

PLANNING DECISIONS – May 2009

Application No : 08/00796/FUL Decision : **Application Permitted**
Location : Westcliff Rugby Football Club The Gables Aviation Way
Rochford
Proposal : Install 4 No. Floodlight Stanchions to Second Pitch.
Applicant : Westcliff Rugby Club

Application No : 08/00799/FUL Decision : **Application Permitted**
Location : 393 Rectory Road Hockley
Proposal : Construct Single Storey Flat Roofed Rear Extension and
Construct 2No. Pitched Roofed Dormers to Front, Pitched
Roofed Dormer to Side and Flat Roofed Dormer to Rear.
Applicant : Mr Hall

Application No : 08/00850/FUL Decision : **Application Permitted**
Location : 213 Rectory Avenue Ashingdon
Proposal : Demolish Existing Conservatory and Construct New
Conservatory to Rear With New Pitched Roof Across Rear
of Property.
Applicant : Mr Terence Argent

Application No : 08/00855/FUL Decision : **Refuse Planning
Permission**
Location : Smugglers Den 315 Ferry Road Hullbridge
Proposal : Layout and Extend Decking Area and Construct Building to
Provide Smoking Shelter and Use of Area for Club
Members Contrary to Condition 2 of Application/Appeal
Decision F/0602/92/ROC
Applicant : Mrs Jacqueline Parker (Smugglers Den Ltd)

- 1 The proposal by way of the further increase in size and intensification in use that would result from the proposed enlarged decked beer garden and outside seating area to the existing Smugglers Den Club would give rise to additional noise and disturbance and particularly during late evenings and weekends which would prove detrimental to the amenities that adjoining residential occupiers ought reasonably expect to enjoy.

Application No : 09/00054/FUL

Decision : **Refuse Planning Permission**

Location : 18 Eastern Road Rayleigh

Proposal : Construct Detached Four Bedroomed House With Attached Single Storey Garage and Construct New Vehicular Crossing and Access.

Applicant : Mr Peter K Jones

- 1 The proposed dwelling, positioned forward in advance of the others in the street, given its bulk, siting and height on this restricted plot, would be visually intrusive in the street scene and constitute an over-development of the site. This is compounded by the awkward residual arrangement indicated for 18 Eastern Road, whereby the amenity space relies on the existing open front garden immediately in front of the principal street aspect of the dwelling being screened off as a private garden space and resulting in a diminution of this principal street aspect of the dwelling.

Application No : 09/00063/FUL

Decision : **Application Permitted**

Location : Land Adjacent To 43 Ashingdon Road Rochford

Proposal : Construct Single Storey Pitched Roofed Side Extension to Approved House, for Use as Temporary Marketing Suite and to be Retained as Double Garage to Plot 12. Extend Driveway and Hardstanding Area and Provide Temporary Access onto Ironwell Lane.

Applicant : David Wilson Homes Ltd.

Application No : 09/00077/OUT

Decision : **Grant Outline Planning Permission**

Location : Land At South End Of Rochford Business Park Cherry Orchard Way

Proposal : Construct Single Storey Drive Through to Provide A3/A5 Use for the Sale of Food or Drink for Consumption On or Off the Premises.

Applicant : Mr Jonathan Brook



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Application No : 09/00079/FUL Decision : **Application Permitted**
Location : 194 Eastwood Road Rayleigh
Proposal : Single Storey Side Extension
Applicant : Veronica Nimmes

Application No : 09/00084/FUL Decision : **Application Permitted**
Location : 21 Churchend Foulness Island
Proposal : Demolish Existing Timber Structure and Construct Single Storey Rear Extension.
Applicant : Mr Barry Dobbs

Application No : 09/00085/FUL Decision : **Refuse Planning Permission**
Location : Land Rear Of 16 To 24 Kingswood Crescent Rayleigh
Proposal : Construct Detached Three Bedroomed Bungalow With Attached Garage to Rear of No.16 and Construct Access Driveway.
Applicant : Page Estates Ltd

- 1 In conjunction with the extant planning permission granted under 08/00403/FUL for the adjoining site, the proposal, by way of introducing an additional bungalow, would represent the over-development of an area of backland resulting in a loss of openness which would be out of character with the more spacious pattern of prevailing pattern of development in the area. If allowed, the proposal would be visually intrusive to the outlook of the occupiers of the surrounding dwellings, giving rise to a significant detrimental impact on their residential amenity and would, moreover, set a precedent for further development.

