

PLANNING DECISIONS – June 2009

Application No : 08/00869/ADV Decision : **Refuse Advertisement Consent**
Location : 3 West Street Rochford
Proposal : Non-Illuminated Hanging Sign
Applicant : Mrs Tracey Manton

- 1 The hanging sign by way of its design and appearance, especially the exaggerated horizontal proportions, is considered to be of an unacceptable appearance for a location on a Listed Building and within a conservation area. Furthermore the associated bracket is also considered oversized and intrusive addition relative to the size of the advertisement and as such is unacceptable within this sensitive location. The hanging sign and associated bracket are considered detrimental to the character and appearance of the conversation area and the listed building. The sign neither enhances nor preserves the character and appearance of the listed building or the conservation area and is considered to have a poor relationship with the building and surrounding area to which it relates. The advertisement is considered contrary to Policy SAT9 of the Rochford District Replacement Local Plan (2006).

Application No : 08/00870/LBC Decision : **Refuse Listed Building Consent**
Location : 3 West Street Rochford
Proposal : Non-Illuminated Hanging Sign.
Applicant : Mrs Tracey Manton

- 1 The hanging sign by way of its design and appearance, especially the exaggerated horizontal proportions, is considered to be of an unacceptable appearance for display on a Listed Building. Furthermore the associated bracket is also considered oversized relative to the size of the advertisement and intrusive addition to the Listed Building. The sign neither enhances nor preserves the character and appearance of the Listed Building. The hanging sign and associated bracket are considered detrimental to the character and appearance of the Listed Building.

Application No : 08/00931/FUL Decision : **Refuse Planning
Permission**

Location : Land Rear Of Merryfields Lark Hill Road Canewdon
Proposal : Construct Building to Provide 3 Stables and Tack Room
and Building for Haystore, Form Access Road and Use
Land for Grazing and Keeping of Horses.

Applicant : Mrs Campen

- 1 The applicant does not own or control any land adjoining the site and as such the proposal would further divide the landscape into smaller compartments of ownership and horse related uses detrimental to the open character of the landscape contrary to parts (ii) and (vii) to Policy LT14 of the Rochford District Replacement Local Plan (2006) .
- 2 The applicant does not appear to control land at the junction of the access road with Lark Hill in order to provide a suitable visibility splay for the speed of vehicles at this location. The lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of highway safety in conflict with part (iii) to Policy LT14 of the Rochford District Replacement Local Plan (2006).
- 3 The proposal is not considered to be sustainable. The location of the proposal will mean that all journeys to and from the site will be car borne, contrary to sustainability objectives which seek to reduce the reliance on the use of the private car and road haulage to encourage alternative means of transport. It also seeks to reduce the need for travel and reduce the number of car journeys. The location of the site with relation to the applicants residence means that there are no alternatives to the use of the car and therefore additional car journeys will be undertaken.
- 4 The proposal would intensify the use of an access onto the highway where the main function is that of carrying traffic freely and safely between centres of population. The existence of an access in this location is a matter of fact and therefore some degree of conflict and interference to the passage of through vehicles already occurs but the intensification of that conflict and interference which this proposal would engender would lead to a deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety.

Application No : 09/00004/FUL Decision : **Refuse Planning
Permission**

Location : Shangri La Lower Road Hockley
Proposal : Extend and Renovate Existing Buildings and Provide New
Buildings to Existing Cattery, Construct 2m High Garden
Wall to Garden and Parking Area, Layout 9 Car Parking
Spaces

Applicant : Mr Ray Linge



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- 1 The Rochford District Replacement Local Plan 2006 shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 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 (other than those required for agriculture or forestry and in accordance with Policies R3, R4, R8 and R9; or essential small scale facilities for outdoor sport and outdoor recreation in accordance with PPG2) or for the 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.

The proposal for the replacement and additional buildings for use as a cattery would constitute inappropriate development in the Metropolitan Green Belt, contrary to Policy R1 of the Rochford District Replacement Local Plan 2006. Furthermore, additional harm to the openness, character and appearance of the Green Belt would result from the proposal by virtue of the proposed scale, mass, design and materials for which no very special circumstances have been demonstrated which would overcome the harm to the Green Belt.

