



Rochford District
Council

PLANNING DECISIONS APRIL 2007

Application No : 06/00468/FUL Decision : **Application Permitted**
Location : Land Rear Of 132 - 134 New Road Great Wakering
Proposal : Erect 4 Bedroom Two Storey Detached Dwelling with
Integral Garage (resubmission of 05/00954/FUL with the
addition of Rear Rooflights to Create Bedroom 4)
Applicant : G Marks

Application No : 06/00999/FUL Decision : **Application Permitted**
Location : 29 Castle Road Rayleigh
Proposal : Convert 3 Bed Semi into 2 No. One Bed Flats with Parking
and Amenity Space
Applicant : Mr And Mrs Evers

Application No : 06/01046/FUL Decision : **Application Permitted**
Location : 56 Barling Road Great Wakering
Proposal : Roof Alterations Including Hipped Roof to Gable End, Front
and Rear Dormers, with French Doors and Ballustrading to
Rear Elevation
Applicant : Mr Thompson

Application No : 07/00019/FUL Decision : **Refuse Planning
Permission**
Location : Mascot Lodge Magnolia Road Rochford
Proposal : Demolish Existing Dwelling and Construct One Detached
Three Bedroomed Bungalow
Applicant : Mr. D. Wood



INVESTORS IN PEOPLE

Application No : 07/00025/FUL Decision : **Application Permitted**
Location : 111 Daws Heath Road Rayleigh
Proposal : Loft Alteration to Include Extension to Existing Rear
Dormer, Plus Two Front Dormers. Adjoining Single Garage
to Side.
Applicant : Mr And Mrs S. Crockford

Application No : 07/00030/FUL Decision : **Refuse Planning
Permission**
Location : 14 West Street Rochford
Proposal : Construct Disabled Access Ramp With Handrail to Front
and Install 3 No. External Air Conditioning Units on Flat
Roofed Area to Rear of Building.
Applicant : Martin McColl

- 1 The proposal, by way of the resulting reduction in width to the footway, would result in unacceptable and unnecessary congestion on the pavement, particularly on market days and Saturdays when the market square is busy, to the detriment of pedestrian safety.
- 2 The applicant has failed to provide adequate details of any noise attenuation measures in respect of the proposed air conditioning units. As such, the Local Planning Authority has been unable to give the matter of noise and disturbance arising from the development due consideration in the interests of the amenity of adjoining residential occupiers.

Application No : 07/00031/FUL Decision : **Application Permitted**
Location : 41 Elm Drive Rayleigh
Proposal : Remodelled Frontage, Two Storey Side Extension, Internal
Modifications
Applicant : Mr And Mrs Sutton

Application No : 07/00032/FUL Decision : **Application Permitted**
Location : 21 Weir Farm Road Rayleigh
Proposal : Convert Existing House Into 2 no. Two Bed Self Contained
Flats
Applicant : L Ramsey

Application No : 07/00034/FUL Decision : **Application Permitted**
Location : Highsteppers Canewdon Road Rochford
Proposal : Erect Replacement Bungalow Dwelling (Demolish Existing)
Renewal of Planning Permission 01/00640/FUL Dated
26/3/02
Applicant : Mr And Mrs J Hart



INVESTORS IN PEOPLE

Application No : 07/00036/FUL Decision : **Application Permitted**
Location : Land Adjacent 4 Byford Close Rayleigh
Proposal : Detached 4 Bedroom House and Detached Garage
 Adjacent to No. 4 Byford Close
Applicant : Mr Alan Hayward

Application No : 07/00043/FUL Decision : **Application Permitted**
Location : 34 Hilltop Avenue Hullbridge
Proposal : Convert Integral Garage to Habitable Room
Applicant : Mr Burgess

Application No : 07/00051/FUL Decision : **Refuse Planning
Permission**
Location : Goodwood Woodside Road Hockley
Proposal : Replacement Dwelling
Applicant : Mr And Mrs R Lee

- 1 The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Replacement Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R5 of the Replacement Local Plan and the replacement dwellings as defined in policy R6 of the adopted Replacement Local Plan).

Policy R6 of the Replacement Local Plan provides that the total size of a Green Belt dwelling replaced, 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. It is in excess of policy R6 and having a greater height, bulk and scale than the approved replacement dwelling and garage resulting in a substantial change in the appearance and character of the development on the site contrary to the above policies and to the openness of the green belt locality.