Application No : 09/00088/FUL Decision : **Application Permitted**
Location : 67 Victor Gardens Hawkwell
Proposal : Raise Ridge Height and Form Rooms in Roofspace With Pitched Roofed Dormers and Rooflights. Construct Pitched Roofed Extension and Chimney Stack.
Applicant : Mr And Mrs Lunn

Application No : 09/00092/FUL Decision : **Application Permitted**
Location : 34 High Mead Rayleigh
Proposal : Construct Single Storey Pitched Roofed Rear Extension. Extend Existing Front and Rear Dormers.
Applicant : Miss Kerry Winder



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Application No : 09/00097/FUL Decision : **Application Permitted**
Location : Fremfins Bullwood Hall Lane Hockley
Proposal : Demolish Existing Conservatory and Construct Single
Storey Pitched Roofed Rear Extension With Rooflights.
Applicant : Mr Dave Davis

Application No : 09/00098/FUL Decision : **Application Permitted**
Location : 5 Great Wheatley Road Rayleigh
Proposal : Part Two Storey, Part Single Storey Rear and Side
Extensions including Re-modelling of Existing Roof (Part
Pitched Roof and Part Flat Roof)
Applicant : Mr Darren Andrews

Application No : 09/00101/FUL Decision : **Application Permitted**
Location : 52 Station Crescent Rayleigh
Proposal : Two Storey Side Extension, Single Storey Side and Rear
Extension and New Front Porch.
Applicant : Mr Maslen

Application No : 09/00102/FUL Decision : **Application Permitted**
Location : 31 Ferry Road Hullbridge
Proposal : Construct First Floor, New Roof and Alterations to
Bungalow to Form House
Applicant : Mr Robin Defries

Application No : 09/00104/FUL Decision : **Refuse Planning
Permission**
Location : Homeland Lark Hill Road Canewdon
Proposal : Rooms in the Roofspace Incorporating Rooflights to Front
and Flat Roofed Rear Dormer and Balcony to Rear
Applicant : Mr And Mrs Price

- 1 The Replacement Rochford Local Plan (2006) shows the site to be within the Metropolitan Green belt and the proposal is considered to be contrary to policy R1 of the Local Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policies R2 and R5 of the Local Plan). Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.



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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 character of the property contrary to the above policies and the rear dormer and balustrade will impact on the openness of the area. Furthermore the development by the increase in habitable floor space potential, gives rise to a possible increased population within the green belt, resulting in greater intensity of activity on the site and surrounding area, harmful upon the established character of the green belt. The development is considered contrary to Policy R5 part (i) and (iii) of the Rochford District Replacement Local Plan (2006).

Application No : 09/00105/FUL Decision : **Application Permitted**
Location : Plot 2 Welton Way Rochford
Proposal : Erection of Light Industrial Building for Maintenance of Commercial Vehicles
Applicant : Mr Andrew Bourke

Application No : 09/00107/FUL Decision : **Application Permitted**
Location : 4A South Street Rochford
Proposal : Remove Pitched Roof and Construct First Floor Balcony Area at Rear and External Staircase to Side. Construct Balustrading. Raise Flank Wall.
Applicant : Mr Martin Ellis

Application No : 09/00108/COU Decision : **Refuse Planning Permission (COU)**
Location : Beeches Farm Arterial Road Rayleigh
Proposal : Change of Use of Buildings to Boarding Kennel/Cattery
Applicant : Mrs C B Blance

- 1 The proposal would intensify the use of an access which lacks any acceleration or deceleration lanes or even any radius kerbing onto a classified highway (Strategic Route) 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 would be detrimental to highway safety.