- 2 The site is also within the Coastal Protection Belt and within a Special Landscape Area, as defined in the Rochford District Replacement Local Plan 2006, where Policies NR10 and NR1, respectively, seek to ensure that development in these areas do not adversely affect the open and rural character of the area including the coastline. The proposed development is considered to be contrary to Policies NR10 and NR1 of the Rochford District Replacement Local Plan 2006 by virtue of the scale, mass, design and materials proposed for the replacement and additional buildings.
- 3 The submitted arboricultural assessment contains insufficient information, in particular information relating to the foundation construction and hard surfacing, such that the impact that the development, which has already been partly implemented, would have on the longevity of the trees within and immediately surrounding the application site cannot be adequately determined, contrary to Policy NR3 of the Rochford District Replacement Local Plan (2006).

Application No : 09/00065/FUL Decision : **Application Permitted**
Location : Wildwood Poultry Farm Arterial Road Rayleigh
Proposal : Erect Agricultural Storage/Preparation Building and
Associated Hardstanding Together With Poly Tunnel for
use as Turkey Shelter and Stationing of Temporary Mobile
Home.
Applicant : Mr & Mrs Peter Livermore



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Application No : 09/00122/FUL Decision : **Refuse Planning
Permission**
Location : 7 Talbot Avenue Rayleigh
Proposal : First Floor Pitched Roofed Rear Extension, Loft Conversion
and Front Dormer
Applicant : Mr Andrew Toomey

- 1 The proposed development, by virtue of scale and design of the proposed development, in particular the large front dormer, the increase in ridge height of the roof over the existing property and the proposed rear gable extension with slack pitched roof over would result in a building form which is out of character with the original property which would have a detrimental effect on the character and appearance of this pair of semi-detached bungalows and on the street scene generally, contrary to parts (viii) and (ix) of Policy HP6 of the Rochford District Replacement Local Plan (2006).

Application No : 09/00134/FUL Decision : **Refuse Planning
Permission**
Location : 6 Ashfield Rayleigh
Proposal : Two Storey Pitched Roofed Front Extension and Pitched
Roofed Front Porch
Applicant : Mr And Mrs Trinnaman

- 1 The proposal by way of the scale and design of the extension proposed would result in a dominant and overbearing addition that is out of scale and character with the dwelling to which it would relate and the neighbouring attached property. In addition, the proposed siting of the extension on an existing open, grassed area to the front of the site would reduce the openness of the site to the detriment of the open, spacious character and appearance of the cul-de-sac, contrary to parts (viii), (ix) and (x) of Policy HP 6 of the Rochford District Replacement Local Plan (2006).

Application No : 09/00136/FUL Decision : **Application Permitted**
Location : 16 Creek View Avenue Hullbridge
Proposal : Single Storey Rear Extension with Front and Rear Dormers
and Garage
Applicant : Mr Peter Shelts

Application No : 09/00140/FUL Decision : **Application Permitted**
Location : 32 Queens Road Rayleigh
Proposal : Construct First Floor Pitched Roofed Rear Extension.
Applicant : Mrs N Watson



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Application No : 09/00144/FUL Decision : **Application Permitted**
Location : 41 The Westerings Hockley
Proposal : Demolish Existing Dwelling and Construct Four/Five
Bedroomed Detached House With Rooms in Roofspace
Incorporating Rear Juliet Balcony. Integral Garage.
Applicant : Mr S Richards

Application No : 09/00148/FUL Decision : **Refuse Planning
Permission**
Location : 247 London Road Rayleigh
Proposal : Demolish Existing Building and Construct Two Storey
Building Comprising 50 Bed Residential Care Home with
Access, Parking and Amenity Areas (Revised Application
following 08/00834/FUL)
Applicant : A. D. C. Ltd

- 1 The proposal by way of the overall bulk and scale of the building proposed would be excessive in size on this prominent corner location, not in character with the surrounding area and the established street scene which in the main comprises detached and semi-detached houses and bungalows. If permitted it would detract from the visual amenity and appearance of the established street scene contrary to Policy HP6 to the Rochford District Replacement Local Plan (2006) as saved by Direction of the Secretary of State dated 5th June 2009 under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Order Act 2004.
- 2 The proposal fails to provide sufficient car parking spaces to serve the development proposed in accordance with Policy TP8 to the Rochford District Replacement Local Plan (2006) as saved by Direction of the Secretary of State dated 5th June 2009 under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004. If allowed, the development would result in increased on-street parking to the detriment of the free flow of traffic and the amenity of residents in adjoining streets.
- 3 The layout and siting of the proposed parking area in close proximity to adjoining residential properties would give rise to general disturbance from the movement of vehicles including lights, noise and fumes detrimental to the amenity that those occupiers of dwellings adjoining the site ought reasonably expect to enjoy.