INVESTORS IN PEOPLE

Application No : 07/00063/LBC Decision : **Grant Listed Building Consent**
Location : 10 Church End Foulness Island Southend On Sea
Proposal : Demolish and Rebuild Bathroom Extension and Replace Asbestos Insulation Board
Applicant : MOD/ Defence Estate Ops North

Application No : 07/00066/FUL Decision : **Application Permitted**
Location : 63 Truro Crescent Rayleigh
Proposal : Convert Integral Garage to Habitable Room
Applicant : Lee Snelling

Application No : 07/00071/FUL Decision : **Refuse Planning Permission**
Location : 18 Copford Avenue Rayleigh
Proposal : To Construct a First Floor Extension to the Rear of the Property and Enlargement of Rear Dormer.
Applicant : Mr And Mrs Bradbrook

- 1 The proposed first floor rear extension by virtue of its size, design and projection rearwards beyond the original building line will create a significant detrimental impact on the visual amenity of the area and is thereby contrary to policy HP6 of the Rochford District Replacement Local Plan. It constitutes an inappropriate construction for this location being of a built form that impedes private amenity creating a dominant first floor extension that is not in accordance with recognised separation between dwellings as contained within the Essex Design Guide and will cause loss of light to the adjacent property.

- 2 The proposed extension to the existing rear dormer, 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 character with this and neighbouring dwellings and contrary to Policy HP6 of the Council's Replacement Local Plan.

Application No : 07/00074/ADV Decision : **Grant Advertisement Consent**
Location : 103 High Street Rayleigh
Proposal : Erect Two Externally Illuminated Fascia Signs.
Applicant : Mr Russell Parker



INVESTORS IN PEOPLE

Application No : 07/00075/FUL Decision : **Application Permitted**
Location : 124 Greensward Lane Hockley
Proposal : Hip to Gable Roof Extension to Form Room in Roof
Incorporating Rooflights to Front, Flat Roofed Dormer to
Rear and Window to Side.
Applicant : Mr And Mrs Sherman

Application No : 07/00076/COU Decision : **Grant Planning
Permission (COU)**
Location : 7 To 10 Eldon Way Hockley
Proposal : Change of Use and Alterations to the Building to Facilitate
the Creation of a 12 Lane TEN PIN Bowling Complex with
Ancillary Facilities.
Applicant : Craig Hubbard

Application No : 07/00078/FUL Decision : **Application Permitted**
Location : 2 Oak Road Rochford
Proposal : First Floor Front Extension and Single Storey Rear
Conservatory
Applicant : Mr And Mrs D Camp

Application No : 07/00081/FUL Decision : **Application Permitted**
Location : 100 Greensward Lane Hockley
Proposal : Hip to Gable Roof Extension Incorporating 2 No. Pitched
Roofed Front Dormers, Flat Roofed Rear Dormer, New
Attached Garage to Front and Form New Vehicular
Crossing.
Applicant : Mr And Mrs Andrews

Application No : 07/00086/FUL Decision : **Application Permitted**
Location : 148 Hockley Road Rayleigh
Proposal : Single Storey Infil Extension to Rear, First Floor Side
Extension and New Dormers
Applicant : Mr And Mrs K Denning



INVESTORS IN PEOPLE

Application No : 07/00088/FUL Decision : **Refuse Planning
Permission**
Location : Rayleigh Tennis Club Watchfield Lane Rayleigh
Proposal : Erect 18 x 8m Lamp Columns to Illuminate Three Tennis
 Courts
Applicant : Rayleigh Lawn Tennis Club

- 1 In the opinion of the Local Planning Authority, the floodlighting to the existing tennis courts would create a level of illumination to the site by reason of its location and intended hours of operation that would be detrimental to the amenity currently enjoyed by local residents immediately surrounding the site. Moreover, the illumination of the site would allow use of the site past times that would normally be expected, thereafter creating increased disturbance to adjoining occupiers.

