

PLANNING DECISIONS SEPTEMBER 2007

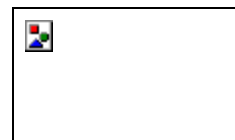
Application No : 06/00901/FUL Decision : **Application Permitted**
Location : 58 High Road Hockley
Proposal : Demolish Existing Two Storey Side Extension and
Construct Two Storey Side and Single Storey Front
Extensions
Applicant : John And Lynne Browning

Application No : 06/01015/FUL Decision : **Application Permitted**
Location : 4A And 4 East Street Rochford
Proposal : Convert Existing Off Licence and Flat Into 4 No. Self
Contained Flats With External Alterations
Applicant : Mr J Woodthorpe

Application No : 07/00068/OUT Decision : **Refuse Outline
Planning Permission**
Location : Land Adjacent 155 New Road Great Wakering
Proposal : Outline Application for 3 Bed Detached Two Storey
Dwelling
Applicant : Mr B Bush

- 1 The site is located within Zone 3 of the Flood Risk Area as identified within Local Plan. Whilst this application is accompanied by a flood risk assessment it is considered that it does not adequately address all of the issues necessary for the Council to make an informed judgement as to the risk to life and property from this development. In the absence of this information it is considered that the development would be contrary to the advice contained within PPS25 (Development and Flood Risk) and also Policy NR11 of the Replacement Local Plan.

Application No : 07/00102/FUL Decision : **Refuse Planning
Permission**
Location : 72 High Road Rayleigh
Proposal : Demolition of Industrial Building and Construction of One
House with Access onto the High Road
Applicant : Mr J Browning



- 1 The proposed development, in terms of its size, first floor extension and relationship with the surrounding properties/plots is considered to be incompatible with the character of the location creating an unacceptable and over-dominant relationship with the adjoining properties of High Road and Holly Tree Gardens. This will have a serious and adverse impact upon the amenities enjoyed by the occupiers of the nearby properties/plots.

Application No : 07/00350/FUL Decision : **Refuse Planning Permission**

Location : Land West Of Boston Avenue Cheapside West Rayleigh
Proposal : Construct Two Detached and Two Semi-Detached Three Storey Houses With Garages and Access
Applicant : Mr M Talbot

- 1 The application is not supported by a full ecological assessment of the site and surrounding areas as informed by paragraph 1 of PPS 9 Biodiversity and Geological Conservation and in the absence of this information it is considered that the proposal may result in harm to protected species and/or their habitat.

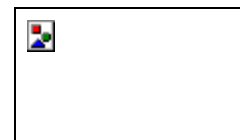
Application No : 07/00464/FUL Decision : **Refuse Planning Permission**

Location : 70 The Chase Rayleigh
Proposal : Creation of External Patio Area with 2 x 4m x 4m Jumbrellas with Lighting and Heating to the Rear of Main Building
Applicant : Orchid Pub Operations Ltd

- 1 The proposal, given the short distance to the boundary with residential properties in Lodgelands Close, adjacent to the site and the likelihood that it will become a focused concentration for customers use together with the relocation of the external seating closer to the boundary it is likely to result in a loss of residential amenity to the occupiers of the nearby dwellings through noise and general disturbance throughout the year.

Application No : 07/00471/FUL Decision : **Refuse Planning Permission**

Location : 197 Southend Road Rochford
Proposal : Single Storey Rear Pitched Roof Extension and Conservatory.
Applicant : Mrs J O'Connor



- 1 The proposal is an overdevelopment of the original property which due to its size, and mass would be out of scale with the neighbouring properties and as such would have a detrimental effect on the amenities of adjoining residents including loss of privacy. The proposal would therefore be contrary to the Rochford District Local Plan Policy H6.