Application No : 09/00149/FUL Decision : **Application Permitted**
Location : 158 Daws Heath Road Rayleigh
Proposal : Demolish Existing Garage/Store and Construct Two Storey
Side Extension Incorporating Integral Garage.
Applicant : Mr Malcolm Marsh



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Application No : 09/00154/FUL Decision : **Application Permitted**
Location : Lion House Creeksia Road Canewdon
Proposal : Renewal Of Permission For The Demolition and Rebuild of
a Bungalow
Applicant : Andrew Patterson

Application No : 09/00155/FUL Decision : **Refuse Planning
Permission**
Location : The Chequers Inn High Street Canewdon
Proposal : Construct First Floor Rear/Side Extension and Make
Alterations to Convert Pub into Four x Two Bedroomed
Flats and Construct Two x One Bedroomed Bungalows at
Rear with Parking and Amenity Areas.
Applicant : C & M Oliver

- 1 The proposed development of the public house would result in the serious loss of a valued social facility within a rural area, contrary to the advice contained within Planning Policy Statement 7. Furthermore, inadequate evidence had been provided by the applicants to prove that the public house was not a viable business.

Application No : 09/00161/FUL Decision : **Application Permitted**
Location : Hullbridge Sports Club Lower Road Hullbridge
Proposal : Construct 150 Seat and 100 Standing Enclosed Viewing
Stand and New Kiosk and Turnstiles.
Applicant : Hullbridge Sports Association

Application No : 09/00162/FUL Decision : **Application Withdrawn**
Location : 87 Rayleigh Avenue Eastwood
Proposal : Demolish Existing Dwelling and Construct 4 No. Detached
Four Bedroomed Houses with Double Garages and Games
Room in Roof Incorporating Dormers and Rooflights. Form
2 No. Vehicular Crossovers and New Access Drive Off
Rayleigh Avenue.
Applicant : Mr R Foster

Application No : 09/00159/FUL Decision : **Application Permitted**
Location : 30 Russet Way Hockley
Proposal : Convert Part of Garage to Dining Room and Construct
Single Storey Flat Roofed Side Extension
Applicant : Mrs Turner



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Application No : 09/00166/FUL Decision : **Application Permitted**
Location : Mill House 47 Church Road Barling Magna
Proposal : Demolish Existing Rear Conservatory and Construct New
Rear Conservatory and Part Two Storey, Part Single Storey
Front Extension.
Applicant : Mr Nic Jones

Application No : 09/00170/FUL Decision : **Application Permitted**
Location : Gusted Hall Gusted Hall Lane Rochford
Proposal : Demolish Part of Existing Conservatory, Construct Two
Storey Pitched Roofed Side Extension.
Applicant : Mr Barry Lewington

Application No : 09/00171/FUL Decision : **Application Permitted**
Location : 18 Harrogate Road Hockley
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Mrs Gill Donohue

Application No : 09/00173/FUL Decision : **Refuse Planning
Permission**
Location : The Pear Tree 750 New Park Road Hockley
Proposal : Application to Remove Condition 1 of Planning Permission
Granted Under Application 08/00275/FUL and to Site on a
Permanent Basis One Mobile Home and Two Touring
Caravans for a Gypsy/Traveller Family
Applicant : Mrs Hanna Doran

- 1 The site is located within an area of Metropolitan Green Belt as defined within the Rochford District Replacement Local Plan 2006. Within the Green Belt, as defined in policy R1, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Local Plan), for purposes other than agriculture, mineral extraction of forestry, small scale facilities for outdoor participatory sports and recreation, cemeteries or similar uses which are open in character. Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

The proposal 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.



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The proposal by way of seeking to make permanent the existing temporarily authorised residential development is considered to be inappropriate development. Furthermore the Local Planning Authority is committed to meeting the required provision of Gypsy and Traveller sites within a realistic timescale in accord with the requirements of the East of England Plan and the Council's emerging Local Development framework. As such the Local Planning Authority do not consider there is the need to extend or make permanent the development and therefore the proposal has failed to demonstrate that very special circumstances exist to outweigh the harm caused by the development to the openness of that part of the Metropolitan Green Belt in which the site is situated.