Application No : 07/00090/FUL Decision : **Application Withdrawn**
Location : 399 Little Wakering Road Barling Magna
Proposal : Ground Floor Lounge Extension to Existing Nursing Home
Applicant : Health And Home Ltd

Application No : 07/00091/OUT Decision : **Refuse Planning
Permission**
Location : 20 Oakhurst Road Rayleigh
Proposal : Erect Two Bedroom Bungalow within Rear Garden of No.20
 Oakhurst Road
Applicant : Mr David Eva

- 1 The scheme makes insufficient provision of usable amenity space for both the existing dwelling (no. 20 Oakhurst Road) and the proposed bungalow and its siting does not allow sufficient back-to-back distance which would therefore be likely to materially affect the amenities of the occupiers of neighbouring properties and the occupiers of the proposed bungalow, and would be contrary to policies HP6 and HP14 of the Council's Local Plan. This together with the forward siting of the proposed bungalow onto Hawthorn Way would result in a cramped over-development of the site.

Application No : 07/00092/FUL Decision : **Refuse Planning
Permission**
Location : Cecil Cottage Ethelbert Road Rochford
Proposal : Demolish Existing Rear Conservatory, Construct New
 Conservatory to Side and Extend Roof to Rear
Applicant : Mr And Mrs Short



INVESTORS IN PEOPLE

- 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 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 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 : 07/00093/FUL Decision : **Application Permitted**
Location : 56 Stanley Road Ashingdon
Proposal : Two Storey Side and Rear Extension
Applicant : Mr And Mrs Hall

Application No : 07/00094/FUL Decision : **Application Permitted**
Location : Bryden 9 Sir Walter Raleigh Drive Rayleigh
Proposal : Construct Single Storey Flat Roofed Rear Extension With Terrace/Patio Area and Construct Attached Garage to Side
Applicant : Mr L A Swift

Application No : 07/00096/FUL Decision : **Application Permitted**
Location : 74 High Street Rayleigh
Proposal : Installation of 4 CCTV Cameras to Front of Johnsons Cleaners to Include 1 Pan, Tilt and Zoom Camera and 3 Fixed Cameras and Help Point
Applicant : Rayleigh Town Council

Application No : 07/00099/ADV Decision : **Grant Advertisement Consent**
Location : 18 Roach View Business Park Millhead Way Rochford
Proposal : Illuminated Sign Providing 'Halo' Illumination to Name and Logo at Front of Building
Applicant : St John Ambulance Brigade



INVESTORS IN PEOPLE

Application No : 07/00101/FUL Decision : **Application Permitted**
Location : 33 Temple Way Rayleigh
Proposal : Rear Conservatory
Applicant : Mr G Coventry

Application No : 07/00104/FUL Decision : **Application Permitted**
Location : 2 The Glen Rayleigh
Proposal : Create Rooms in Roofspace Incorporating 2 no. Pitched
Roofed Front Dormers and Rooflights to Rear
Applicant : Mr And Mrs P. Lennox

Application No : 07/00105/FUL Decision : **Application Permitted**
Location : 12 Elm Grove Hullbridge
Proposal : Single Storey Pitched Roofed Rear Extension and Rear
Conservatory
Applicant : Mr And Mrs Barber

Application No : 07/00106/FUL Decision : **Application Permitted**
Location : Little Doggetts Bungalow Hyde Wood Lane Canewdon
Proposal : Construct Single Storey Pitched Roofed Side Extension
and Create Rooms in Roof Incorporating Pitched Roofed
Rear Dormer With Balcony
Applicant : Mr And Mrs M. Paul

Application No : 07/00107/FUL Decision : **Application Permitted**
Location : 32 The Westerings Hawkwell
Proposal : Demolition of Existing Dwelling and Erection of One Five
Bedroomed Detached House and Garage
Applicant : K W Jones And Sons (Rayleigh) Ltd

Application No : 07/00108/FUL Decision : **Application Permitted**
Location : 37 Sutton Court Drive Rochford
Proposal : Extend Roof Half Hip to Gable For Rooms in Roof With
Dormers Front and Rear
Applicant : Mr R Sadler

Application No : 07/00109/FUL Decision : **Application Permitted**
Location : 100 Main Road Hawkwell
Proposal : Close in Existing Car Port and Rear Covered Way
Applicant : Mr S J Davies



