

PLANNING DECISIONS MAY 2007

Application No : 06/00768/FUL Decision : **Refuse Planning Permission**
Location : 33 White Hart Lane Hawkwell
Proposal : First Floor Flat Roof Rear Extension Over Existing Single Storey Extension. Convert Garage to Study and Insertion of Rear Rooflight in Existing Roofspace
Applicant : Mr And Mrs R. Lunn

- 1 The proposed first floor rear extension by reason of its location and flank fenestration close to the boundary and potential for overlooking of the adjacent neighbouring property and would have a serious and adverse effect on the amenities enjoyed by the occupants of the neighbouring property contrary to policy HP6 of the Replacement Local Plan.
- 2 The design of the proposed first floor rear extension with its discordant flat roof is out of keeping with the host property and surrounding area and contrary to policy HP6 of the Replacement Local Plan.

Application No : 06/00888/FUL Decision : **Application Permitted**
Location : 24 Lancaster Road Rayleigh Essex
Proposal : Part Two Storey/Part First Floor Side Extension
Applicant : Mr L Reeder

Application No : 06/00976/FUL Decision : **Application Permitted**
Location : Tryndehayes Trenders Avenue Rayleigh
Proposal : Construct Building to Provide 3 No. Stables, Tack Room and Hay Loft and Construct Fenced Exercise Menage
Applicant : Mr And Mrs Mann

Application No : 06/01101/FUL Decision : **Application Permitted**
Location : 90 Downhall Park Way Rayleigh
Proposal : Convert Part of Garage to Utility Room
Applicant : Ms Liane Wheeler



Application No : 07/00014/FUL Decision : **Application Permitted**
Location : 70 Nelson Road Rayleigh
Proposal : Single Storey Side and Rear Extension, Alterations to
Gable End Roof and Modifications to Existing Rear Dormer
to Create Three Bedroom Property.
Applicant : Mr And Mrs M Norton

Application No : 07/00035/COU Decision : **Application Permitted**
Location : Land Adjacent Saxon Hall Aviation Way Rochford
Proposal : Use of the Site as External Storage
Applicant : Mr S Millar

Application No : 07/00053/FUL Decision : **Application Permitted**
Location : 23 Burnham Road Hullbridge Hockley
Proposal : Demolish Existing Garage and Construct Single Storey
Side Extension
Applicant : Mr S Easton

Application No : 07/00061/LBC Decision : **Grant Listed Building
Consent**
Location : 11 Church End Foulness Island Southend On Sea
Proposal : Installation of Extractor Fan to Kitchen
Applicant : MOD/ Defence Estate Ops North

Application No : 07/00062/LBC Decision : **Grant Listed Building
Consent**
Location : Signal Cottage 41 Court End Foulness Island
Proposal : Installation of Extractor Fans to Kitchen and Bathroom
Applicant : MOD/ Defence Estate Ops

Application No : 07/00072/FUL Decision : **Refuse Planning
Permission**
Location : 16 Ashingdon Road Rochford
Proposal : Second Floor Flat Roofed Extension and Extension to Rear
Stair Access to Form Second Floor Self Contained Flat.
Applicant : Mr And Mrs Holmes

- 1 The proposal by virtue of its bulk, height, scale and design is considered out of proportion to the existing dwelling and of significant detriment to the character and appearance of the dwelling and the area generally, particularly the southern view to the side aspect.



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Application No : 07/00089/FUL Decision : **Application Permitted**
Location : 86 London Road Rayleigh
Proposal : Construct Single Storey Rear Extension and Flat Roofed
Side Dormer
Applicant : Mr And Mrs J. Kyffin

Application No : 07/00100/FUL Decision : **Application Permitted**
Location : 14 Great Wheatley Road Rayleigh
Proposal : Extensions to Property Including Loft Conversion with Front
and Side Dormers and Pitched Roof Rear Extension
including Pitched Roof Over Existing Rear Extension with
Rooflight.
Applicant : Mr And Mrs Wilsher

Application No : 07/00103/FUL Decision : **Application Permitted**
Location : Willow Pond Farm Lower Road Hockley
Proposal : Demolish Existing Stables and Erect New Stable Block
Containing 15 Stables, Tack Room, Feed Store and
Support Facility Accommodation and Creation of an
Ornamental Lake
Applicant : Mr M Venneear