Application No : 09/00174/FUL Decision : **Refuse Planning Permission**

Location : Tryndehayes Trenders Avenue Rayleigh
Proposal : Demolish Part of Utility Area and Construct Single Storey Pitched Roofed Side/Rear Extension, Single Storey Extensions to Lean-To and Single Storey Pitched Roofed Extension to Outbuilding to Form Garage.
Applicant : Mr & Mrs Mark & Sharon Brown

- 1 The Rochford District Replacement Local Plan 2006 shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R5 of the Local Plan and contrary to part 3.4 of national Planning Policy Guidance note 2: Green Belts. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the extension of existing dwellings, other than reasonable extensions to existing buildings, as defined in Policy 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.

The proposed development by virtue of the proposed increase in mass and habitable floor space, significantly over and above the level which is considered acceptable in the Green Belt, is considered to be inappropriate development and harmful to the openness and character of the Metropolitan Green Belt contrary to part (i) of Policy R5 of the Local Plan (as saved by ministerial direction dated 5th June 2009) and parts 3.4 and 3.6 of national Planning Policy Guidance Note 2. No very special circumstances have been demonstrated which would overcome the harm to the Green Belt.



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Application No : 09/00179/FUL Decision : **Application Permitted**
Location : 22 Church Road Barling Magna Southend-on-Sea
Proposal : Construct Single Storey Sloped Roofed Rear Extension.
Applicant : Ms K Beech

Application No : 09/00180/FUL Decision : **Refuse Planning
Permission**
Location : 8 Grange Gardens Rayleigh
Proposal : Single Storey Pitched Roofed Front and Side Extensions
Applicant : Mr And Mrs Huttley

- 1 The proposal by way of the form of the proposed extension would result in an incongruous extension to the front elevation which is out of character with the original property by virtue of the poor design given the width of the span and the slack pitched gable end facing the street, which would have a detrimental effect on the character and appearance of this pair of semi-detached houses and on the street scene generally, contrary to part (viii) of Policy HP6 of the Rochford District Replacement Local Plan (2006).

Application No : 09/00181/FUL Decision : **Application Permitted**
Location : Treetops Barrow Hall Road Little Wakering
Proposal : Construct Rear Conservatory
Applicant : Mr & Mrs Boniface

Application No : 09/00182/COU Decision : **Refuse Planning
Permission (COU)**
Location : 28 Stambridge Road Rochford
Proposal : Change Use of Building and Carry Out Internal Alteration to Provide One x Two Bedroomed and One x Three Bedroomed Flats
Applicant : Wilson And Wells Property Ltd

- 1 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).
- 2 The proposal, by way of the proposed car parking layout, would fail to provide for adequate 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.



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- 3 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 : 09/00186/FUL Decision : **Refuse Planning Permission**

Location : 22 - 26 High Street Great Wakering
Proposal : Install Roller Shutter to Front of Shop.
Applicant : Co-Operative Group Ltd

- 1 The roller shutter proposed, including its solid harsh industrial appearance would, if permitted, result in a harmful foreboding appearance potentially attracting graffiti and/or increasing the public perception of criminal activity occurring in the locality to the detriment of the visual amenity of the street scene and the character of the area generally. This would have a detrimental utilitarian and alien effect on the Great Wakering Conservation Area particularly when in use in daylight hours and will be contrary to the policies of the Rochford District Replacement Local Plan and Supplementary Planning Document 4 (Shop fronts - Security and Design). If permitted, these shutters would set a precedent that may be difficult to resist. If repeated on nearby premises the cumulative effect of a number of premises with such shutters would have an increasingly harmful effect on the visual amenity of the street scene and the character of the area.

