

PLANNING DECISIONS – September 2009

Application No : 09/00268/FUL Decision : **Application Permitted**
Location : 1 Willingale Avenue Rayleigh
Proposal : Construct 1.83 High Brick Boundary Wall to Side of Dwelling
Applicant : Mrs Deborah Dennis

Application No : 09/00280/FUL Decision : **Refuse Planning Permission**
Location : 209 Hockley Road Rayleigh
Proposal : Demolition of Existing Dwelling and Construct 2 No. Detached Chalet Houses With Side Dormers, Basement Garages and Associated Parking and Amenity Areas.
Applicant : Mr & Mrs P Taylor

- 1 With regard to that part of the application site that is within the Metropolitan Green Belt, defined as a line 2m from the rear of the north western corner of the dwelling, 4m to the rear of the mid point of the dwelling (excluding the conservatory addition) and 6m to the north eastern corner of the dwelling, the development proposal i.e. part of the dwellings and the required minimum garden area of 100m.sq, is considered to constitute an inappropriate form of development in terms of the guidance set out in PPG2 Green Belts. No very special circumstances have been advanced to justify the development within the Metropolitan Green belt and, as a result it is by its very nature harmful to the objectives and purposes of designating land as Green Belt for that part of the application site within the Green Belt.

Application No : 09/00308/FUL Decision : **Refuse Planning Permission**
Location : 1 The Old Worlds End Church End Paglesham
Proposal : Demolish Existing Outbuilding and Construct Detached Triple Garage and Store Building
Applicant : Mr And Mrs R C Birt

- 1 The proposal by virtue of its size, design and siting is considered to detract from rather than enhance or preserve the character and appearance of the Paglesham Church End Conservation Area contrary to parts (i), (ii) and (iii) of Policy BC1 of the Rochford District Replacement Local Plan.
- 2 The proposed development, by virtue of its size, design and siting is considered to be harmful to the setting of the listed building on the application site and St Peters Church which is Grade II listed building located on the churchyard which adjoins the application site.
- 3 The proposed development, by virtue of its height and bulk would amount to inappropriate development within the Metropolitan Green Belt, resulting in a detrimental effect on the openness, character and appearance of the Green Belt contrary to Planning Policy Guidance Note 2: Green Belts. No very special circumstances have been demonstrated which would overcome the harm to the Green Belt which would result from the proposed development.

Application No : 09/00310/LBC Decision : **Application Permitted**
Location : 1 The Old Worlds End Church End Paglesham
Proposal : Demolish Existing Outbuilding and Construct Detached Triple Garage and Store Building
Applicant : Mr And Mrs R C Birt

Application No : 09/00323/COU Decision : **Application Withdrawn**
Location : 7 Roche Close Rochford
Proposal : Change of Use from Use Class A1 Shop to Use Class A3 Food and Drink for Use as Coffee/Tea Lounge with Outside Seating/Dining Area.
Applicant : Mr Stephen Everineton

Application No : 09/00327/FUL Decision : **Refuse Planning Permission**
Location : Glenmore House East Street Rochford
Proposal : Remove Existing Timber Frame Windows and Doors and Provide Replacement Aluminium Framed Windows and Doors.
Applicant : Springboard Housing Association

- 1 The proposal by way of the disproportionate areas of glazing to the double and triple window options would fail to provide satisfactory symmetry and glazing proportions between windows within the building and would as a result detract from the well preserved and appropriately detailed character of the Rochford Conservation Area contrary to parts (i) and (iii) to Policy BC1 to the Rochford District Replacement Local Plan as saved by Direction of the Secretary of State for Communities and Local Government and dated 5th June 2009.

Application No : 09/00334/FUL Decision : **Refuse Planning
Permission**

Location : Land Between 48 And 52 Waxwell Road Hullbridge
Proposal : Construct Detached Building Comprising 4 No. One
Bedroomed Flats With New Vehicular Crossovers and
Parking to Front.

Applicant : Mr James Thornton

- 1 The level of on-site parking is considered insufficient for the number of residential units proposed and contrary to Policy TP8 of the Local Plan, which requires generally the maximum standard of 2 spaces per dwelling to be met. The lack of adequate on-site car parking spaces and siting of the on-site parking to the front of the site would lead to on-street parking away from the site, which would cause obstruction to other road users to the detriment of general highway safety.
- 2 The information submitted in support of the application and as contained in the Extended Phase 1 Survey carried out by Ecological Sustainability Limited and dated September 2009 identifies a suitable habitat for slow worms on the site. No survey information has been provided to establish the presence of the species and the assessment of the development upon any resident populations that might be found. As such the Local Planning Authority cannot be satisfied that the proposed development would not have any adverse impact on protected species.