Application No : 07/00506/FUL Decision : **Application Permitted**
Location : 61 Park Gardens Hawkwell
Proposal : Demolish Existing Garage and Conservatory and Erect
Single Storey Rear Extension
Applicant : Mr And Mrs Hook

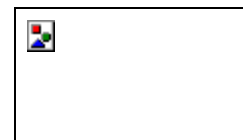
Application No : 07/00527/FUL Decision : **Application Permitted**
Location : 16 Victoria Drive Great Wakering
Proposal : Part Garage Conversion and Rear Extension
Applicant : Mr Kevin Fitzsimmons

Application No : 07/00536/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 25 Woodlands Road Hockley
Proposal : Proposed New 5 Bedroomed Property With Integral Garage
and New Vehicular Crossover to Land Rear of 25
Woodlands Road, Fronting Woodpond Avenue, Hockley.
Applicant : Mr And Mrs Longhurst

- 1 The proposed arboricultural report that supported the application is considered to be inadequate and deficient in detail in respect of the implications of the development upon the long term health and vitality of the preserved tree which is located on the site. In the absence of this information the Council can not fully assess the arboricultural impacts of the proposal and in the absence of that information the development is likely to adversely impact upon tree which if affected/damaged or lost would materially affect the character of the site and surrounding area.

- 2 The proposal given the size, scale, design and appearance of the property would be an intrusive, development that would be out of character with the prevailing uniform style of the properties in the Woodpond Avenue estates and would therefore harmful to the character and appearance of the site and surrounding area

Application No : 07/00550/FUL Decision : **Application Permitted**
Location : 48B Main Road Hockley
Proposal : Loft Conversion Incorporating Hip to Gable Roof Extension
and Front and Rear Dormer Windows
Applicant : Mrs Clare Raven

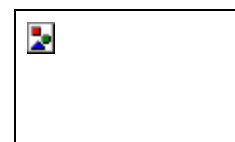


Application No : 07/00576/FUL Decision : **Application Permitted**
Location : Land Adjoining 1 Ropers Farm Cottages Mucking Hall
Road Barling Magna
Proposal : Demolition of Existing Stable, Erect New Block Complex
Comprising 6 Loose Boxes, 2 Hay Stores and One Storage
Unit. Timber Construction. Personal Use Only.
Applicant : Mr And Mrs J K White

Application No : 07/00582/FUL Decision : **Refuse Planning
Permission**
Location : 9 Bull Lane Rayleigh
Proposal : Demolition of 9 + 11 Bull Lane, Rayleigh and Associated
Out Buildings, and Erection of 16 x Two Bedroom and 3 x
One Bedroom Retirement Apartments, in Part 2 Storey Part
3 Storey Building, with 12 Parking Spaces.
Applicant : Sandhurst Newhomes Limited (Mr B. Strickland)

- 1 The proposed building is considered to be out of scale with its surroundings and be an overdevelopment of the site. Furthermore, of the excessive depth and flat roofed element, and the relationship of the ground floor units to the footpath on the Bull Lane element of the scheme is considered to give rise to a poorly designed and proportioned building, that would be intrusive and out of character with the site and surrounding area as well as giving rise to a form of development that would result in unacceptable living conditions to the occupiers of these ground floor units.
- 2 The application is considered to be deficient in detail in respect of the interconnectivity between the site and town centre and other services likely to be used by the users and occupiers of this development. The absence of this information is considered to result in a poorly located and accessible site given the local highway network, pedestrian crossing points and distance to support services (shops and medical facilities).
- 3 The scheme does not provide any affordable housing units as required by policy HP8 of the Replacement Local Plan and also PPS3 Housing. The failure to provide any affordable housing would result in a lack of affordable housing infrastructure across the District.

Application No : 07/00587/FUL Decision : **Refuse Planning
Permission**
Location : 8 Weir Gardens Rayleigh
Proposal : Demolition of Existing Dwellings and Redevelopment of
Site to Provide a Three Storey Building Containing 14 Flats;
Associated Parking and New Vehicular Access.
Applicant : Mr S Barker



- 1 The proposal by reason of its size, scale and design would be intrusive and unneighbourly development, out of scale and character with the prevailing pattern of residential development in the locality.