Application No : 09/00187/FUL Decision : **Application Permitted**

Location : 46 High Road Hockley
Proposal : Erection of Ten Stables and Associated Car Parking (10 Spaces)
Applicant : Mrs E Byford

Application No : 09/00188/FUL Decision : **Application Permitted**

Location : 22 Victory Lane Ashingdon
Proposal : Single Storey Pitched Roofed Rear Conservatory
Applicant : Mr Dobbs

Application No : 09/00189/FUL Decision : **Refuse Planning Permission**

Location : 12 Cagefield Cottages Stambridge Road Stambridge
Proposal : Construct Two Storey Pitched Roofed Rear Extension and Subdivide Plot and Make Internal Alterations to Form One x One Bedroomed and One x Two Bedroomed Terraced Houses
Applicant : Mr G Moody



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- 1 The development by way of the inadequately sized garage fails to provide sufficient and functional off street parking space and thus is considered to result in only one useable off street parking space for the two dwellings. This level of parking fails to satisfy requirements of the Rochford District Replacement Local Plan (2006) in which it is considered that at least one space per dwelling is necessary in this rural location. If permitted the development would introduce an unsatisfactorily sized garage to comfortably accommodate a car and as such may result in displaced vehicles being parked in the bus lay by and/or on the highway fronting the site, or within the turning area on the site thereby preventing vehicles from entering or leaving the site in a forward gear thus causing obstruction to other road users or reversing manoeuvres to the detriment of general highway safety.

Application No : 09/00190/FUL Decision : **Application Permitted**
Location : 6 Cherrydene Close Hullbridge
Proposal : Single Storey Pitched Roofed Front, Side and Rear
Extension to Form Porch, Garage and Utility Room.
Applicant : Mr And Mrs R Hayllar

Application No : 09/00191/FUL Decision : **Application Permitted**
Location : Amherst Lodge Eastwood Rise Eastwood
Proposal : Construct Pitched Roofed Detached Triple Garage.
Applicant : Mr Terry Hollis

Application No : 09/00194/FUL Decision : **Application Permitted**
Location : 187 Eastwood Road Rayleigh
Proposal : Construct Front Extension to Existing Integral Garage and
Form Sloped Roofed Canopy to Front.
Applicant : Mr And Mrs Quick

Application No : 09/00195/FUL Decision : **Application Permitted**
Location : 144 Greensward Lane Hockley
Proposal : Subdivide Plot and Carry Out Works and Alterations to
Convert Existing Store to a Three Bedroomed Dwelling
Incorporating Rooms in the Roofspace, Rooflights to Rear
Roof Slope, New Roof to Front Projection and Revised
Windows and Doors. Demolish Storage Sheds to Front.
Applicant : Mr And Mrs Little



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Application No : 09/00196/FUL Decision : **Application Permitted**
Location : 95 Crouch Avenue Hullbridge Hockley
Proposal : Demolish Garage and Construct Single Storey Flat Roofed
Rear/Side Extension.
Applicant : Mr A Jones

Application No : 09/00198/FUL Decision : **Application Permitted**
Location : 61 Spencer Gardens Rochford
Proposal : Construct Rear Conservatory
Applicant : Mrs Furnage

Application No : 09/00201/FUL Decision : **Application Permitted**
Location : 41 Rochford Garden Way Rochford
Proposal : Demolish Existing Single Storey Rear Extension and
Construct Part Two Storey Pitched Roofed and Part Single
Storey Flat Roofed Rear Extension
Applicant : Mr M Brown

Application No : 09/00203/FUL Decision : **Refuse Planning
Permission**
Location : 31 Broad Walk Hockley
Proposal : Form Gable End to Roof and Construct Rooms in
Roofspace Incorporating Flat Roofed Rear Dormer and
Two Pitched Roofed Front Dormers.
Applicant : Mrs Sue Sanders

- 1 The proposal by way of the detailed design of the proposed 'squat' front dormer and proposed large rear dormer which would maintain no roof verge either above or below would result in an unacceptable design which would have a detrimental effect on the character and appearance of the property to which it would relate, detrimentally affecting the visual amenity of the street scene; contrary to part (viii) of Policy HP6 of the Rochford District Replacement Local Plan 2006.

Application No : 09/00204/FUL Decision : **Application Permitted**
Location : 11 Southview Road Hockley
Proposal : Demolish Rear Conservatory and Construct Single Storey
Flat Roofed Rear Extension.
Applicant : Mr Paul & Mrs Natalie Morris

Application No : 09/00205/FUL Decision : **Application Permitted**
Location : 27 High Street Great Wakering Southend-on-Sea
Proposal : Single Storey Flat Roofed Rear Extension to Form Annexe
Applicant : Mr E A Mitchell



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Application No : 09/00206/FUL Decision : **Application Permitted**
Location : 296 High Street Great Wakering Southend-on-Sea
Proposal : Construct Two Storey Pitched Roofed Side Extension.
Construct Pitched Roof to Front and Over Existing Porch.
Applicant : Mr And Mrs Leeks