Application No : 09/00341/FUL Decision : **Refuse Planning
Permission**

Location : 17 North Street Rochford
Proposal : Construct Pinhole External Shutters to Front and Side
Entrance Doors to Shop and Retain First Floor Rear Door
and Juliet Balcony.

Applicant : Mr B Kuganeswaran

- 1 The proposal by way of the incorporation of steel roller shutters would result in a detrimental affect to the appearance and character of the Rochford Conservation Area. The roller shutters would be an intrusive element within this prominent location which would detract from the visual appearance of the Conservation Area, despoiling the amenity of the area. If permitted, these shutters would set a significant precedent which would be difficult to resist. If shutters were erected elsewhere in the vicinity they would have an increasingly harmful effect on the visual amenity of the street scene and the character of the Conservation Area more generally. The cumulative effect would create a grossly unacceptable appearance and character to the Conservation Area.

Application No : 09/00347/FUL Decision : **Application Permitted**
Location : 62-64 High Street Great Wakering
Proposal : Install 1 No. Air Conditioning Unit to East Elevation.
Applicant : L. Rowland & Co. (Retail) Ltd

Application No : 09/00349/LBC Decision : **Grant Listed Building Consent**
Location : 62-64 High Street Great Wakering
Proposal : Install 1 No. Air Conditioning Unit to East Elevation
Applicant : L. Rowland & Co. (Retail) Ltd

Application No : 09/00356/FUL Decision : **Refuse Planning Permission**
Location : 12 Eastcheap Rayleigh
Proposal : Demolish Existing Dwelling and Construct One Detached Six Bedroomed House to Front of Site and Two Detached Four Bedroomed Houses at Rear. Construct Access Drive, Turning Area and Detached Garages and Parking Area.
Applicant : Mr Russell Bowen

- 1 The proposed six bedroom building to the front of the site would be overdevelopment in this location
- 2 The proposal would not be in keeping with the street scene in either Eastcheap or Willow Close, Rayleigh.
- 3 The proposal by way of the scale, mass and bulk of the chalet fronting Eastcheap and the poor design, mass and height of the houses fronting Willow Close would result in a form of development 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 street scene and the locality, contrary to parts (viii), (ix) and (x) of saved Policy HP6 and parts (ii) and (iii) of saved Policy HP14 of the Rochford District Replacement Local Plan.

Application No : 09/00358/COU Decision : **Refuse Planning
Permission (COU)**
Location : New Hall Farm Lambourne Hall Road Canewdon
Proposal : Retrospective Application for the Parking of Three
Commercial Vehicles on Existing Hardstanding.
Applicant : Mr Roger Burroughs

- 1 The application site is located in a relatively remote, rural location which is only accessible along winding country roads and through rural villages. The proposed use of the site for the parking of commercial heavy goods vehicles and trailers would involve movements of these vehicles to and from the application site. The application site is considered inappropriate by virtue of its remote, rural location for a use which would increase the number of heavy goods vehicles using winding rural roads and having to travel through rural villages to the detriment of the character of the rural locality.

Application No : 09/00364/COU Decision : **Refuse Planning
Permission**
Location : Land On The Eastern Side Of Southend Airport Rochford
Proposal : Use of Land for Boot Sales for up to 56 Days per Calendar
Year on Saturdays, Sundays and Bank Holidays Between
09:00-14:00 Hours.
Applicant : Sir Maurice Donn

- 1 The use of the site in the manner and extent proposed would be an inappropriate and unneighbourly use of this green belt/gateway location that is likely to result in material harm to the amenity of the local residents as well affecting the character and appearance of this important gateway green belt location.
- 2 The Rochford District Replacement Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to PPG2. Within the Green Belt, as defined in this policy, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Local Plan). It is considered that when in use the application proposal would have a material impact upon the openness and character of this part of the Metropolitan Green Belt.
- 3 As far as can be determined from the submitted information there may not be sufficient parking within the site to accommodate all vehicles. This would cause unnecessary conflict at the access to the site and Southend Road. In addition extra vehicles would be displaced onto the highway network resulting in an unacceptable degree of hazard to all road users to the detriment of highway and pedestrian safety. The proposal would therefore be contrary to Policy 1.1 (Safety) Appendix G: Development Control Policies and Processes, Essex Local Transport Plan 2006/2011.