INVESTORS IN PEOPLE

Application No : 07/00121/FUL Decision : **Refuse Planning
Permission**
Location : 89 Downhall Road Rayleigh
Proposal : Demolition of Existing Property and Creation of One Block
Containing 7 No. Flats and 1 No. Detached Dwelling
House. Vehicular Access to the Flats off Lakeside to a Car
Park Court (10 Spaces) Vehicular Access to Dwelling
House off Lakeside (2 Spaces) (Revised Siting and Layout
From That Proposed Under Application Reference
06/01111/FUL)
Applicant : Mr Peter Wislocki

- 1 The proposal, by reason of the size, scale and appearance of the flatted building and in particular its southern elevation, together with the forward prominent siting of the new dwelling on the corner of Lakeside and Downhall Road, will be out of character, unsympathetic, unneighbourly and intrusive to the form and appearance of the street scene generally and the style of the properties in Lakeside in particular,

- 2 In the opinion of the Local Planning Authority if permitted, the provision of residential development of such size, scale and appearance will result in a substantial change in the appearance and impact of the development of this site amounting to a less spacious character than exists, symptomatic of an over-development of the site. The openness of the site and the views of the pond will significantly diminish, reducing the contribution to the street scene and as such the proposal will have a detrimental impact upon the character of the area. Furthermore, such residential development, if approved, would fail to respect the existing scale and form of the larger composition of the area, particularly in relation to the southern elevation of the proposed development, contrary to the Local Planning Authority's design aspects of housing schemes and flatted accommodation, the subject of policies HP6 and HP11 of the Replacement Local Plan.

Application No : 07/00111/FUL Decision : **Application Permitted**
Location : Land Adjacent 47 Church Road Barling Magna
Proposal : Detached 3 Bed House and Detached Garage with 2 New
Accesses onto Church Road
Applicant : Mr J.L. Howells

Application No : 07/00114/FUL Decision : **Application Permitted**
Location : 1 Glencrofts Hockley
Proposal : Two Storey Front Extension
Applicant : Mr And Mrs Haydon



INVESTORS IN PEOPLE

Application No : 07/00116/FUL Decision : **Application Permitted**
Location : 3 Winbrook Road Rayleigh
Proposal : Loft Conversion with Front and Rear Dormers. Single
Storey Rear Extension
Applicant : Miss K Hayward And Mr S Macmahon

Application No : 07/00117/FUL Decision : **Application Withdrawn**
Location : Land Rear Of 26 South Street Rochford
Proposal : One Three Storey Block Containing 9 x 2 Bedroomed Flats
With Amenity Space, Access and Parking off Locks Hill
Applicant : Silver City Estates

Application No : 07/00119/FUL Decision : **Refuse Planning
Permission**
Location : 43 Shoebury Road Great Wakering
Proposal : Retrospective Application Two Storey Rear Extension.
Single Storey Side and Rear Extension with Part Pitched
and Part Flat Roof. Insertion of Rooflights and Window to
First Floor Side Elevation to Create First Floor
Accommodation.
Applicant : Mr And Mrs Vasile

- 1 The Rochford District Replacement Local Plan shows part of 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 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 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 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 as taken together with habitable floorspace already permitted in the Green Belt it is well beyond this policy criteria and as such the proposal is considered out of proportion to the policy limits and so inappropriate in the Green Belt. Furthermore, the additional mass and scale of the increased height and bulk of the roof of the side extension in such a prominent position on the fringe of the Metropolitan Green Belt will adversely affect the openness and character of the Metropolitan Green Belt.



INVESTORS IN PEOPLE

Application No : 07/00123/FUL Decision : **Application Permitted**
Location : 14 Beaches Close Hockley
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Mr A Gregory

Application No : 07/00124/FUL Decision : **Application Permitted**
Location : 20 Woodlands Close Hockley
Proposal : Rear Conservatory
Applicant : Mr And Mrs Oldham

Application No : 07/00125/FUL Decision : **Application Permitted**
Location : 6 Wheatley Close Rochford
Proposal : Construct Rear Conservatory
Applicant : Mr And Mrs Amner

Application No : 07/00126/ADV Decision : **Refuse Advertisement
Consent**
Location : Boleyn House Roche Close Rochford
Proposal : 3 No. Externally Illuminated Fascia Signs at Entrance Foyer
to Supermarket Building.
Applicant : Somerfield Stores Ltd

- 1 The proposed signage would be of modern materials and finishes, without frames. Traditional style painted timber signs with moulded frames are considered necessary given the location of the site within the Rochford Conservation Area and to a development that notwithstanding its modern date has been designed or at least detailed, to be in keeping with the local vernacular building tradition. The proposal is therefore contrary to Policy SAT 10 to the Rochford District Replacement Local Plan 2006 in that the use of non traditional materials and lack of architectural quality to the proposed signage would be detrimental to the Character and appearance of the amenity Rochford Conservation Area.