Application No : 09/00207/FUL Decision : **Application Permitted**
Location : 1A Bedford Close Rayleigh
Proposal : Convert Integral Garage to Habitable Room
Applicant : Mr Shaun Bond

Application No : 09/00208/FUL Decision : **Application Permitted**
Location : 57 Eastbury Avenue Rochford
Proposal : Single Storey Pitched Roof Rear Conservatory
Applicant : Mrs R Peters

Application No : 09/00209/FUL Decision : **Application Permitted**
Location : 7 Church Road Rayleigh
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Mr Adrian Stoddart

Application No : 09/00210/FUL Decision : **Refuse Planning
Permission**
Location : Wychwater The Chase Ashingdon
Proposal : Raise Ridge and Construct First Floor and New Roof to
Extend Rooms in Roofspace and Provide Pitched Roofed
Front and Rear Dormers. Extend Pitched Roof to
Conservatory.
Applicant : Mr Reg Holmes

- 1 The Rochford District Replacement Local Plan 2006 shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 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 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.



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The proposed development by virtue of the proposed design, the material increase in the overall height and mass of the existing dwellinghouse and the creation of further additional habitable floor space which is significantly above the level which is considered acceptable in the Green Belt, is considered to be inappropriate and harmful to the openness and character of the Metropolitan Green Belt contrary to part (ii) of Policy R1 and parts (i), (ii) and (iii) of Policy R5 of the Rochford District Replacement Local Plan 2006. No very special circumstances have been demonstrated which would overcome the harm to the Green Belt.

- 2 The proposed development, by virtue of the proposed form resulting from the significant increase in eaves height and lack of roof verge below the proposed dormers is considered to result in a poorly proportioned chalet bungalow design, contrary to parts (viii), (ix) and (x) of Policy HP6 of the Rochford District Replacement Local Plan 2006.

Application No : 09/00211/FUL Decision : **Refuse Planning Permission**
Location : Eastlogs Mount Bovers Lane Hawkwell
Proposal : Construct Three Storey, Five Bedroomed Detached House With Integral Garage. Conservatory at Rear.
Applicant : Mrs Sarah Noad

- 1 The proposal by virtue of its bulk, height and scale including lack of side separation space up to the side plot boundaries would be an intrusive addition contrary to Policy HP6 of the Rochford District Replacement Local Plan (2006) that would detract from the prevailing character of the existing development within the surrounding area that, if implemented, would be of significant detriment to the character and appearance of the streetscene and the surrounding area.
- 2 The application has not been supplemented by an arboricultural assessment, and as such there is no information to demonstrate how the proposal impacts on the existing adjacent trees along the site boundaries, which provide a valuable visual amenity to the streetscene. In the absence of such information the Local Planning Authority is not able to assess whether any adverse impact to these trees will be suitably mitigated contrary to Policy NR3 of the Rochford District Replacement Local Plan (2006).

Application No : 09/00212/FUL Decision : **Application Permitted**
Location : 15 Shannon Avenue Rayleigh
Proposal : Hip to Gable Roof Extension . Construct Pitched Roofed Front Dormer. Rooflight to Front, First Floor Window to Side and New Flat Roofed Rear Dormer.
Applicant : Mr Peter Henderson



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Application No : 09/00214/FUL Decision : **Application Permitted**
Location : 86 Main Road Hockley
Proposal : Construct Single Storey Side/Rear Extension. Relocate
Detached Garage at Rear.
Applicant : Mr Daniel Athol

Application No : 09/00216/FUL Decision : **Application Permitted**
Location : 43 Warwick Road Rayleigh
Proposal : Demolish Detached Garage and Construct Single Storey
Pitched Roofed Side and Rear Extension With Rooflights.
Applicant : Mrs Banks

Application No : 09/00217/FUL Decision : **Application Permitted**
Location : 7 Doggetts Close Rochford
Proposal : First Floor Pitched Roofed Rear Extension
Applicant : Mr And Mrs Tunkin

Application No : 09/00220/FUL Decision : **Refuse Planning
Permission**
Location : Little Dells Rayleigh Downs Road Rayleigh
Proposal : Single Storey Pitched Roofed Side Extension and Two
Storey Pitched Roofed Front Extension.
Applicant : Mr M Price

- 1 The Rochford District Replacement Local Plan 2006 shows the site to be within the Metropolitan Green Belt. Within the Green Belt, 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 as saved by ministerial direction dated 5th June 2009 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 proposed side and front extension (on two floors) 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 resulting in an unacceptable bulk and visual mass impacting on the openness of this sensitive Green Belt location.