- 4 The proposal would lead to the use of an access on a stretch of a Strategic Route (PR1) where the principle function is that of carrying traffic freely and safely between centres of population. The slowing and turning of vehicles associated with the use of the access would lead to conflict and interference with the passage of through vehicles to the detriment of that principle function and introduce a further point of possible traffic conflict, being detrimental to highway safety. This proposal would therefore be contrary to Policy 1.1 (Safety) Appendix G: Development Control Policies and Processes, Essex Local Transport Plan 2006/2011.
- 5 The proposed development would lead to an increase in unnecessary traffic movements to and from the site in direct conflict with the aims and objectives of Policy P4 (sustainability) and Policy P1 (highway access) Appendix G: Development Control Policies and Processes, Essex Local Transport Plan 2006/2011.

The location would mean that virtually all journeys generated by the proposal would be by private vehicles. The proposal is not considered to be sustainable due to the reliance on the use of the private car which is contrary to the aims and objectives of Policy P4 (sustainability) and Policy P1 (highway access) Appendix G: Development Control Policies and Processes, Essex Local Transport Plan 2006/2011.

Application No : 09/00371/FUL

Decision : **Refuse Planning
Permission**

Location : Apex Court Plumberow Avenue Hockley

Proposal : Construct Second Floor Extension with Pitched Roof to Form Two x Two Bedroomed Flats on Top of Existing Building, Revise Layout to Car Park, Provide Additional Parking Spaces and Bin Store Adjacent Garage Block

Applicant : Mr Rajendra Patel

- 1 The proposal would create an unacceptable roof form involving an uncharacteristic combination of the very steep pitch to the rear and the very slack pitch to the front of the resultant building and would look unresolved and of poor proportions particularly on the east elevation to the detriment of the character and appearance of the streetscene.
- 2 The proposal by way of the significant increase in height proposed and the relatively short distance to the adjoining houses backing onto the site would prove incompatible with the built form in the locality in conflict with part (iii) to Policy HP11 to the Council's saved Local Plan (2006) and over dominant and overbearing upon the expectations of amenity that ought reasonably be expected by occupiers of those dwellings.

- 3 The proposal by way of the close proximity of the proposed windows to the rear south elevation roof slope would give rise to increased overlooking of dwellings and sitting out areas backing onto and adjoining the site the rear of the building the subject of this proposal giving rise to further loss of privacy and loss of amenity that residents to those dwellings ought reasonably expect to enjoy.

Application No : 09/00372/FUL Decision : **Refuse Planning Permission**

Location : 23 Eastbury Avenue Rochford
Proposal : Two Storey Pitched Roofed Side Extension and Flat Roofed Rear Dormer Extension
Applicant : Mr S Pracy

- 1 The development is considered out of character and appearance with the original dwelling, designed unsympathetically with the original design, character and form of the property. The creation of an asymmetrical gable and the awkward design to the front elevation of the side extension, would result in an unattractive, poor designed form which would be out of scale and character with the original dwelling, detrimentally affecting the visual amenity afforded to the street scene, contrary to parts (x) and (viii) of Policy HP6 of the Rochford Replacement Local Plan (2006).

Application No : 09/00374/FUL Decision : **Refuse Planning Permission**

Location : September Cottage Barrow Hall Road Little Wakering
Proposal : Retain Existing Detached Double Garage With Attic Store Above.
Applicant : Mr Jeremy Thomas

- 1 The Rochford District Replacement Local Plan shows the site to be located within the Metropolitan Green Belt and the proposal is considered to be contrary to the Green Belt policies of the Local Plan. Within the Green Belt, as defined by these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extensions to existing buildings. The size, scale, design and location of the proposal would result in a conspicuous inappropriate roof form creating a bulky building in a prominent roadside position viewed across open countryside. This would be detrimental to the open character of the Metropolitan Green Belt.

Application No : 09/00376/FUL Decision : **Application Permitted**

Location : 10 Wedgwood Way Rochford
Proposal : First Floor Rear Extension Incorporating Two Pitched Roofed Dormers, Construct Bay Window to Front and Erect New Pitched Roofed Front Porch.
Applicant : Mr Phillip Heap

Application No : 09/00377/FUL Decision : **Application Permitted**
Location : Land Adjacent To 43 Ashingdon Road Rochford
Proposal : Variation of Condition 3 of Approved Planning Application
09/00063/FUL to read: " The Development Shall be
Implemented in Accordance with the Recommendations,
Works and Mitigation to Trees to be Retained and the Tree
Protection Measures as Set Out in the Arboricultural
Implications Assessment Reference WP09/TRS0226 A/A
Rev. 2 and Arboricultural Method Statement
WP09/TRS0226 AMS Rev. 2 and Mitigation Plan.
Applicant : David Wilson Homes Eastern Counties

