/00697/FUL      Decision : **Application Permitted**  
Location : 11 Somerset Avenue Rochford  
Proposal : Single Storey Sloped Roofed Rear Extension  
Applicant : Mrs Anita Blakesley

Application No : 08/00698/FUL      Decision : **Application Permitted**  
Location : 34 Etheldore Avenue Hockley  
Proposal : Construct Two Storey Pitched Roofed Rear Extension  
Applicant : Mr And Mrs A.J. & H.L. Allen

Application No : 08/00699/FUL      Decision : **Application Permitted**  
Location : Barling Hall Church Road Barling Magna  
Proposal : Construct Sloped Roofed Rear Dormer  
Applicant : Mr Ross Young



INVESTORS IN PEOPLE

Application No : 08/00701/FUL      Decision : **Application Permitted**  
Location : 3 Bramfield Road East Rayleigh  
Proposal : Loft Conversion with Flat Roofed Front and Rear Dormers  
and Side Window to First Floor.  
Applicant : Mr John Woodgate

Application No : 08/00703/FUL      Decision : **Application Permitted**  
Location : Land Rear Of 21 Woodlands Road Hockley  
Proposal : Erect Detached Four Bedroomed House Fronting  
Woodpond Avenue (Revised Application to Previous  
Approval)  
Applicant : Mr B Wright

Application No : 08/00704/FUL      Decision : **Refuse Planning  
Permission**  
Location : Bluebell Lodge Rayleigh Downs Road Rayleigh  
Proposal : Extend Detached Garage to Side and Construct New  
Pitched Roof Over Incorporating Bed Sit Accommodation  
with 2no. Flat Roofed Dormers to Front and Rooflights to  
Rear in Roof  
Applicant : Mr Philip Nossel

- 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 the 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 and its openness is not impaired.

The proposal for the development of this site does not fall into any of the categories defined in Policy R1 and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently justify overriding the strong presumptions against the construction of new dwellings in the Green Belt.



INVESTORS IN PEOPLE

Application No : 08/00705/FUL      Decision : **Refuse Planning Permission**

Location : 28 Stambridge Road Rochford  
Proposal : Construct Single Storey Flat Roofed Rear Extension,  
Construct Pitched Roofed Dormer to Side With Rooflights  
to Front and Rear and Convert Building into 2 No. Self  
Contained Flats.

Applicant : Wilson And Wells Property Ltd

- 1 The proposal, by way of the increased intensity in use of the upper floor room to a kitchen to serve the first floor flat proposed, would result in unacceptable conditions of overlooking from the resultant kitchen window detrimental to the reasonable expectations of privacy and amenity that ought reasonably be expected to be enjoyed by residents adjoining the site and contrary to part (viii) to policy HP6 and part (iii) to policy HP16 to the Rochford District Replacement Local Plan (2006).
- 2 The proposal, by way of the layout conflict between the lounge to the first floor flat proposed and the adjacent bedroom areas to the adjoining dwelling No. 30 Stambridge Road, would result in a loss of residential amenity detrimental to the expectations of quiet that ought reasonably be expected to be enjoyed by those adjoining residents and contrary to part (iv) to policy HP16 to the Rochford District Replacement Local Plan (2006).
- 3 The proposal, by way of the proposed car parking layout, fails to provide adequate parking and manoeuvring of vehicles within the site to ensure vehicles regularly visiting the site could enter and exit the site in forward gear. If allowed, the proposal would result in difficult manoeuvring movements within the site and possible reversing out onto the highway to the detriment of pedestrian and vehicular safety.
- 4 The proposal, by way of the provision of car parking and turning to the rear of the site, would be detrimental to the quiet character of the rear garden areas adjoining the site to the detriment of the amenity that those adjoining occupiers and occupiers of the flats proposed ought reasonably expect to enjoy and contrary to part (iii) to policy HP16 to the Rochford District Replacement Local Plan (2006).

Application No : 08/00706/FUL      Decision : **Refuse Planning Permission**

Location : 12 Orchard Avenue Hockley  
Proposal : Subdivide Plot and Construct Detached Two Bedroomed  
Bungalow at Rear. Remove Existing Garage and Form  
Access Drive Off Orchard Avenue, Widen Existing  
Vehicular Crossover and Provide Off Street Parking to  
Front Of Existing Dwelling.