Application No : 07/00112/FUL Decision : **Refuse Planning
Permission**
Location : 26 Stambridge Road Rochford
Proposal : Demolish Existing Dwelling and Construct New Two Storey
Building With Accommodation in Roofspace to Provide 4
No. Two Bedroomed Flats and 2 No. One Bedroomed Flats
With Access and Parking
Applicant : Wilson And Wells Property Ltd

- 1 The proposal by way of the overall size, depth and resulting appearance of the building would be incompatible with the domestic character and scale of existing dwellings in the locality to the detriment of the amenity afforded to the streetscene and contrary to Policy HP 11 part (iii) to the Council's adopted Local Plan (2006).
- 2 The depth of the building proposed particularly at two storey level would excessively overshadow and over dominate the adjoining dwellings Nos. 24 and 28 Stambridge Road to the detriment of the amenity that ought reasonably be expected to be enjoyed by residents to those dwellings and contrary to Policy HP II part (iii) to the Council's adopted Local Plan (2006).



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- 3 The proposal by way of the side windows proposed to the flank elevations of the building would directly overlook existing windows to the side of No. 28 Stambridge Road and the area immediately to the rear of adjoining dwellings , particularly from first and second floor level. The layout of this window pattern would give rise to an unacceptable loss of privacy to the immediate garden areas close to the adjoining dwellings and contrary to Policy HP 6 to the Rochford District Replacement Local Plan (2006) and the advice contained in The Council's Supplementary Planning Document No. 2 Housing Design (January 2007).
- 4 The proposed access drive to serve the rear car parking area would run close to both the building proposed and the existing bungalow neighbouring the site No. 24 Stambridge Road. There would be no meaningful separation by way of landscaped strip or footpath between the passage of traffic to the rear of the site and the walls of each building. As a result both the building proposed and the neighbouring dwelling at No. 24 Stambridge Road would be in very close proximity to the vehicle movements of the six households formed by the proposal and as such would lose significant amenity by way of noise , disturbance and vibration from the vehicular access arrangements inherent in the layout proposed and to the detriment of the amenity residents to the building proposed and the adjoining bungalow ought reasonably expect to enjoy and contrary to Policy HP 11 (ii) of the Rochford District Replacement Local Plan (2006) .
- 5 The close proximity of the proposed car parking provision immediately to the rear of the building proposed and closely adjoining the immediate rear of neighbouring dwellings Nos. 24 and 28 Stambridge Road , would result in noise and disturbance adversely affecting the amenity of both future residents of the flats at the rear of the building proposed and those residents to adjoining dwellings neighbouring the site to the detriment of the amenity that those residents ought reasonably expect to enjoy and contrary to Policy HP 11 (ii) of the Rochford District Replacement Local Plan (2006) .
- 6 The proposal as submitted has insufficient allocated parking and therefore extra vehicles would be displaced onto the highway network, to the detriment of highway safety.

Application No : 07/00118/FUL Decision : **Application Permitted**
Location : 7 Kimberley Road Little Wakering
Proposal : Single Storey Front Extension
Applicant : Mr And Mrs Lowdell



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Application No : 07/00120/FUL Decision : **Application Permitted**
Location : 2 St Marys Cottages Hall Road Rochford
Proposal : Two Storey Side Extension
Applicant : Miss D Crathern

Application No : 07/00122/FUL Decision : **Application Permitted**
Location : Land Adjacent The Bungalow Hooley Drive Rayleigh
Proposal : New Stables - 2 Stalls and Tack Room (Re-Built on Existing Foundation Slab Footprint)
Applicant : Mr J Gibson

Application No : 07/00128/FUL Decision : **Application Permitted**
Location : 31 Nelson Road Rayleigh
Proposal : Side and Rear Extensions to Property. Loft Conversion with Front and Rear Dormers and Window to Side Elevation at First Floor Level.
Applicant : Mr And Mrs N Marchant

Application No : 07/00129/FUL Decision : **Application Permitted**
Location : Boleyn House Roche Close Rochford
Proposal : Installation of Security Shutters to Entrance Foyer to Supermarket Building
Applicant : Somerfield Stores Ltd