Application No : 09/00378/FUL Decision : **Refuse Planning
Permission**
Location : 39 Falcon Close Rayleigh
Proposal : Convert Integral Garage to Habitable Room.
Applicant : Mr Darren Cossons

- 1 The proposal by way of the loss of the garage car parking space would result in insufficient off street parking being available within the site to serve the reasonable parking needs of the future occupiers of the dwelling to which the development relates. If allowed the proposal would result in displaced vehicles being parked on Falcon Close and in conflict with the turning movements required at the end of the Close and resulting in on street parking to the detriment of the character and appearance of the street more generally.

Application No : 09/00379/FUL Decision : **Refuse Planning
Permission**
Location : 367 - 369 Little Wakering Road Great Wakering
Proposal : First Floor Pitched Roofed Rear Extension and Extension to
Existing Garden Room/Conservatory at Ground Floor.
Applicant : Hanningfield Estates LLP

- 1 The development by way of the layout of the car parking area within the site provides insufficient on-site parking clear of the highway to accommodate all vehicles likely to visit/use the site and would result in the displacement of vehicles onto the highway network giving rise to on-street parking in the adjoining road, resulting in unnecessary conflict in Little Wakering Road and loss of visual amenity to the street scene.

Application No : 09/00380/FUL Decision : **Application Permitted**
Location : 45 Warwick Gardens Rayleigh
Proposal : Single Storey Flat Roofed Side and Rear Extension
Applicant : Mr Mark McGurn

Application No : 09/00381/FUL Decision : **Application Permitted**
Location : 31 The Chase Rayleigh
Proposal : Erect Single Storey Pitched Roofed Rear Conservatory
Applicant : Mr & Mrs Ward

Application No : 09/00382/FUL Decision : **Refuse Planning
Permission**
Location : 36 High Road Rayleigh
Proposal : Demolish Existing Dwelling and Construct Part Two Storey,
Part Three Storey Building Containing 14 no. Two
Bedroomed Flats with Parking and Amenity Areas. Access
From Ridgeway, Close Existing Vehicular Access From
High Road.
Applicant : Autosecond Ltd

- 1 The layout of the development would give rise to unreasonable overlooking conditions over the private garden amenity space of No.34 High Road immediately to the north of the site to the detriment of the expectations that occupiers of these dwellings ought reasonable expect to enjoy and contrary to saved Policy HP6 of the Council's adopted Local Plan (2006).
- 2 The survey information provided by the applicants indicates that bats are using habitats that would be affected by the proposal and insufficient information has been provided to demonstrate how the impact of the proposal on this protected species will be adequately mitigated. In the absence of this information it is considered that the proposed demolition of the existing building and the development of the site as proposed would be likely to have an adverse impact upon legally protected species and therefore considered to be contrary to the advice contained in Planning Policy Statement 9 Biodiversity and Geological Conversion.
- 3 The submitted arboricultural assessment that accompanies the proposal contains insufficient information to demonstrate how the proposal impacts on the existing preserved and retained trees, in particular the report lacks a suitable arboricultural method statement. In the absence of such information the Local Planning Authority is not able to assess whether any adverse impact to the protected and retained trees will be suitably mitigated contrary.
- 4 The level of on-site parking is considered insufficient for the number of 2-bed residential units proposed and contrary to Policy TP8 of the Local Plan, which generally requires the maximum standard of 2 spaces per dwelling to be met. The lack of adequate on-site car parking spaces would lead to on-street parking causing obstruction to other road users to the detriment of general highway safety.

Application No : 09/00384/FUL Decision : **Application Permitted**
Location : 1 Mucking Hall Cottages Mucking Hall Road Barling Magna
Proposal : Demolish Existing Porch to Side and Construct Two Storey
Pitched Roofed Side Extension With Porch to Front.
Applicant : Mr Clint Ormston

Application No : 09/00385/FUL Decision : **Application Permitted**
Location : 3 Parklands Rochford
Proposal : Part Two Storey, Part Single Storey Side and Rear
Extensions.
Applicant : Mr Wayne Nolan

Application No : 09/00386/FUL Decision : **Application Permitted**
Location : 57 Deepdene Avenue Rayleigh
Proposal : Construct First Floor Pitched Roofed Front Extension.
Applicant : Mr Neil Caughey