Applicant : Mr N And Mrs N Sparkes



INVESTORS IN PEOPLE

- 1 The proposal by way of the very close proximity of the proposed access drive to the dwelling of no.12 Orchard Avenue would give rise to noise, vibration and disturbance detrimental to the amenity that residents to both those dwellings ought reasonably be expected to enjoy. The proposal therefore would fail to provide a satisfactory means of access contrary to Policy HP14 (i) and (iv) to the Rochford District Replacement Local Plan (2006).
- 2 The proposal would result in an over development of the site failing to provide sufficient private amenity space for bungalow proposed. If allowed the development would provide insufficient private amenity space for sitting out, limited open storage, drying and limited recreation for occupiers of the dwelling, detrimental to the expectations those occupiers ought reasonably expect to enjoy.
- 3 As far as can be determined from the submitted plans there does not appear to be sufficient space adjacent to the proposed bungalow to enable a vehicle to turn and approach the highway on forward gear. This would lead to vehicles reversing in to or from Orchard Avenue and would result in an unacceptable degree of hazard to all road users to the detriment of highway safety. The proposal would therefore be contrary to Policy 1.1 (safety) of Appendix G of the Local Transport Plan 2006/2011.

Application No : 08/00707/FUL                      Decision : **Application Permitted**  
Location : 12 Mount Avenue Rayleigh  
Proposal : Single Storey Rear Extension  
Applicant : Mr Tom Nevill

Application No : 08/00709/FUL                      Decision : **Application Permitted**  
Location : Wyburns County Junior School Nevern Road Rayleigh  
Proposal : Installation of 20 No. Solar Panels on Existing Flat Roof  
Applicant : Mr Mervyn Pocock

Application No : 08/00710/FUL                      Decision : **Application Permitted**  
Location : 4 Johnson Close Rochford  
Proposal : Form Rooms in Roof Space Incorporating Pitched Roofed Front Dormer, First Floor Window to Side and Flat Roofed Rear Dormer.  
Applicant : Mrs S Reynolds

Application No : 08/00711/COU                      Decision : **Refuse Planning Permission**  
Location : Honeypots Gusted Hall Lane Rochford  
Proposal : Parking of 5 Light Business Vehicles Within Existing Building  
Applicant : Mr Geoff Horwood



INVESTORS IN PEOPLE



- 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 the 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 and its openness is not impaired.

The proposal for the development of this site does not fall into any of the categories defined in Policy R1 and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently justify overriding the strong presumptions against the construction of new dwellings in the Green Belt.

- 2 The proposal by virtue of the substantial bulk of the additions within the roof, in particular the elongated ridgeline and design and scale of the proposed front and rear dormers, results in an over dominant roofscape that significantly detracts from the prevailing character and appearance of the dwelling and is detrimental to the surrounding street scene

Application No : 08/00720/FUL                      Decision : **Refuse Planning Permission**

Location : 92 Southend Road Rochford  
Proposal : Roof Alterations to Create Rooms in Roof. Including Changing Hipped Roof to Gable End and Insert Front and Rear Dormers.  
Applicant : Mr Mark Harris

- 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 the 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 and its openness is not impaired.

The proposal for the development of this site does not fall into any of the categories defined in Policy R1 and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently justify overriding the strong presumptions against the construction of new dwellings in the Green Belt.



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- 2 The proposal by virtue of the substantial bulk of the additions within the roof, in particular the elongated ridgeline and design and scale of the proposed front and rear dormers, results in an over dominant roofscape that significantly detracts from the prevailing character and appearance of the dwelling and is detrimental to the surrounding street scene.

Application No : 08/00721/FUL Decision : **Application Permitted**  
Location : 40 Chestnut Close Hockley  
Proposal : Construct Single Storey Flat Roofed Rear Extension  
Applicant : Mr Jim Robinson

Application No : 08/00723/FUL Decision : **Refuse Planning Permission**  
Location : Yaga 37 Cheapside West Rayleigh  
Proposal : Demolish Existing Detached Garage and Construct Detached Three Bedroomed Bungalow and Detached Garage to Rear of Existing Dwelling. Widen Existing Vehicular Crossover and Form Access Drive.  
Applicant : Mr Mark Darley

- 1 The development is considered to be an undesirable form of backland development harmful to the character and appearance of the site and surrounding area. If permitted the development would have a poor relationship with the surrounding dwellings, likely to give rise to significant detrimental impacts to residential amenity, contrary to Policy HP14 part (ii) to the Rochford District Replacement Local Plan (2006).
- 2 The proposal by way of the very close proximity of the proposed access drive to the dwelling of no. 37 Cheapside West would give rise to noise, vibration and disturbance detrimental to the amenity that residents of the dwelling ought reasonably be expected to enjoy. The proposal therefore would fail to provide a satisfactory means of access contrary to Policy HP14 (i) and (iv) to the Rochford District Replacement Local Plan (2006).