Application No : 07/00131/FUL Decision : **Application Permitted**
Location : 9 Claybrick Avenue Hockley
Proposal : First Floor Side Extension
Applicant : Mr And Mrs D. Booth

Application No : 07/00144/FUL Decision : **Refuse Planning Permission**
Location : 25 Belchamps Way Hawkwell
Proposal : Two Storey Side Extension
Applicant : Mr And Mrs Rehaag

- 1 The proposed side extension because of its size, design and appearance would be an intrusive addition, out of scale, proportion and character with the existing semi-detached pair of houses and surrounding dwellings, and have a serious and adverse effect on the visual amenity of the pair of properties and of the locality, generally given its prominent location.



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Application No : 07/00147/FUL Decision : **Refuse Planning
Permission**

Location : 62 Victor Gardens Hawkwell
Proposal : Part Two Storey Part Single Storey Side Extension and
Extension to Existing Front Dormer
Applicant : Mr And Mrs Robinson

- 1 The first floor flank bedroom window within the proposed two-storey side extension is considered to result in an unacceptable relationship with the adjacent dwelling at 64 Victor Gardens and is likely to give rise to views over the private amenity space of this adjacent dwelling to the detriment of residential amenity.

Application No : 07/00153/LDC Decision : **Grant Lawful
Development
Certificate**

Location : Riverside Village Holiday Park Creeksea Road Canewdon
Proposal : Application for Certificate of Lawfulness for use of one Unit
for Manager/Warden Accommodation
Applicant : Torksey Caravans Ltd

Application No : 07/00159/FUL Decision : **Application Permitted**
Location : Service Garage Southend Road Great Wakering
Proposal : Redevelopment of the Site to Provide 19 x 2 Flats and 4 x 3
Bed Dwelling Houses within 4 Blocks, Access, Amenity
Space and the Provision of 35 Car Parking Spaces.
Applicant : Ryan Developers Ltd / Circle Anglia

Application No : 07/00155/COU Decision : **Refuse Planning
Permission**

Location : Honeypots Gusted Hall Lane Rochford
Proposal : Retrospective Application for Storage of Logs and
Chippings
Applicant : Mr G.L. Horwood



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- 1 The Rochford District Replacement Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, there is a general presumption against inappropriate development. Except in very special circumstances, planning permission will not be granted unless for development required for agriculture or forestry in accordance with Policies R3, R4, R8 and R9. Development, which may be permitted under R1, shall preserve the openness of the Green Belt and should not conflict with the main purposes of including land within it. Any development, which is permitted, should be of a scale, design and siting such that the character of the countryside is not harmed and nature conservation interests are protected.

The use of land for the storage of felled trees, logs and chippings at the scale the applicant operates the commercial business at the site does not fall into any of the above categories, specifically a forestry use, and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently outweigh the harm that this tree contractor business causes to the open character of the Green Belt by nature of its scale and nature of operation involving three trucks, two loading shovels as well as excessive storage, processing and movement of felled trees logs and wood chippings.

- 2 The use by virtue of the scale of the felled trees, logs and wood chippings, together with the equipment associated therewith, burning and vehicular and general activity to and from the site results in a loss of amenity to residents in the surrounding area, and to other people seeking to enjoy the peace of the countryside.

Application No : 07/00156/FUL Decision : **Application Permitted**
Location : 31 Woodlands Avenue Rayleigh
Proposal : Front Extension to Hall at Ground Floor and Enlargement of Existing Front Dormer at First Floor
Applicant : Mr N Johnston

Application No : 07/00162/FUL Decision : **Application Permitted**
Location : 17 Glasseys Lane Rayleigh
Proposal : Demolish Detached Garage and Erect Single Storey Rear and Side Extension. Bay Window to Front of Existing Property and Front and Side Canopy.
Applicant : Mr C. Hall



Application No : 07/00163/FUL Decision : **Application Permitted**
Location : 73 Daws Heath Road Rayleigh
Proposal : First Floor Rear and Side Extension Over Existing
Extension
Applicant : Mr And Mrs S Innis