Application No : 09/00387/COU Decision : **Grant Planning
Permission (COU)**
Location : Canewdon Hall Farm Beacon Hill Canewdon
Proposal : Change of Use of Part of Existing Farmyard to Provide
Parking for up to Two Lorry Vehicles and Three Trailers.
Applicant : Mr John Robinson

Application No : 09/00388/FUL Decision : **Application Permitted**
Location : 29 Oak Walk Hockley
Proposal : Single Storey Flat Roofed Rear Extension, Replace
Existing Detached Garage with Flat Roofed Garden Store
Applicant : Miss Wendy Bethell

Application No : 09/00389/ADV Decision : **Refuse Advertisement
Consent**
Location : 42 West Street Rochford
Proposal : Replace Existing Signage with One Externally Illuminated
Timber Fascia Sign, Two Digitally Printed Window Vinyls
and One Non-Illuminated Projecting Sign.
Applicant : The Co-operative Pharmacy

- 1 The proposed window vinyls are considered to result in the proliferation of advertisement material to this site, introducing an undesirable amount of visual clutter, contrary to Policy SAT 11 of the Rochford District Replacement Local Plan (2006). The introduction of the window vinyls would prove visually detrimental and fail to enhance the character and appearance of the Rochford Conservation Area.

Application No : 09/00390/FUL Decision : **Application Withdrawn**
Location : The Elms Warwick Road Rayleigh
Proposal : Demolish Existing Dwelling and Construct One Detached
Three/Four Bedroomed House.
Applicant : Mr K Baines

Application No : 09/00391/LDC Decision : **LDC Part Permitted
Part Refused**
Location : The Nook Goldsmith Drive Rayleigh
Proposal : Application for a Certificate of Lawfulness for use of Mobile
Home as Independant Residential Dwelling.
Applicant : Mr Peter John Munro

Application No : 09/00392/FUL Decision : **Application Permitted**
Location : 3 Tyms Way Rayleigh
Proposal : Construct Single Storey Side Extension to Existing Garage,
Changing Hipped Roof to Flat Roof and Convert Garage to
Habitable Room.
Applicant : Mr Stephen Harness

Application No : 09/00393/FUL Decision : **Application Permitted**
Location : Walkers Farm Barling Road Barling Magna
Proposal : Remove Existing Roof to Garage/Cart Lodge and
Reconstruct Roof at Lower Level.
Applicant : Mr Ken Massow

Application No : 09/00394/COU Decision : **Grant Planning
Permission (COU)**
Location : 11 Spa Road Hockley
Proposal : Change of Use of Part of Ground Floor From Class A2
Financial and Professional Services to a Mixed Use of
Class A1 Shop and Class D1 Non-Residential Institutions to
Allow Shop With Physiotherapy Clinic.
Applicant : Mr Mark Faulks

Application No : 09/00397/LDC Decision : **LDC Part Permitted
Part Refused**
Location : Mill Hill Church Road Hockley
Proposal : Application for a Certificate of Lawfulness for a Single
Storey Rear Extension and Outbuildings to Form Covered
Swimming Pool, Changing Room, Music Room and
Conservatory.
Applicant : Mr And Mrs Uden

Application No : 09/00398/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (Q BATTERY) Formation of Concrete Bases for Mobile Storage and Conditioning Chambers. Creation of Earth Traverse Protection Around Each Concrete Base and Construction of Tarmac Road to Access Each Chamber.
Applicant : Mr Twm Wade

Application No : 09/00399/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (HAVEN POINT)The formation of concrete bases for mobile storage and conditioning chambers. Creation of earth traverse protection around each concrete base and construction of tarmac road to access each chamber.
Applicant : Mr Twm Wade

Application No : 09/00402/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (RUGWOOD BATTERY)The formation of concrete bases for mobile storage and conditioning chambers. Creation of earth traverse protection around each concrete base and construction of tarmac road to access each chamber. Boundary fencing.
Applicant : Twm Wade

Application No : 09/00403/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (SHELFORD BATTERY)The formation of concrete bases for mobile storage and conditioning chambers. Creation of earth traverse protection around each concrete base and construction of tarmac road to access each chamber.
Applicant : Twm Wade

Application No : 09/00404/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (CHURCHEND BATTERY)The formation of concrete bases for mobile storage and conditioning chambers. Creation of earth traverse protection around each concrete base and construction of tarmac road to access each chamber.
Applicant : Twm Wade