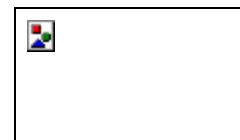
Application No : 07/00588/FUL Decision : **Application Permitted**
Location : Former Park School Rawreth Lane Rayleigh
Proposal : Alterations to Approved ASDA Store Building Comprising Covered Walkway to Car Parking Area, Provision of Smoking Shelter to Staff Parking Area, Provision of External Cash Machine Pod and Removal of one Car Parking Space, Provision of Draft Lobby to Store Entrance, Raise Height of Service Yard Wall From 1.8m to 3m, Revised Layout of Service Yard, Revised Location of Trees to Car Park, Extension of Entrance Canopy, Revised Elevations of Store to Show Location of Cash Office Transfer Unit, Provision of 2 No. First Floor Windows to Staff Restaurant and Training Room, Reduced Size of Curtain Walling Panels, Provision of Additional Fire Exit to North Elevation and Revised Position of Roof Plant.
Applicant : Asda Stores Ltd

Application No : 07/00596/FUL Decision : **Application Permitted**
Location : 1 Church Road Barling Magna Southend-On-Sea
Proposal : Single Storey Front Extension
Applicant : Mr And Mrs B Smith

Application No : 07/00602/FUL Decision : **Application Permitted**
Location : 116 High Street Rayleigh
Proposal : Two Storey Rear Extension to Business Premises
Applicant : Anthony Cole

Application No : 07/00623/FUL Decision : **Application Permitted**
Location : 10 Canewdon View Road Ashingdon
Proposal : Two Storey Side Extension and Form Rooms in the Roofspace Incorporating 2 No. Pitched Roofed Dormers and Rooflight to Front and Flat Roofed Rear Dormer.
Applicant : Mr And Mrs Price

Application No : 07/00624/FUL Decision : **Application Permitted**
Location : 40 Pearsons Avenue Rayleigh
Proposal : Construct Pitched Roofed Single Storey Front and Rear Extensions and Pitched Roofed Two Storey Side Extension.
Applicant : Mr And Mrs Lamb



Application No : 07/00640/COU Decision : **Grant Planning
Permission (COU)**
Location : 32 Main Road Hockley
Proposal : Change of Use of Retail Unit (Class A1) to Restaurant
(Class A3). Opening Hours Monday to Sunday Midday to
11.00pm.
Replace Existing Shop Front with New Frontage Brought
forward Flush with Front Wall.
Applicant : Mr A Georgiou

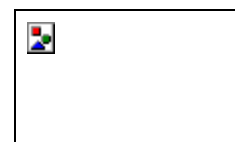
Application No : 07/00642/LBC Decision : **Application Permitted**
Location : 31 North Street Rochford
Proposal : Replace UPVC Window With Timber Window
Applicant : Lisa Major

Application No : 07/00646/FUL Decision : **Application Permitted**
Location : 11 Beech Avenue Rayleigh
Proposal : Rear Conservatory
Applicant : Mr Godfrey

Application No : 07/00647/FUL Decision : **Application Permitted**
Location : 19 Highfield Crescent Rayleigh
Proposal : Single Storey Side and Rear Extension Incorporating
Garage and Workshop Store
Applicant : Mr And Mrs G Smith

Application No : 07/00648/ADV Decision : **Refuse Planning
Permission**
Location : 53 Hullbridge Road Rayleigh
Proposal : Illuminated Shop Sign 5.7m Wide and 0.575m High
Located Above Flat Roof Fascia to Upper Front Wall.
Applicant : Hambro Post Office And Store

- 1 The proposal by way of the provision of the proposed sign above the proper fascia and for the width of the frontage of the shop unit would detract from the character of the building and would add significantly to the proliferation of advertising material on the premises and the parade more generally proving detrimental to residential amenity afforded to the street scene contrary to Policy SAT 11 to the Council's Adopted Local Plan (2006).