Application No : 07/00165/FUL Decision : **Refuse Planning
Permission**
Location : 27 Osborne Avenue Hockley
Proposal : Two Storey Side Extension to Form Granny Annexe
Applicant : Mr And Mrs W. Sargent

- 1 Without evidence to the contrary the proposed annexe would be likely to generate vehicle movements and a requirement for off-street parking. This requirement, added to the off-street parking for the main dwelling, cannot be accommodated within the plot and would therefore lead to displacement parking in indiscriminate locations on the local highway network. This indiscriminate on-street parking would be likely to cause highway safety and congestion issues given the site's location on a bend in the highway opposite the junction with Chevening Gardens which forms the highway access to Hockley County Primary School.
- 2 The proposed side extension to a pair of semi-detached properties, due to its prominent position within the street scene and its size, design and external appearance, would be a visually intrusive addition particularly its roof form, out of character with the existing and surrounding buildings, and would have a serious and adverse effect on the visual amenity of the locality.

Application No : 07/00178/FUL Decision : **Refuse Planning
Permission**
Location : Church Road Nurseries Church Road Hockley
Proposal : Small Scale Wind Turbine System with Fifteen Metre Mast
Applicant : Mrs J Mann

- 1 The information submitted by the applicants is considered to be insufficient for the Local Planning Authority to make an informed judgement as to the impact upon the character and appearance of the Metropolitan Green Belt or the impact upon residential amenity by way of visual amenity as a result of the proposed development. It has not been clearly demonstrated that any harm caused could be overcome.



INVESTORS IN PEOPLE

Application No : 07/00179/FUL Decision : **Application Permitted**
Location : 5 Bullwood Road Hockley
Proposal : First Floor Rear Extension Over Existing Extension. Single Storey Rear Extension and Single Storey Front Extension. Dormers and Rooflights to Side Elevation
Applicant : Mr And Mrs Stevens

Application No : 07/00181/FUL Decision : **Refuse Planning Permission**
Location : Riverside Medical Centre 175 Ferry Road Hullbridge
Proposal : First Floor Flat Roofed Side Extension and Revised Car Parking Layout.
Applicant : Riverside Medical Centre

- 1 The development by way of the revised layout of the car parking area within the site and in particular the six diagonal spaces shown to the flank of the building adjoining Windermere Avenue would by way of their alignment be difficult or impossible to use and would result in the provision of insufficient on site parking and the displacement of vehicles onto the highway network giving rise to on-street parking in adjoining roads, resulting in congestion and loss of visual amenity to the street scene.

Application No : 07/00186/COU Decision : **Application Permitted**
Location : 39 Purdeys Industrial Estate Purdeys Way Rochford
Proposal : Siting of a Hot Meal Van (Hours of Operation 7.00am - 2.00pm Monday to Friday, 7.00am - 1.00pm Saturday)
Applicant : Mr David James Nathan

Application No : 07/00204/FUL Decision : **Refuse Planning Permission**
Location : 64 Hawkwell Chase Hawkwell
Proposal : Demolish Existing Bungalow and Erect Detached Chalet Style Property (4 Bed - Integral Garage)
Applicant : Betterview Windows And Conservatories

- 1 The application is not accompanied with a tree survey or arboricultural report and in the absence of such information it is considered that the proposal is likely to have an adverse impact upon the preserved tree located to the south of the application site, namely TPO/00008/07, which in turn would have a detrimental effect upon the character and amenity of the locality.



INVESTORS IN PEOPLE

Application No : 07/00205/FUL Decision : **Application Permitted**
Location : 43 Grove Road Rayleigh
Proposal : Raise Existing Roof with Pitch Roof Dormers on the Front
Elevation and Flat Roof Dormer on the Rear
Applicant : S J L Property Developments Ltd

Application No : 07/00207/FUL Decision : **Application Permitted**
Location : The Bull Inn 99 Main Road Hockley
Proposal : Instalation of Two "Jumbrellas" in Rear Garden and
Resurfacing of Garden Area
Applicant : The Spirit Group

Application No : 07/00209/FUL Decision : **Refuse Planning
Permission**
Location : Poly Tunnel 9 Lubards Lodge Farm Hullbridge Road
Rayleigh
Proposal : Rebuild Part of Building and Convert Building to Use as
Indian Restaurant and Take Away and Construct Access
Ramp and Porch Canopy
Applicant : Mr Akmal Mahammed

- 1 The current application is not supported by any information on the availability of alternative sites, the quantitative and qualitative need for the amount of floorspace proposed and the effects upon the vitality of existing town centres in particular the evening economy. As such the proposal would prove contrary to Policy SAT1 to the Council's adopted Local Plan (2006). If allowed the proposal would encourage the use away from central and accessible locations in conflict with the principles of sustainability contrary to the aims of PPG2 and PPS6 and the aims of Policies CS1 and CS3 of the Rochford District Replacement Local Plan (2006).