Application No : 09/00405/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (NASEWICK BATTERY) Formation of Concrete Bases for Mobile Storage and Conditioning Chambers. Creation of Earth Traverse Protection Around Each Concrete Base and Construction of Tarmac Road to Access Each Chamber. Removal Existing Pendine Block Wall Structure and Reprovide in New Location.
Applicant : Twm Wade

Application No : 09/00406/FUL Decision : **Application Permitted**
Location : MOD Private And Confidential Foulness Island Southend-on-Sea
Proposal : (R BATTERY) Formation of Concrete Bases for Mobile Storage and Conditioning Chambers. Creation of Earth Traverse Protection Around Each Concrete Base and Construction of Tarmac Road to Access Each Chamber.
Applicant : Twm Wade

Application No : 09/00407/FUL Decision : **Refuse Planning Permission**
Location : Stambridge United Football Club Stambridge Road Stambridge
Proposal : Construct 2 No. Shelters Adjoining Playing Pitch
Applicant : Mr Derick James Valentine

- 1 There is Insufficient information has been provided as to the finished design of the proposed shelters.
- 2 The proposed brick built shelters will be detrimental to the visual amenity, openness and character of the Green Belt.
- 3 The applicant has failed to demonstrate that the brick built shelters are essential for the secondary use of this Green Belt land as a football pitch.
- 4 The proposed open sided shelters in this remote location on this site will encourage vandalism and other inappropriate activities not in keeping with the primary use of the land.

Application No : 09/00408/FUL Decision : **Application Permitted**
Location : 5 Connaught Road Rayleigh
Proposal : Revised Application to Construct Single Storey Side and Rear Extension
Applicant : Mr & Mrs S. Cooper

Application No : 09/00414/FUL Decision : **Refuse Planning
Permission**

Location : 8 Southview Road Hockley
Proposal : Hip to Gable Side Extension, Loft Conversion Incorporating
Two Pitched Roofed Dormers to Front Elevation and One
Flat Roofed Dormer to Rear Elevation and Single Storey
Pitched Roofed Rear Extension/Conservatory.
Applicant : Mr M Treacher

- 1 The application provides inadequate off street parking provision and as such fails to meet the minimum level of on-site parking provision required, as detailed in Policy TP8 and Supplementary Planning Document 5. Failure to provide Insufficient off street parking for a five bed roomed dwelling is likely to result in the displacement of vehicles on to the highway, giving rise to on street parking to the detriment of highway and pedestrian safety.

Application No : 09/00415/OUT Decision : **Refuse Outline
Planning Permission**

Location : Land Between Sheepcotes Cottages And Fairfields Lower
Road Hullbridge
Proposal : Outline Application for One Detached Five Bedroomed
House and Detached Garage
Applicant : Mr Brian Randall

- 1 The proposed development would amount to inappropriate development within the Metropolitan Green Belt resulting in a detrimental effect on the openness, character and appearance of the Green Belt contrary to Planning Policy Guidance Note 2: Green Belts. No very special circumstances have been demonstrated which would overcome the harm to the Green Belt which would result from the proposed development.

Application No : 09/00416/FUL Decision : **Refuse Planning
Permission**

Location : 225 Little Wakering Road Great Wakering
Proposal : Form Rooms in the Roofspace Incorporating Flat Roofed
Rear Dormer with Juliet Balconies.
Applicant : Mr Kevin Querney

- 1 The proposal by way of the form, visual mass and design of the rear dormer would result in a dominant and overbearing addition that is out of scale and character with the dwelling and semi detached pair of properties to which it would relate and to other properties in the vicinity. Furthermore the proposed doors and Juliet balconies compound the poor design drawing attention to the bulk and discordant appearance of the proposal. If permitted it would be detrimental to the street scene and to the character and appearance of the locality in conflict with parts (viii), (ix) and (x) of Policy HP 6 of the Rochford District Replacement Local Plan (2006).

Application No : 09/00419/FUL Decision : **Refuse Planning
Permission**
Location : Eastlogs Mount Bovers Lane Hawkwell
Proposal : Construct Four Bedroomed Detached House With Integral
Garage. Conservatory at Rear.
Applicant : Mrs Sarah Noad

- 1 The proposal by virtue of its bulk, height and scale 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 submitted arboricultural report does not contain any information to demonstrate how the existing trees along the site boundaries, which provide a valuable visual amenity to the streetscene, will be protected during and after construction. In the absence of a tree protection plan or arboricultural method statement the Local Planning Authority is not able to assess whether any adverse impact to these trees will be suitably mitigated.