Application No : 07/00649/FUL Decision : **Application Permitted**
Location : 66 Woodlands Road Hockley
Proposal : Rear Conservatory
Applicant : D R Dickel

Application No : 07/00650/FUL Decision : **Application Permitted**
Location : 21 Woodlands Road Hockley
Proposal : Erect Detached Four Bedroomed Dwelling
Applicant : Mr And Mrs Deedman

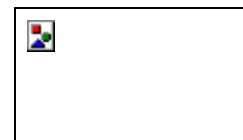
Application No : 07/00654/FUL Decision : **Refuse Planning
Permission**
Location : 27 Rayleigh Avenue Eastwood
Proposal : Extensions to Existing Bungalow to Create 3 - Bed Two
Storey House
Applicant : Mr And Mrs Lehmann

- 1 The proposal by reason of its size, scale and location close to the boundaries with the adjacent neighbours, would be an intrusive and unneighbourly addition and would have a serious and adverse effect on the amenities enjoyed by the occupants of the neighbouring properties and would be out of character with other properties in the street scene.

Application No : 07/00655/FUL Decision : **Application Permitted**
Location : 190 Plumberow Avenue Hockley
Proposal : Demolish Existing Dwellings and Construct One Pair of
Semi Detached Houses to Front and One Detached
Bungalow to Rear With Access
Applicant : Crouchside Developments Ltd

Application No : 07/00658/FUL Decision : **Application Permitted**
Location : 25 Belchamps Way Hawkwell
Proposal : Two Storey Side Extension
Applicant : Mr And Mrs Rehaag

Application No : 07/00661/COU Decision : **Grant Planning
Permission (COU)**
Location : 124 High Street Great Wakering Southend-On-Sea
Proposal : Change of Use from Retail to Nail Salon Opening Hours
Mon to Weds 09.00 to 18.00, Thurs 09.00 to 20.00, Fri
09.00 to 19.00 and Sat 09.00 to 17.00
Applicant : Mrs Amanda-Jayne Le-mon



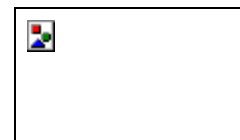
Application No : 07/00663/FUL Decision : **Application Permitted**
Location : 152 Hockley Road Rayleigh
Proposal : Rear Extension. Remove Existing Roof, Raise Ridge Height
Provide New Roof Over Property Including Front and Side
Dormers. Alterations to Side Windows and Door at Ground
Floor.
Applicant : Mr And Mrs Stoner

Application No : 07/00664/FUL Decision : **Application Permitted**
Location : Timber Grove London Road Rayleigh
Proposal : Demolish Existing Building and Construct One Part Two
Storey, Part Single Storey Building Containing 9 No.
Bedrooms With Shared Communal Facilities, One Part Two
Storey, Part Single Storey Building Containing 6 No.
Bedrooms With Shared Communal Facilities and One Two
Storey Building Containing 8 No. Two Bedroomed Flats
With Access and Parking Areas.
Applicant : Swan Housing Association

Application No : 07/00672/ADV Decision : **Grant Advertisement
Consent**
Location : 20 North Street Rochford
Proposal : Illuminated Fascia Sign, Non-Illuminated Hanging Sign and
3 No. Non-Illuminated Signs.
Applicant : J.W. Tate And Sons

Application No : 07/00665/FUL Decision : **Application Permitted**
Location : 2 Hawkley Meade Hockley
Proposal : Install Uncovered (Open) Swimming Pool within Rear
Garden. (7.0m x 4.0m) (Swimming Pool Sited in the Ground
with No Enclosures/Structures Over) and Erect Timber
Outbuilding.
Applicant : Mr Geoffrey Hughes

Application No : 07/00667/FUL Decision : **Application Permitted**
Location : 9 Broadlands Road Hockley
Proposal : Hip to Gable Roof Extension to Create Room in Roofspace
Incorporating Flat Roofed Rear Dormer
Applicant : Mr L Walton