Application No : 08/00724/FUL Decision : **Application Permitted**  
Location : 7 Woodlands Close Rayleigh  
Proposal : Construct Two Storey Side Extensions to Both Sides of the Property With Front Dormer. Reclad all External Walls With Weatherboarding.  
Applicant : Mr Tim Freeman



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Application No : 08/00725/FUL      Decision : **Application Permitted**  
Location : 36 Helena Road Rayleigh  
Proposal : Roof Alterations Including Changing Hipped Roof to Gable  
End. Insert Pitched Roof Front Dormers and Flat Roof Rear  
Dormer. Single Storey Rear Extension with Part Pitched  
Roof and Part Flat Roof. Infill Under Front Canopy with  
Single Storey Extension.  
Applicant : Mr And Mrs B Howard

Application No : 08/00726/FUL      Decision : **Application Permitted**  
Location : 155 New Road Great Wakering  
Proposal : Part Two Storey Part Single Storey Side and Rear  
Extension  
Applicant : Mr Barry Bush

Application No : 08/00727/FUL      Decision : **Application Permitted**  
Location : 84 Burnham Road Hullbridge  
Proposal : Form Rooms in Roofspace Incorporating Pitched Roofed  
Front Dormer, Flat Roofed Rear Dormer With Juliet Balcony  
and 2 No. Windows to Side at First Floor.  
Applicant : Mr & Mrs Harris

Application No : 08/00729/COU      Decision : **Application Permitted**  
Location : Hambro Nursery Chelmsford Road Rawreth  
Proposal : Change Use of Building From Horticultural Storage to Use  
Class B8 Use For Storage or as a Distribution Centre.  
Applicant : Mr J Smith (M D Smith And Son)

Application No : 08/00731/FUL      Decision : **Application Permitted**  
Location : 18 Upway Rayleigh Essex  
Proposal : Construct Conservatory to Rear  
Applicant : Mr Nield

Application No : 08/00734/FUL      Decision : **Application Permitted**  
Location : White Horse 66 North Street Rochford  
Proposal : Construct Hanging Canopy to Side to Form Smoking  
Shelter and Construct Railing Fence to Front Forecourt and  
Beer Garden.  
Applicant : Mr Beaton



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Application No : 08/00736/FUL      Decision : **Application Permitted**  
Location : 39 Laburnum Way Rayleigh  
Proposal : Construct Conservatory to Side  
Applicant : Mr And Mrs Crawford

Application No : 08/00738/FUL      Decision : **Application Permitted**  
Location : 73 Philbrick Crescent West Rayleigh  
Proposal : Construct Single Storey Rear Extension.  
Applicant : Mr Hodgetts

Application No : 08/00739/FUL      Decision : **Application Permitted**  
Location : 117 Leslie Road Rayleigh  
Proposal : Construct Single Storey Side Extension to Front of Existing  
Garage to Form Store and Games Room.  
Applicant : Mr & Mrs R. Coventry

Application No : 08/00740/ADV      Decision : **Grant Advertisement  
Consent**  
Location : Petrol Filling Station Cherry Orchard Way Rochford  
Proposal : Install 5.5m High I.D Sign, Canopy Fascia Signs (2 No.),  
Canopy Helios Sign and Wash Fascia Signs (4 No.)  
Applicant : Toomeys Of Rochford

Application No : 08/00747/FUL      Decision : **Application Permitted**  
Location : 6 Silverthorn Close Rochford  
Proposal : Extend Existing Rear Dormer. Construct Conservatory and  
Extension to Rear.  
Applicant : Mr Martin Tyrrell

Application No : 08/00748/FUL      Decision : **Application Permitted**  
Location : 79 Louis Drive Rayleigh  
Proposal : Remove Existing Roof, Construct Front Bay and Side and  
Rear Extensions and Construct New First Floor With  
Pitched Roof Incorporating Pitched Roofed Front and Rear  
Dormers.  
Applicant : Mr & Mrs White



Application No : 08/00751/FUL            Decision : **Refuse Planning  
Permission**  
Location : 1 Clifton Road Rochford  
Proposal : Demolish Existing Bungalow and Construct 2 No. Detached  
Four Bedroomed Houses With Integral Garages. Form New  
Vehicular Crossovers.  
Applicant : Mr P Hills

- 1        The proposal by way of the significant depth and bulk of the dwellings proposed particularly at first floor would prove dominant and overbearing to the street scene and the group of existing bungalows in which the site would be part resulting in a development out of scale and form with the group of bungalows adjoining the site and resulting in a poor relationship to those existing bungalows and their appearance within the street contrary to parts (ix) and (x) to Policy HP6 to the Rochford District Replacement Local Plan (2006).

Application No : 08/00757/FUL            Decision : **Application Permitted**  
Location : 5 Kensington Way Hockley  
Proposal : Construct Single Storey Sloped Roofed Front Extension  
Applicant : Mrs Jill Patrick

Application No : 08/00761/FUL            Decision : **Application Permitted**  
Location : 10 Hillview Road Rayleigh  
Proposal : Convert Integral Garage to Habitable Room. Widen  
Existing Opening to Driveway and Extend Hardstanding.  
Internal Alterations and Insert New Door to Side (West)  
Elevation.  
Applicant : Mrs Riley

Application No : 08/00764/FUL            Decision : **Application Permitted**  
Location : 8 Chevening Gardens Hockley  
Proposal : Rear Conservatory  
Applicant : Mr & Mrs Rodwell



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