Application No : 07/00130/FUL Decision : **Refuse Planning
Permission**
Location : 86 South View Road Hockley
Proposal : Part Single Storey, Part Two Storey Flat Roofed Rear
Extension, Create Rooms in Roofspace Incorporating 2 No.
Pitched Roofed Front Dormers and Pitched Roofed Side
Dormer and Extend Roof Over Replacement Garage.
Applicant : Mr And Mrs Commons



INVESTORS IN PEOPLE

- 1 By reason of the depth, bulk and poor design of the part two-storey part single storey rear extension, combined with the substantial side dormer, the proposal is considered to be inharmonious with the character, scale and form of the existing dwelling, which is one of a pair of properties, contrary to policy HP6 of the Rochford District Adopted Replacement Local Plan and to the detriment of the appearance and character of the area.

Application No : 07/00143/FUL Decision : **Refuse Planning Permission**

Location : 27 Village Green Canewdon Rochford
Proposal : Part Sloped Roofed Part Flat Roofed Single Storey Rear Extension with Balcony
Applicant : Mr And Mrs A Lane

- 1 The proposal, by reason of the size and location of the rear balcony, the inadequacy of the proposed screening and the position of No.29 Village Green, will cause excessive overlooking to the private amenity area of No.29 to the detriment of the occupiers current enjoyment of their property and garden.

Application No : 07/00146/FUL Decision : **Application Permitted**

Location : King Edmund School Vaughan Close Rochford
Proposal : Single Storey Flat Roofed Front Extension to Library
Applicant : King Edmund School

Application No : 07/00157/OUT Decision : **Refuse 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



INVESTORS IN PEOPLE

- 1 The proposal would result in an overdevelopment of the site failing to provide sufficient private amenity space to serve the future occupiers of the development proposed. The submitted layout shows two main garden/amenity areas to the rear of the building. These equate to some 116 square metres in area and short of the 150 square metres required as a minimum by the Council's supplementary guidance. The applicant shows further provision of a soft landscape zone. In addition a separate area is shown for a bin store and cycle shed. These areas to the rear of the building in total would equate to 143 square metres, still short of the requirement. The development is therefore reliant upon two small further amenity areas to the front of the building. These areas if used for storage could detract from the appearance of the street and remain open to public gaze giving no practical application for private use. The overall provision of amenity space is therefore achieved in fragmented parts where its use for the purpose of amenity and limited outside storage, drying and recreation for the future occupiers would be limited and contrary to part (iv) to Policy HP 11 to the Rochford District Replacement Local Plan (2006)

- 2 The proposal by way of the external staircase to serve the upper floor flats and the proposed kitchen window to the rear projection of the building would oppose the windows to the projection of the adjoining dwelling No. 38 The Approach. As a result the movements to each of the three upper flat households together with the kitchen window to the flank of the upper floor rear projection , itself 15m from the neighbouring windows, would give rise to unacceptable conditions of overlooking and loss of privacy for the adjoining occupiers of No 38 The Approach to the detriment of the amenity that such occupiers ought reasonably expect to enjoy and contrary to part (iv) to Policy HP11 to the Rochford District Replacement Local Plan (2006)

Application No : 07/00160/COU Decision : **Grant Planning
Permission (COU)**
Location : 1 Golden Cross Parade Ashingdon Road Rochford
Proposal : Change Use From Grocery Shop (A1) To Cafe (A3)
Applicant : Mr P Ray

Application No : 07/00161/FUL Decision : **Application Permitted**
Location : 11 High Mead Rayleigh
Proposal : Rear Conservatory
Applicant : Graeme Edwards