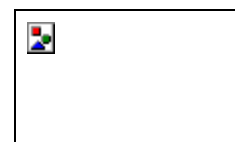


Application No : 07/00669/FUL Decision : **Application Permitted**
Location : 108 Louis Drive West Rayleigh
Proposal : Create Room in Roofspace Incorporating Rooflights to
Front and Flat Roofed Rear Dormer
Applicant : Peter Osborne

Application No : 07/00670/OUT Decision : **Refuse Outline
Planning Permission**
Location : Land Rear Of 23 Woodlands Road Hockley
Proposal : Erect a Detached Bungalow With Parking With Access
From Woodpond Avenue, with Access, Layout and Scale
of the Proposal to be Considered Now; Landscaping and
Appearance of the Building to be Reserved for Susequent
Approval.
Applicant : Mr Gary Griffiths

- 1 The proposal given the narrowness of the plot, the layout and scale as well as the likely design and appearance of the property would give rise to a cramped form of development that would be out of character with the prevailing pattern of development in the locality and would therefore harmful to the character and appearance of the site and surrounding area
- 2 The proposed arboricultural report that supported the application is considered to be inadequate and deficient in detail in respect of the implications of the development upon the long term health and vitality of the preserved trees that are located on and adjacent to the site. In the absence of this information the Council can not fully assess the arboricultural impacts of the proposal and in the absence of that information the development it may adversely impact upon the tree which if affected/damaged or lost would materially affect the character of the site and surrounding area.

Application No : 07/00671/LDC Decision : **LDC Part Permitted
Part Refused**
Location : Thorpe Farm Southend Road Great Wakering
Proposal : Demolition of Existing Rear Extension to be Replaced by
Two Storey Rear Extension (Nett Increase in Volume 115
Cubic Metres) Swimming Pool Enclosure and Garage. All
Permitted by Class A and E of the G.P.D.O. 1995
Applicant : Mr And Mrs Samuels



Application No : 07/00674/LBC Decision : **Refuse Listed Building Consent**

Location : Anchor Inn High Street Canewdon
Proposal : Construct 2 No. 3m x 3m Cone Canopies to Cover Part of Outdoor Seating Area and Refurbish Planter Walls and Construct Decorative Timber Trellis to Wall Top.

Applicant : Punch Taverns

- 1 The development by way of the use of the PVC covering material would be detrimental to the character and appearance of this statutory listed building. Furthermore, it does not preserve or enhance the character of Canewdon High Street Conservation Area.

Application No : 07/00675/FUL Decision : **Application Permitted**

Location : 16 Hollytree Gardens Rayleigh
Proposal : Two Storey Side, Single Storey Rear Extension. Remove Existing Garage

Applicant : Mr And Mrs N. Gibson

Application No : 07/00676/FUL Decision : **Application Permitted**

Location : 396 Rectory Road Hawkwell
Proposal : Single Storey Rear Extension

Applicant : Mr And Mrs G Burt

Application No : 07/00677/FUL Decision : **Refuse Planning Permission**

Location : Anchor Inn High Street Canewdon
Proposal : Construct 2 No. 3m x 3m Cone Canopies to Cover Part of Outdoor Seating Area and Refurbish Planter Walls and Construct Decorative Timber Trellis to Wall Top.

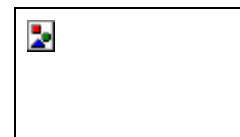
Applicant : Punch Taverns

- 1 The development by way of the use of the PVC covering material would be detrimental to the character and appearance of this statutory listed building. Furthermore, it does not preserve or enhance the character of Canewdon High Street Conservation Area.