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Application No : 09/00221/FUL Decision : **Application Permitted**
Location : 84 Somerset Avenue Rochford
Proposal : Construct Pitched Roofed Conservatory to Rear. Relocate
Entrance From Side to Front of Dwelling.
Applicant : Mr And Mrs Maynard

Application No : 09/00222/FUL Decision : **Application Permitted**
Location : 37 Cheapside East Rayleigh
Proposal : Single Storey Flat Roofed Rear Extension, Single Storey
Sloped Roofed Front Extension and Widen Existing Vehicle
Crossover and Provide Increased Area for Hard Standing
and Off Street Parking
Applicant : Mr & Mrs Beard

Application No : 09/00224/FUL Decision : **Application Permitted**
Location : 116 Warwick Road Rayleigh
Proposal : Demolish Existing Garage and Construct New Garage.
Remove Window to Side Elevation and Replace With
French Doors.
Applicant : Mr Matthew Ross

Application No : 09/00226/FUL Decision : **Application Permitted**
Location : 276 Main Road Hawkwell
Proposal : Part Two Storey, Part Single Storey Side Extension
Incorporating Garage with Room above, Two Storey Side
Extension and Part Two Storey, Part Single Storey Rear
Extension. Construct Hardstanding to Front of Dwelling.
Applicant : Mr John Hymas

Application No : 09/00228/FUL Decision : **Refuse Planning
Permission**
Location : 106 Little Wakering Road Little Wakering
Proposal : Outbuilding for the Storage of Equipment Used in the
Upkeep and Maintenance of the Land.
Applicant : Mr Arthur Baldwin



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- 1 The Rochford District 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 dwellings, as defined in Policies R2, R5 and R9 of the Local Plan). Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the contrary is not impaired.

It is the opinion of the Local Planning Authority that, in this case insufficient evidence has been provided to demonstrate very special circumstances, sufficient to justify overriding the strong presumption against development within the Green Belt on this 0.85ha site. Furthermore, the proposal results in a building that appears to be larger than the building that preceded it, consequently reducing the openness of the Green Belt.

Application No : 09/00230/FUL Decision : **Application Permitted**
Location : 68 Orchard Avenue Hockley
Proposal : First Floor Pitched Roofed Rear Extension
Applicant : Mr & Mrs Miloslawer

Application No : 09/00231/FUL Decision : **Application Permitted**
Location : 12 West Avenue Hullbridge
Proposal : Construct Pitched Roofed Rear Extension.
Applicant : Kevin Walker

Application No : 09/00233/FUL Decision : **Application Permitted**
Location : 45 Southview Road Hockley
Proposal : Demolish Conservatory and Part of Rear Projection and
Construct Two Storey Pitched Roofed Rear Extension
Incorporating Side Dormers, Form Gable End to Roof and
Construct Pitched Roofed Front Dormer
Applicant : Mr A Colley

Application No : 09/00250/LDC Decision : **Application Withdrawn**
Location : Land Opposite 2 Barling Road Great Wakering
Proposal : Form New Vehicular Access to Park Nursery
Applicant : Southend-on-Sea Borough Council



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Application No : 09/00255/COU Decision : **Application Withdrawn**
Location : 89 Eastwood Road Rayleigh
Proposal : Change Use of Approved Shop Unit to Construct as Fast
Food Take Away Unit.
Applicant : Prowash Systems Ltd

Application No : 09/00325/FUL Decision : **Permitted Development**
Location : 12 Ridgeway Rayleigh
Proposal : Hip to Gable Roof Extension, Form Rooms in Roofspace
With Flat Roofed Rear Dormer Featuring French Doors.
Construct Part Two Storey, Part Single Storey Rear
Extension. (Revised Application)
Applicant : Mr Paul Keeble

Application No : 09/00330/FUL Decision : **Application Withdrawn**
Location : Wayside Lodge Magnolia Road Rochford
Proposal : Construct Single Storey Pitched Roofed Side Extension.
Applicant : Mr Goodchild



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