INVESTORS IN PEOPLE

Application No : 07/00164/FUL Decision : **Application Permitted**
Location : 50 Barling Road Great Wakering
Proposal : Hip to Gable Extension With Front and Rear Dormers to
Create Rooms in Roofspace and Construct Single Storey
Rear Extension
Applicant : Daniel Nyman

Application No : 07/00166/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 The proposal by reason of its substantial size in terms of depth, width and height and its backland character incongruous with the relatively narrow long plots to the south and the wide short plots to the north is considered to be incongruous with the established pattern of development, contrary to policy HP14 of the adopted plan (2006) and detrimental to the appearance of the surrounding area.
- 2 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 : 07/00167/FUL Decision : **Application Permitted**
Location : Plot 1 Land To The Rear Of 50 And 56 Hullbridge Road
Proposal : Revised Application For One Detached Five Bedroomed
House With Attic Room in Roofspace
Applicant : 3D Property Developments Ltd

Application No : 07/00168/FUL Decision : **Application Permitted**
Location : Plot 2 Land To The Rear Of 50 And 56 Hullbridge Road
Proposal : Revised Application For One Detached Seven Bedroomed
House Incorporating Rooms in the Roofspace With Two
Pitched Roofed Front Dormers.
Applicant : 3D Property Developments Ltd



INVESTORS IN PEOPLE

Application No : 07/00169/FUL Decision : **Refuse Planning
Permission**
Location : Plot 3 Land To The Rear Of 50 And 56 Hullbridge Road
Proposal : Revised Application For One Detached Five Bedroomed
House Incorporating Attic Room in Roofspace.
Applicant : 3D Property Developments Ltd

- 1 The proposal by way of the height and bulk of the building proposed given the raised level of the site relative to the close proximity of dwellings fronting Ferndale Road and backing onto the site would result in a dwelling that would be dominant upon the amenity enjoyed to those adjacent residents and unduly obtrusive to their outlook over and above that which is considered reasonably acceptable. The proposal is therefore considered to result in an unacceptable relationship to those existing an nearby dwellings contrary part ix to Policy HP6 to the Council's adopted Local Plan (2006).

Application No : 07/00170/FUL Decision : **Application Permitted**
Location : Plot 4 Land To The Rear Of 50 And 56 Hullbridge Road
Proposal : Revised Application For One Detached Four Bedroomed
Chalet Bungalow
Applicant : 3D Property Developments Ltd

Application No : 07/00171/FUL Decision : **Application Permitted**
Location : Plot 5 Land To The Rear Of 50 And 56 Hullbridge Road
Proposal : Revised Application For One Four Bedroomed Chalet
Applicant : 3D Property Developments Ltd

Application No : 07/00182/FUL Decision : **Application Permitted**
Location : 74 High Road Rayleigh
Proposal : Two Storey Side and Rear Extension with Integral Garage
Applicant : P Cleaver

Application No : 07/00184/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



INVESTORS IN PEOPLE

Application No : 07/00203/FUL Decision : **Application Permitted**
Location : Grangefield St Peters Road Hockley
Proposal : Agricultural Dry And Damp Proof Shed For Produce
Packing Etc. With Area For Seeding And Pricking Out
Plants.
Applicant : Mr CC Jeffrey

Application No : 07/00208/FUL Decision : **Application Permitted**
Location : 32 Western Road Rayleigh
Proposal : Erect 2.45 Metres High (Max) Front and Side Boundary
Wall and Entrance Gates
Applicant : Mr And Mrs G Lawrence

Application No : 07/00210/FUL Decision : **Application Permitted**
Location : 243 Rectory Road Hawkwell
Proposal : Two Storey Rear Extension
Applicant : Mr And Mrs G Bernard

Application No : 07/00211/FUL Decision : **Refuse Planning
Permission**
Location : 223 Greensward Lane Hockley
Proposal : Demolish Existing Building and Construct Detached Four
Bedroomed House and Detached Garage. Widen Existing
Vehicular Crossing.
Applicant : Mrs Kirby

- 1 The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Replacement Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Replacement Local Plan), for purposes other than agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sports and recreation, cemeteries or similar uses which are open in character. Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.