Application No : 07/00678/FUL Decision : **Application Permitted**

Location : 69 London Hill Rayleigh
Proposal : Part Two Storey Part Single Storey Side and Rear Extension

Applicant : Mr J Raycraft



Application No : 07/00680/FUL Decision : **Application Permitted**
Location : 69 Queen Elizabeth Chase Rochford
Proposal : Single Storey Side Extension and Rear Extension
Applicant : Mr James Kelly And Mrs Angela Savage

Application No : 07/00681/FUL Decision : **Application Permitted**
Location : 2 Brocksford Avenue Rayleigh
Proposal : Loft Conversion with Front and Rear Dormers
Applicant : Mrs I Nash

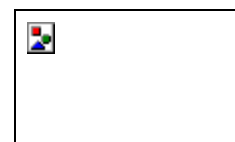
Application No : 07/00683/FUL Decision : **Application Permitted**
Location : 53 Southend Road Hockley
Proposal : Single Storey Rear Extension
Applicant : Elmswood Pharmacy

Application No : 07/00684/FUL Decision : **Refuse Planning
Permission**
Location : Westview Church Road Hockley
Proposal : Erect Detached Garage at Plot 8 Westview Church Road
Hockley
Applicant : Dudley M Ball

- 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 and to Policy C2 of the Essex and Southend-on-Sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the 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 a large garage in the Metropolitan Green Belt to serve a new dwelling with its curtilage in the residentially allocated area will adversely effect the character and openness of the Green Belt contrary to the above policies.

Application No : 07/00686/FUL Decision : **Application Permitted**
Location : 67 London Hill Rayleigh
Proposal : Front Dormers
Applicant : Mr D Jones



Application No : 07/00687/FUL Decision : **Application Permitted**
Location : 16 King Henrys Drive Rochford
Proposal : Loft Conversion with Front and Rear Dormers
Applicant : Mr Harrison

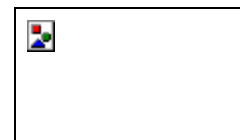
Application No : 07/00688/FUL Decision : **Application Permitted**
Location : 168 Plumberow Avenue Hockley
Proposal : Demolish Existing Dwellings and Construct Four Detached
and Two Semi Detached Bungalows With Access Drive.
Applicant : Mr And Mrs A Baucutt

Application No : 07/00690/FUL Decision : **Application Permitted**
Location : 146 Down Hall Road Rayleigh
Proposal : Single Storey Side and Rear Extension Incorporating
Garage
Applicant : Mr Shaun Clifford

Application No : 07/00691/FUL Decision : **Application Permitted**
Location : The Old Vicarage High Street Canewdon
Proposal : Construct Pitched Roofed Stable Building, Inner Brick Wall
With Arch, Sloped Roofed Orangery Attached to Garden
Wall and Wall and Entrance Gates to Both North and West
Entrances and Rebuild Chimney.
Applicant : Mr P Noonan

Application No : 07/00692/FUL Decision : **Application Permitted**
Location : 30 Louis Drive East Rayleigh
Proposal : Construct Single Storey Flat Roofed Rear Extension.
Construct Flat Roofed Rear Dormer With Balcony to Create
Rooms in Roofspace. Demolish Existing Garage to Rear.
Applicant : Mrs Helen Timmis

Application No : 07/00693/FUL Decision : **Refuse Planning
Permission**
Location : 122 Rectory Road Hawkwell
Proposal : Subdivide Plot and Construct One Detached House With
Integral Garage
Applicant : Page Estates Ltd



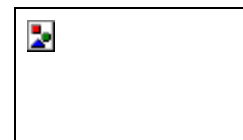
- 1 The proposed dwelling by reason of its depth, scale and position within the plot would be an intrusive and un-neighbourly development resulting in an unsatisfactory relationship to the adjoining dwelling at No. 2 Magnolia Road. If allowed the development would prove detrimental to the amenity that ought reasonably be expected to be enjoyed by the occupiers thereof contrary to parts (ix) and (x) of Policy HP6 to the Council's adopted Local Plan (2006)
- 2 The site is a short distance from Magnolia Nature Reserve and a Site of Special Scientific Interest possible status in relation to Great Crested Newts. The submitted application is not supported by an ecological appraisal of the site with regard to these protected species and as such the Local Planning Authority is unable to consider the possible effect of the proposal upon Great Crested Newts.