Application No : 09/00420/OUT Decision : **Refuse Outline
Planning Permission**
Location : 134 Downhall Park Way Rayleigh
Proposal : Outline Application to Demolish Existing Dwelling and
Construct 3 No. Detached Houses.
Applicant : Mr David Nisbet

- 1 The proposed development would amount to an overdevelopment of the site by virtue of the number, scale and height of the proposed dwellings, which would result in an increase in built form presence that would detract from the undeveloped character and appearance of the Public Open Dpace which surrounds the application site on all sides.
- 2 The Local Planning Authority considers that an ecological assessment would be required to confirm the presence or absence of any protected species at the site as the site has large areas of grass and vegetation and is bordered by heavily vegetated areas of public open space on all sides. The ecological assessment that has been submitted is totally inadequate and consequently the Local Planning Authority cannot be satisfied that the proposed development would not have any adverse impact on protected species.

- 3 The application site is bordered by land which contains trees and hedgerows which are in close proximity to the application site. These surrounding trees and hedgerows form part of the surrounding Public Open Space and have a high amenity value. The application was not accompanied by an adequate arboricultural assessment, which considered the impact that the proposed development would have on trees and hedgerows in close proximity to the application site. The lack of an adequate arboricultural assessment means that the Local Planning Authority cannot adequately assess the impact that the development, including the construction phase, would have on the longevity of the trees and hedgerows which are in close proximity to the application site.

Application No : 09/00421/ADV Decision : **Refuse Advertisement Consent**
Location : Lords Golf And Country Club Hullbridge Road Rayleigh
Proposal : Erect Two x 4.5m High Flagpoles at Site Entrance Fronting Hullbridge Road.
Applicant : Mr Derek Govey

- 1 The proposed flag advertisements are considered to result in the proliferation of advertisement material to this site, introducing an undesirable amount of visual clutter, contrary to Policy SAT 11 of the Rochford District Replacement Local Plan (2006). The introduction of the flag advertisements would prove visually detrimental especially in such a prominent position within this sensitive Green Belt location.

Application No : 09/00425/FUL Decision : **Application Permitted**
Location : 38 Windsor Way Rayleigh
Proposal : Construct Flat Roofed Rear Dormer
Applicant : Mr Wayne Clifton

Application No : 09/00426/FUL Decision : **Refuse Planning Permission**
Location : Goldsmith Paddocks Goldsmith Drive Rayleigh
Proposal : Construct One Three Bedroomed Bungalow.
Applicant : Mr & Mrs Richard & Kelly Parker

- 1 The site is located within an area of Metropolitan Green Belt as defined in the Council's adopted Local Plan (2006) and as saved by ministerial direction dated 5th June 2009 in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004. The provision of new dwellings to support equine businesses may exceptionally be approved within the Green Belt subject to, amongst other things, the Local Planning Authority being satisfied that the business has been established for at least three years and being profitable for at least one of them.

The submitted financial information is basic in presentation and is neither authenticated or corroborated in any way. In the opinion of the Local Planning Authority insufficient information has been provided to demonstrate that the business is financially sound with the prospect of remaining so in the long term. Given this shortcoming, if allowed the development would result in the construction of a new bungalow which would be inappropriate development and leading to the piecemeal erosion of the open character and appearance of the Metropolitan Green Belt and contrary to part iii) to Policy R3 to the Council's adopted Local Plan (2006).

Application No : 09/00423/FUL Decision : **Refuse Planning Permission**

Location : Yard 2 Imperial Park Rawreth Lane
Proposal : Construct Factory Unit
Applicant : Metro Ltd

- 1 The proposal by way of the provision of only 5 on site parking spaces, results in insufficient levels of parking for this B2 use as specified in Policy TP8 of the Rochford District Replacement Local Plan (2006). If allowed the lack of parking would result in the displacement of vehicles in to the wider industrial estate creating an unacceptable hazard to all industrial estate users.
- 2 The proposal by virtue of its scale, bulk and height spanning almost the full width of the site within immediate proximity to the shared boundary with no. 35, 36 and 37 Kelso Close, would be an intrusive addition, resulting in an unacceptably oppressive and overbearing relationship to neighbouring dwellings and the amenity of their occupiers. If allowed the development would be visually intrusive to the outlook of the occupiers of the neighbouring residential properties and would detrimentally harm the amenity that occupiers of no. 35, 36 and 37 Kelso Close ought reasonably expect to enjoy.