Application No : 07/00224/FUL Decision : **Application Permitted**
Location : 8 Eastwood Road Rayleigh
Proposal : Variation of Condition no.2 of 06/00683/COU to Extend
Opening Hours Monday to Saturday 08.30am until 12.00
(midnight)
Applicant : Roseanne Galway

Application No : 07/00225/FUL Decision : **Application Permitted**
Location : 160 Grove Road Rayleigh
Proposal : Single Storey Rear Extension with a Pitched Roof
Applicant : Mr And Mrs J S Powell



INVESTORS IN PEOPLE

Application No : 07/00227/FUL Decision : **Application Permitted**
Location : 14 Barling Road Great Wakering
Proposal : First Floor Side and Rear Extensions
Applicant : Mr Derek Frost

Application No : 07/00229/FUL Decision : **Application Permitted**
Location : 122 Lower Road Hullbridge
Proposal : Erection of Retractable 13.2m High Amateur Radio Mast
And Aerials
Applicant : Mr Colin Roberts

Application No : 07/00230/FUL Decision : **Application Permitted**
Location : 133 Eastwood Road Rayleigh
Proposal : 2 No. Four Bedroomed Houses With Integral Garages
(Revised Design and Layout 06/00678/FUL)
Applicant : Pannel Developments Ltd

Application No : 07/00233/FUL Decision : **Application Permitted**
Location : The Royal British Legion High Street Great Wakering
Proposal : Single Storey Rear Extension to Provide Additional Toilet
Accommodation and Internal Alterations to Form New
Disabled Toilet
Applicant : Royal British Legion

Application No : 07/00235/FUL Decision : **Refuse Planning
Permission**
Location : 41 Alexandra Road Great Wakering Southend-On-Sea
Proposal : Part Two Storey Part Single Storey Side and Rear
Extensions Incorporating Integral Garage
Applicant : Mr And Mrs M. Bottley

- 1 The proposed two-storey rear element of the proposal, by reason of its excessive depth, height and position close to the boundary with the adjacent neighbour, would be an intrusive, overbearing and unneighbourly addition, out of scale and character with neighbouring property, as well as having a serious and adverse effect on the amenities enjoyed by occupants of the neighbouring property.



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Application No : 07/00236/FUL Decision : **Application Permitted**
Location : 12 Ormonde Avenue Rochford Essex
Proposal : Demolish Existing Shed to Side and Construct Single
Storey Pitched Roofed Side Extension Incorporating
Attached Garage and Create New Access.
Applicant : Mr A J Garwood

Application No : 07/00237/FUL Decision : **Application Permitted**
Location : 116 New Road Great Wakering
Proposal : Formation of Vehicular Access and Crossover
Applicant : Mr P R Mansell

Application No : 07/00239/LBC Decision : **Application Permitted**
Location : 18 Hockley Road Rayleigh
Proposal : Proposed Internal Repairs to Roof and Ceiling of Attic
Room
Applicant : Mr And Mrs S Phillips

Application No : 07/00240/OUT Decision : **Grant Outline Planning
Permission**
Location : 66 Greensward Lane Hockley
Proposal : Subdivide Plot and Construct One Detached Chalet
Bungalow
Applicant : Mr D Kershaw

Application No : 07/00241/ADV Decision : **Grant Advertisement
Consent**
Location : 22 - 26 High Street Great Wakering
Proposal : Display Internally Illuminated Fascia Sign (new corporate
signage)
Applicant : CWS Retail Financial Services