Application No : 07/00694/FUL Decision : **Application Permitted**
Location : 12 Creek View Avenue Hullbridge
Proposal : Demolish Existing Dwelling and Construct 2 No. Four
Bedroomed Detached Houses With Integral Garages
Applicant : Page Estates Ltd

Application No : 07/00699/LBC Decision : **Application Permitted**
Location : The Old Vicarage High Street Canewdon
Proposal : Re-build Chimney to House, Part Re-pointing to House
Applicant : Mr P Noonan

Application No : 07/00696/FUL Decision : **Refuse Planning
Permission**
Location : 299 Ferry Road Hullbridge
Proposal : Demolish Existing Dwelling and Construct Two Storey
Building to Provide 8 No. One Bedroomed Flats With
Parking to Front and Amenity Area to Rear.
Applicant : Martin Hughes

- 1 The proposal by way of the extent of windows serving habitable living rooms to the true southern side elevation of the building proposed would be located within too close proximity to the southern boundary of the site giving rise to unreasonable loss of privacy to the occupiers of the adjoining dwelling No. 297 Ferry Road contrary to Policy HP6 part (viii) to the Rochford District Replacement Local Plan (2006). If allowed the resultant loss of privacy would prove detrimental to the amenity that those adjoining occupiers ought reasonably expect to enjoy.



- 2 The Tree Survey submitted in support of the application fails to provide a tree protection plan and sufficient detail of the methodology for excavation associated with the construction within the root protection areas to the preserved trees to enable the Local Planning Authority to properly ensure that the biological demands of the trees would be met as a result of the development. If allowed the proposal could adversely affect the viability and longevity of the two preserved Pine Trees the subject of Tree Preservation Order 35/83 contrary to Policy NR3 to the Rochford District Replacement Local Plan (2006)

- 3 The resultant front elevation to the building proposed would lack sufficient detail by way of entrance features, openings and rhythm of detail of the general presentation of the building to the street proving harmful to the character and appearance to the street scene arising from the layout and setting of the group of buildings in which the building proposed would become part. Furthermore, the depth of the resultant flank elevation would prove over dominating upon the adjoining dwelling No. 297 Ferry Road causing overshadowing to the detriment of the amenity those occupiers ought reasonably expect to enjoy.

Application No : 07/00697/FUL Decision : **Application Permitted**
 Location : 22 Norwich Crescent Rayleigh
 Proposal : Single Storey Side and Rear Extension
 Applicant : Mr And Mrs D Smart

Application No : 07/00704/CON Decision : **Refuse Conservation Area Consent**
 Location : 68 - 72 West Street Rochford
 Proposal : Demolish Existing Buildings and Redevelop Site for 41 No. Flats.
 Applicant : Newman Design And Build Ltd

- 1 The proposal would result in the demolition of existing buildings within the Rochford Conservation Area on a site where no planning permission exists for a detailed scheme for redevelopment of the site and which is without a contract for the erection of a new building being entered into. If allowed the proposal would result in the demolition of existing buildings and the resultant open area of the site that would detract from the character and appearance of the Rochford Conservation Area contrary to Policy BC2 of the Rochford District Replacement Local Plan (2006).

Application No : 07/00705/FUL Decision : **Application Permitted**
 Location : 43 Woodpond Avenue Hockley
 Proposal : Construct a First Floor Extension Over Existing Detached Garage. To Use as a Hobby Room
 Applicant : James A. Fowler



Application No : 07/00706/COU Decision : **Grant Planning
Permission (COU)**
Location : The Factory Shop Magnolia Way Rochford
Proposal : Change of Use and Alteration of Part of First Floor from
Storage to Provide Staff Office Accommodation and
Cafe/Restaurant to be Used by Customers and Staff
Applicant : The Factory Shop (Essex) Ltd

Application No : 07/00707/FUL Decision : **Application Permitted**
Location : Unit 1 Airport Retail Park Rochford
Proposal : Creation of a Mezzanine Floor Providing an Additional
245sq.m of Retail Floorspace
Applicant : Pets At Home