Application No : 09/00427/FUL Decision : **Application Permitted**
Location : 138 Conway Avenue Great Wakering
Proposal : Construct Single Storey Side Extension
Applicant : Mr & Mrs D Woodbridge

Application No : 09/00430/COU Decision : **Grant Planning Permission (COU)**
Location : Kensal House Apton Hall Road Canewdon
Proposal : Change Of Use Of Building to Boarding Cattery.
Applicant : Mr A England

Application No : 09/00431/FUL Decision : **Application Permitted**
Location : 134 Bull Lane Rayleigh
Proposal : Construct First Floor Pitched Roofed Side Extension.
Applicant : Mr And Mrs Cardy

Application No : 09/00432/FUL Decision : **Application Permitted**
Location : 28 Station Road Hockley
Proposal : Construct Single Storey Side and Rear Extensions
(Demolish Rear Conservatory)
Applicant : Mr & Mrs Reeves

Application No : 09/00434/FUL Decision : **Application Permitted**
Location : 6 Pemberton Field South Fambridge Rochford
Proposal : Construct Single Storey Pitched Roofed Side Extension
Applicant : J & B Beehag-Fisher

Application No : 09/00437/FUL Decision : **Application Permitted**
Location : 63 Barling Road Great Wakering Southend-on-Sea
Proposal : Single Storey Flat Roofed Extensions to Both Sides
Incorporating Balcony to Southern Elevation, Single Storey
Flat Roofed Rear Extension and Provision of New Pitched
Roof Over Existing Two Storey Side Addition Including
Raising of Walls.
Applicant : Mr & Mrs Lindberg

Application No : 09/00439/COU Decision : **Grant Planning
Permission (COU)**
Location : 37 Websters Way Rayleigh
Proposal : Change Of Use From Retail (A1) to Mixed Use Comprising
Auction Room (Sui Generis) With Part Retail (A1) Part
Tearoom (A3) & Part Office Use (B1)
Applicant : Mr Paul Stacey

Application No : 09/00440/FUL Decision : **Application Permitted**
Location : 8 Crown Gardens Rayleigh
Proposal : Demolish Detached Garage and Construct Part Two
Storey, Part Single Storey Side/Rear Extension and Single
Storey Side Extension. (Amended Application)
Applicant : Mr Stuart Kent

Application No : 09/00441/FUL Decision : **Application Permitted**
Location : 16 Canterbury Close Rayleigh
Proposal : First Floor Hipped Side Extension and Convert Part of
Double Garage to Habitable Space.
Applicant : Mr & Mrs Gary Urwin

Application No : 09/00446/FUL Decision : **Application Permitted**
Location : 22 London Hill Rayleigh
Proposal : Demolish and Reconstruct Rear Extension and Terrace.
Applicant : Mr & Mrs V Smith

Application No : 09/00449/OUT Decision : **Application Withdrawn**
Location : Lords Golf And Country Club Hullbridge Road Rayleigh
Proposal : Outline Application to Demolish Existing Hanover House
Building and Outbuilding and Construct Two Storey Pitched
Roofed Building to Provide 29 Bedroomed Hotel.
Applicant : Mr Derek Govey

Application No : 09/00448/FUL Decision : **Application Permitted**
Location : 55 Leamington Road Hockley
Proposal : Two Storey Side Extension and Single Storey Flat Roofed
Rear Extension.
Applicant : Mr & Mrs Needham

Application No : 09/00454/FUL Decision : **Refuse Planning
Permission**
Location : 16 Bosworth Close Hawkwell
Proposal : Construct Two Storey Pitched Roofed Side Extension.
Applicant : Mr & Mrs A.P. Grech

- 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 saved policy HP6 of the Rochford District Replacement Local Plan (2006) and the Council's Supplementary Planning Document (2007) 2: Housing Design 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.

Application No : 09/00457/ADV Decision : **Grant Advertisement
Consent**
Location : 3 West Street Rochford
Proposal : Non-Illuminated Hanging Sign
Applicant : Mrs Tracey Manton

Application No : 09/00458/FUL Decision : **Application Permitted**
Location : Willow Pond Farm Lower Road Hockley
Proposal : Detached Four Bedroomed Bungalow Showing
Constructed Void/Cellar as Foundation Requirements
Applicant : Mr Mark Venneear

Application No : 09/00477/FUL Decision : **Refuse Planning
Permission**
Location : 16 Eastern Road Rayleigh
Proposal : Construct Detached Four Bedroomed Bungalow with
Detached Garage and Access Drive.
Applicant : Page Estates

- 1 The development would represent over-development of an area of backland resulting in a loss of openness that would be out of character with the more spacious pattern of prevailing development of the area.