INVESTORS IN PEOPLE

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

Application No : 07/00212/FUL Decision : **Application Permitted**
Location : 20 Monksford Drive Hullbridge
Proposal : Single Storey Rear and Side Extension and Create Rooms in Roofspace Incorporating Flat Roofed Rear Dormer and Side Window
Applicant : Mr P Warren

Application No : 07/00214/FUL Decision : **Application Permitted**
Location : 60 Abbey Road Hullbridge
Proposal : Extend to Front and Side and Construct Raised New Roof Over to Convert Bungalow to Chalet Incorporating Front and Rear Dormers.
Applicant : Dean Maidstone

Application No : 07/00215/FUL Decision : **Application Permitted**
Location : 296 Eastwood Road Rayleigh
Proposal : Single Storey Side and Rear Extension Incorporating Existing Garage
Applicant : Mrs C A Cooper

Application No : 07/00217/FUL Decision : **Application Permitted**
Location : Tower Park Pooles Lane Hullbridge
Proposal : Retain the Existing Prefabricated Compton Store Building to Securely House Garden Maintenance Machinery
Applicant : Berkeley Leisure Group Limited

Application No : 07/00218/FUL Decision : **Application Permitted**
Location : 9 Rochford Hall Close Rochford Essex
Proposal : Rear Conservatory
Applicant : Mr Alan Ely

Application No : 07/00219/FUL Decision : **Application Permitted**
Location : 1 Mount Avenue Hockley
Proposal : Single Storey Flat Roofed Rear Extension, Two Storey Side Extension Incorporating Rooms in Roof With Flat Roofed Rear Dormer, First Floor Side Window and Linked Pitched Roofed Garage.
Applicant : V. Neale And T.Street



INVESTORS IN PEOPLE

Application No : 07/00220/FUL Decision : **Application Permitted**
Location : 16 Bramerton Road Hockley
Proposal : Part Single Storey Part Two Storey Side Extension. Room
in Roof with Rear Dormer.
Applicant : Mr And Mrs O' Connor

Application No : 07/00221/FUL Decision : **Application Permitted**
Location : Grove Junior And Infant School Grove Road Rayleigh
Proposal : Proposed Storage Out-building at Rear of Site
Applicant : Mrs J Slee

Application No : 07/00222/FUL Decision : **Application Permitted**
Location : 35 Tillingham Way Rayleigh
Proposal : Create Rooms in Roofspace Incorporating 2 No. Pitched
Roofed Dormers and Rooflight to Front and Flat Roofed
Dormer to Rear
Applicant : Mr And Mrs Ivil

Application No : 07/00223/FUL Decision : **Application Permitted**
Location : 2 Lynwood Green Rayleigh
Proposal : Retrospective Application for the Construction of a Tiered
Timber Decking Terrace
Applicant : Mr And Mrs Owen

Application No : 07/00228/FUL Decision : **Application Permitted**
Location : 33 Victory Lane Ashingdon
Proposal : Single Storey Pitched Roofed Rear Extension
Applicant : Mr N Butler

Application No : 07/00234/FUL Decision : **Application Permitted**
Location : 60 Windermere Avenue Hullbridge
Proposal : Single Storey Front Extension, Convert Garage to
Workroom and W.C. and Construct Pitched Roof Over
Applicant : D. Gould

Application No : 07/00231/FUL Decision : **Application Permitted**
Location : 2 Hillside Avenue Hawkwell
Proposal : Rear Conservatory
Applicant : Mr And Mrs Rice



Application No : 07/00238/FUL Decision : **Application Permitted**
Location : 63 Rochford Garden Way Rochford
Proposal : Single Storey Front Extension
Applicant : Stephen Hare

Application No : 07/00244/FUL Decision : **Application Permitted**
Location : 18 Leonard Drive Rayleigh
Proposal : Construct Rear Conservatory and Covered Side Extension
Applicant : Mr Hooper

Application No : 07/00251/FUL Decision : **Refuse Planning
Permission**
Location : 173 London Road Rayleigh
Proposal : Hip to Gable Roof Extension to Create Rooms in
Roofspace Incorporating Rooflights to Front and Rear
Applicant : Mr S Rother

- 1 Given the dominance of hipped roofed forms within the street scene and the proposal's location within a large group of uniform frontage semi-detached hipped houses, the gable end roof extension to one of a pair of semi-detached houses would create a roofscape and flank wall out of proportion and scale with the existing pair of properties to the detriment of their appearance which would be incongruous within the locality.