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Application No : 09/00111/FUL Decision : **Application Permitted**
Location : 5 Victoria Road Rayleigh
Proposal : Form Gable to Roof at Rear to Accommodate First Floor
Bathroom. Construct Single Storey Pitched Roofed Rear
Extension.
Applicant : Mr Ian Makey

Application No : 09/00112/FUL Decision : **Application Permitted**
Location : 22 Hullbridge Road Rayleigh
Proposal : Construct Single Storey Pitched Roofed Rear Conservatory
Applicant : Mr D Knott

Application No : 09/00113/LBC Decision : **Grant Listed Building
Consent**
Location : 4A South Street Rochford
Proposal : Remove Pitched Roof and Construct First Floor Balcony
Area at Rear and External Staircase to Side. Construct
Balustrading. Raise Flank Wall.
Applicant : Mr Martin Ellis

Application No : 09/00117/FUL Decision : **Application Permitted**
Location : 22 Allerton Close Rochford
Proposal : Construct Pitched Roofed Rear Conservatory
Applicant : Mr And Mrs D Onslow

Application No : 09/00118/FUL Decision : **Refuse Planning
Permission**
Location : 20 The Hylands Hockley
Proposal : Demolish Existing Garage and Construct Single Storey
Side and Rear Extension.
Applicant : Mr John Morley

- 1 The proposed development, by virtue of its excessive depth and height above the boundary fencing, would have an overbearing relationship to neighbouring dwellings and to the amenity of their occupants and is thus contrary to Policy HP6 of the Rochford District Replacement Local Plan. Furthermore, the east facing bedroom window would give rise to an unacceptable level of overlooking into the private rear garden area immediately behind 21 The Hylands, to the detriment of the level of enjoyment of the occupiers thereof.



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Application No : 09/00120/FUL Decision : **Refuse Planning
Permission**
Location : Land Adjacent 42 The Westerings Hawkwell
Proposal : Subdivide Plot and Construct Three Bedroomed Detached
House With Vehicular Crossover, Also Provide Vehicular
Crossover and 2 No. Parking Spaces for Existing Dwelling
at 42 The Westerings.
Applicant : Ms Gail Cooper

- 1 The residential development proposed by way of the siting the dwelling would have an unacceptably adverse impact on the amenity value and viability of the protected oak tree T3 of TPO/00050/08 to the detrimental of the character and visual appearance of the surrounding area.

Application No : 09/00121/LBC Decision : **Application Permitted**
Location : Scotts Hall Farm Scotts Hall Road Canewdon
Proposal : Repair and Replacement of Timber Frame and Structural
Brickwork, Removal of Second Stair Case, Part
Replacement of Ground Floors, Removal of Partitions to
Ground and First Floor and Provision of New First Floor
Partition Wall, New Raised Ceiling to Bedroom and
Removal of Tiles and Re-Roofing of the North Face of the
Roof.
Applicant : Mr Richard Stacey

Application No : 09/00123/FUL Decision : **Refuse Planning
Permission**
Location : 3 Trinity Close Rayleigh
Proposal : Construct First Floor Pitched Roofed Side Extension.
Applicant : Mr And Mrs Wheeler

- 1 The proposed development fails to provide a satisfactory side isolation space between the resultant building and the site boundary at first floor level. The proposal conflicts with policy HP6 of the Rochford District Replacement Local Plan (2006) and the Council's supplementary Planning Guidance (2007) which seek to provide a minimum side space of 1m between the outside face of the resultant dwelling and the plot boundary at first floor level. If permitted the proposal would be built up to the boundary at first floor level leading to a potential coalescence of dwellings, it would lack suitable space about the resultant buildings proving visually detrimental to the uniformity, space about the buildings in the street and appearance of the streetscene.



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Application No : 09/00124/LBC Decision : **Grant Listed Building Consent**

Location : 66 London Hill Rayleigh
Proposal : Amendment to 08/00587/LBC, Change Window Design to Ground Floor Kitchen Windows and Replace First Floor Bedroom Floor Boards.

Applicant : Miss Nadja Miles

Application No : 09/00125/FUL Decision : **Application Permitted**

Location : 16 Windermere Avenue Hullbridge
Proposal : Two Storey Pitched Roofed Side Extension, First Floor Pitched Roofed Rear Extension and Front Canopy.

Applicant : Mr Stephen Bray

Application No : 09/00126/FUL Decision : **Application Permitted**

Location : 57 High Road Hockley
Proposal : Erect First Floor Side and Rear Extensions. Insert Front Dormers into Roof Space. Form New Front Entrance. Dummy Dormers to Front and Rear.