Application No : 07/00711/FUL Decision : **Refuse Planning
Permission**
Location : 71 Southbourne Grove Hockley
Proposal : Hip to Gable Roof Extension to Form Rooms in the
Roofspace Incorporating Pitched Roofed Front and Rear
Dormers and Rooflights and Construct Single Storey Rear
Extension.
Applicant : Mr P Shelley

- 1 The proposal by way of the formation of an asymmetrical gable end to the resultant roof would detract from the strong-hipped roofed character to dwellings in 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 proposal by way of the change from the existing hip to elongated asymmetrical gable and the introduction of a large rear dormer in this location projecting directly off the rear wall of the extended property thereby creating a two storey rear wall with first floor doors and balustrade would be excessive and dominant to the neighbouring properties. If permitted it would be to the detriment of the character and appearance of these semi-detached properties and to residential amenity.

Application No : 07/00713/FUL Decision : **Refuse Planning
Permission**
Location : 76 Canewdon View Road Ashingdon Rochford
Proposal : Demolish Existing Rear Conservatory and Construct Part
Single Storey, Part Two Storey Rear Extension
Applicant : Mr And Mrs Fisher



- 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 and to C2 of the Essex and Southend-on-Sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined 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 and to the openness of the Green Belt.

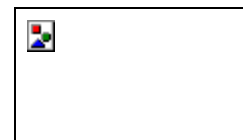
Application No : 07/00716/FUL Decision : **Refuse Planning Permission**

Location : Land Rear Of 27 To 31 Broadlands Road Hockley
Proposal : Construct Three Bedroomed Detached House With Attached Double Garage (Access off Greensward Lane)
Applicant : Mr And Mrs B. Mead

- 1 There is a lack of adequate visibility onto the adjoining highway (Greensward Lane) to the west of the proposed site access due to the curvature of the highway. Such a lack of visibility is likely to be detrimental to highway safety and be contrary to Policy T3 of the Essex and Southend-On-Sea Replacement Structure Plan (2001).

Application No : 07/00717/FUL Decision : **Application Permitted**
Location : 19 Willow Drive Rayleigh
Proposal : Single Storey Flat Roofed Rear Extension.
Applicant : Mr And Mrs Cahill

Application No : 07/00738/ADV Decision : **Application Permitted**
Location : 46 High Street Rayleigh
Proposal : Internally Illuminated Fascia and Projecting Box Sign. (Text Only to be Illuminated)
Applicant : CWS Retail Financial Services



Application No : 07/00748/FUL Decision : **Application Permitted**
Location : St Teresa's Roman Catholic School Ashingdon Road
Rochford
Proposal : Replacement of Boundary Fencing and Playground
Alterations and New Bikeshed
Applicant : St Teresa's Catholic Primary School

Application No : 07/00773/FUL Decision : **Application Withdrawn**
Location : 11 Brooklyn Drive Rayleigh
Proposal : Extend Kitchen at Rear Ground Floor, Provide Staircase in
Existing Bathroom, Increase Roof Height of Former
Extension to Match Existing and Form Three Bedrooms,
Bathroom and Shower Room in Roofspace With Front and
Rear Dormers
Applicant : Mr Donald Masters

Application No : 07/00815/FUL Decision : **Application Withdrawn**
Location : Fire Station South Street Rochford
Proposal : Removal of Existing Crittal windows and Timber Sub-
Frames and Replacement With White UPVC (Spectus
Profile) Windows to Match Existing Fenestration Pattern.
Applicant : Essex County Fire And Rescue Services

Application No : 07/00843/FUL Decision : **Application Withdrawn**
Location : 11 Brooklyn Drive Rayleigh
Proposal : Construct Single Storey Flat Roofed Rear Extension, Raise
Ridge Height and Create Rooms in the Roofspace
Incorporating 3 No. Pitched Roofed Front Dormers and Flat
Roofed Rear Dormer.
Applicant : Mr Donald Masters