Applicant : Mr And Mrs Snell

Application No : 09/00127/FUL Decision : **Application Permitted**

Location : 103 Rectory Avenue Ashingdon
Proposal : Single Storey Sloped Roofed Rear Extension

Applicant : Mr Paul And Mrs Sharon Schofield

Application No : 09/00128/FUL Decision : **Application Permitted**

Location : Rawreth Village Hall Church Road Rawreth
Proposal : Demolish Existing Store and Construct New Pitched Roofed Detached Store Building

Applicant : Rawreth Parish Council

Application No : 09/00129/COU Decision : **Grant Planning Permission (COU)**

Location : 124 High Street Great Wakering
Proposal : Change of Use from Nail Bar to A3 Tearoom/Cafe

Applicant : Ms Jane Kinnaird



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Application No : 09/00130/FUL Decision : **Refuse Planning Permission**

Location : Willow Pond Farm Lower Road Hockley
Proposal : Detached Four Bedroomed Bungalow Showing
Constructed Void/Cellar as Foundation Requirements
Applicant : Mr Mark Venneear

- 1 The site is within an area of Metropolitan Green Belt as defined in The Rochford District Replacement Local Plan (2006). The proposal by way of the provision of a basement would result in an oversized and disproportional building considered to be inappropriate development and contrary to Policies R1 and R3 of the Local Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R5 and R6 of the Local Plan). Any development which is permitted shall be of a scale, design and siting such that the appearance of the countryside is not impaired.

The resultant building would undermine the consistent approach followed by the Local Planning Authority in the consideration of new dwellings proposed within the Metropolitan Green Belt and would if allowed make the established approach more difficult to sustain potentially resulting in further harm to the Green Belt by way of further provision of oversized dwellings. The details of the application do not, in the opinion of the Local Planning Authority provide very special circumstances to outweigh the normal presumption against inappropriate development within the Metropolitan Green Belt.

Application No : 09/00133/COU Decision : **Refuse Planning Permission (COU)**

Location : 8 Oakley Avenue Rayleigh
Proposal : Demolish Existing Boundary Wall and Construct New
Garden Boundary Wall at Back of Pavement and
Incorporate Verge into Garden Area
Applicant : Mr James Moon

- 1 The proposed enclosure of the area of land between no. 8 Oakley Avenue and the highway boundary on Boxford Close would result in a loss of an important amenity area which is part of the original soft landscaping layout of the estate and forms part of the character and increases the amenity enjoyed by residents of the area more generally. If allowed the proposal would result in the loss of an open area and Birth tree proving detrimental to the character and appearance of the estate contrary to Policy HP18 to the Rochford District Replacement Local Plan.



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Application No : 09/00135/FUL Decision : **Refuse Planning
Permission**
Location : 242 Plumberow Avenue Hockley
Proposal : First Floor Pitched Roofed Rear Extension and New
Windows to Side
Applicant : Mr Andrew Jeffries

- 1 The proposal by way of the height and depth of the first floor extension would result in a dominant development to an already significantly extended property, creating an unacceptable overbearing impact, giving rise to a loss of outlook and light, upon the neighbouring property at no. 246 Plumberow Avenue. If allowed the extension would prove detrimental to the amenity those adjoining neighbours at no. 246 Plumberow Avenue ought reasonably expect to enjoy and contrary to Policy HP6 part (viii), (xi) and (x) of the Replacement Local Plan (2006).

Application No : 09/00137/FUL Decision : **Application Permitted**
Location : 10 Broad Oak Way Rayleigh
Proposal : Single Storey Rear Extension.
Applicant : Mr Jon Byford

Application No : 09/00138/FUL Decision : **Application Permitted**
Location : 12 Glebe Drive Rayleigh
Proposal : Single Storey Pitched Roofed Conservatory to Side
Applicant : Mrs J Green

Application No : 09/00139/FUL Decision : **Application Permitted**
Location : Chestnut Cottages 274 Wakering Road Great Wakering
Proposal : Construct Single Storey Rear Extension
Applicant : Miss Juliet Marshall

Application No : 09/00141/FUL Decision : **Application Permitted**
Location : 20A Canute Close Canewdon Rochford
Proposal : Single Storey Pitched Roofed Rear Extension
Applicant : Mr And Mrs Baxter

Application No : 09/00142/FUL Decision : **Refuse Planning
Permission**
Location : Shopland Local Sub Station Shopland Road Sutton
Proposal : Form Access, Access Bridge and Gate to Give Access to
Existing Fishing Lake.
Applicant : Mr Anthony Drozdowicz



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- 1 The proposal does not appear to show sufficient land within the applicant's control to provide adequate visibility splays either side of the proposed access and the lack of such visibility would result in an unacceptable degree of hazard to all road users. Furthermore the proposal would lead to the introduction of an unnecessary point of access onto the highway and would therefore be unnecessarily harmful to highway safety and to the principle use of the highway as a right of free and safe passage.

Application No : 09/00143/FUL Decision : **Application Permitted**
Location : 11 Folly Lane Hockley
Proposal : Construct Single Storey Flat Roofed Rear Extension.
Applicant : Mr Barry Rainger

Application No : 09/00146/FUL Decision : **Application Permitted**
Location : 44 Hilltop Avenue Hullbridge
Proposal : First Floor Pitched Roofed Rear and Side Extension
Applicant : Mr Paul Rogers

Application No : 09/00150/COU Decision : **Refuse Planning
Permission (COU)**
Location : 111 Ashingdon Road Rochford
Proposal : Change Of Use From Car Showroom to a Hand Car Wash
Applicant : Mr Xhafer Thaqi

- 1 The application is not supported by sufficient details of the water drainage for the site. In the absence of this information, it is considered that the proposal may result in contaminated water entering and polluting the surface water drainage systems and/or water could be directed on to the road, detrimental to surface water drainage systems and/or to road users.

Application No : 09/00153/FUL Decision : **Refuse Planning
Permission**
Location : 40 Woodlands Road Hockley
Proposal : Construct Two Storey Rear Extension (Amended Scheme)
Applicant : Mr Birkumshaw

- 1 The proposed rear extension, by reason of its design, bulk and height, taking into account the disposition of the neighbouring property to the north including differing floor levels, would be an intrusive and unneighbourly form of development. It would have a serious and adverse effect on the amenities enjoyed by the occupants of that property in relation to overshadowing, loss of light and outlook to the property/plot and would be contrary to policy HP6 of the Replacement Local Plan.



INVESTORS IN PEOPLE

Application No : 09/00156/FUL Decision : **Application Permitted**
Location : 12 West Avenue Hullbridge
Proposal : First Floor Side Extension with Rear Balcony. Pitched Roof to Existing Garage and Tiled Canopy to Front and Side Elevations. Revised Application to Substitute Specified External Materials.
Applicant : Mr K Walker

Application No : 09/00157/ADV Decision : **Grant Advertisement Consent**
Location : Car Dealership B Cherry Orchard Way Rochford
Proposal : 3 No. Illuminated Fascia Signs, 1 No. Illuminated Entrance Statement and 2 No. Illuminated Pylon Signs.
Applicant : Toomey Nissan

Application No : 09/00160/FUL Decision : **Application Permitted**
Location : 8 High Road Hockley
Proposal : Construct Single Storey Rear Extension Incorporating Lounge, Conservatory and Kitchen Extension.
Applicant : Mr And Mrs Rose

Application No : 09/00163/FUL Decision : **Application Permitted**
Location : 82 Clifton Road Ashingdon
Proposal : Retrospective Application to Construct Single Storey Pitched Roofed Side and Front Extension
Applicant : Mr D Boxall

Application No : 09/00165/FUL Decision : **Application Permitted**
Location : Cosy Nook Beke Hall Chase North Rawreth
Proposal : Demolish Existing Dwelling and Construct One Detached Three Bedroomed Bungalow with Detached Garage and Utility Room
Applicant : Mr N Wilson

Application No : 09/00168/COU Decision : **Application Permitted**
Location : 223 Greensward Lane Ashingdon
Proposal : Demolish Workshop to Rear and Construct New Pitched Roofed Extension to Building and Refurbish and Change Use from Car Breakers to New Use to Provide Three Starter Business Units.
Applicant : Qube Developments Ltd



Application No : 09/00185/LBC Decision : **Grant Listed Building
Consent**
Location : Gusted Hall Gusted Hall Lane Rochford
Proposal : Demolish Part of Existing Conservatory, Construct Two
Storey Pitched Roofed Side Extension.
Applicant : Mr Barry Lewington



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