Application No : 07/00242/FUL Decision : **Application Permitted**
Location : 8 Willow Drive Rayleigh
Proposal : Subdivide Plot and Construct Extension to Form Three
Bedroom House With Off Street Parking Off Willow Close
Applicant : Mr M Ragan



Application No : 07/00243/FUL Decision : **Application Permitted**
Location : 138 Hockley Road Rayleigh
Proposal : First Floor Side Extension. Convert Carports to One Habitable Room and One Garage. Rear Conservatory. (Amended Design to Approval 06/00584/FUL)
Applicant : Mr T Hope

Application No : 07/00247/FUL Decision : **Application Permitted**
Location : Travellers Joy Down Hall Road Rayleigh
Proposal : Build Timber Framed Flat Roofed Structure with Open Sides to Existing Deck. Remove Existing Window in Lobby and Replace with a Door
Applicant : Greene King Pub Co.

Application No : 07/00248/FUL Decision : **Application Permitted**
Location : 43 Hill Lane Hawkwell
Proposal : Single Storey Side and Rear Extensions
Applicant : Mr And Mrs Dixon

Application No : 07/00249/FUL Decision : **Application Permitted**
Location : 17 Leslie Road Rayleigh
Proposal : Rear Conservatory
Applicant : Mr Brian Nimmick

Application No : 07/00250/FUL Decision : **Application Permitted**
Location : 14 Love Lane Rayleigh
Proposal : Roof Alterations Including Changing Hipped Roof to Gable End and Insertion of Rear Dormer and Rooflight to Front Elevation.
Applicant : Mr And Mrs Priest

Application No : 07/00252/FUL Decision : **Application Withdrawn**
Location : 145 Ferry Road Hullbridge
Proposal : Redevelopment of the Site to Provide 2 No. Blocks of Flats With Parking and Communal Space. Block B (Rear of the Site) Three Storey 6 x 1 Bed Flats. Block A (Middle of the Site) Two Storey 4 x 1 Bed Flats, 10 Car Parking Spaces to Front of the Site.
Applicant : CA And MG Cantor Property



INVESTORS IN PEOPLE

Application No : 07/00254/FUL Decision : **Refuse Planning Permission**

Location : 54 Hawkwell Chase Hawkwell
Proposal : Rear Conservatory
Applicant : Mr And Mrs Plummer

- 1 The proposed rear conservatory extension, by reason of its excessive depth (when added to the existing rear extension), height and position close to the boundary with the adjacent neighbour, would be an intrusive, overbearing and unneighbourly addition, out of scale and character with neighbouring property, as well as having a serious and adverse effect on the amenities enjoyed by occupants of neighbouring property causing overlooking, loss of privacy and outlook.

Application No : 07/00255/FUL Decision : **Application Permitted**
Location : Fremlins Bullwood Hall Lane Hockley
Proposal : Part Two Storey / Part First Floor Extensions with Dormers and East Facing Balcony
Applicant : Mr D Davies

Application No : 07/00256/FUL Decision : **Application Permitted**
Location : Foundry Business Park Station Approach Hockley
Proposal : Erect Two/Part Three Storey Business Premises. Layout Car Parking Bays to Incorporate an Essex Police Office and Spaces for Offices, Meeting Room, Very Light Industry and Studio Units.
Applicant : Taylors (Hockley) Ltd

Application No : 07/00258/FUL Decision : **Application Permitted**
Location : 239 - 241 Eastwood Road Rayleigh
Proposal : Retention of Amended Fenestration to North Elevation, Retention of Air Duct and Screening, Valet Bay Extension and Car Wash Enclosure (Amendment to 05/00627/FUL)
Applicant : Geoff Bray (Rayleigh) Ltd

Application No : 07/00259/FUL Decision : **Application Permitted**
Location : 61 Southend Road Rochford
Proposal : Rear Conservatory
Applicant : Mr And Mrs Masser



INVESTORS IN PEOPLE

Application No : 07/00260/OUT Decision : **Refuse Outline
Planning Permission**

Location : 4 Lancaster Road Rayleigh Essex
Proposal : Demolition of Existing Buildings and Construction of Two
Storey Building Housing 8 no. Flats (1 no. Within Roof
Void) Plus Refuse Store and Car Parking, Amenity Space
and Access onto Lancaster Road.
Applicant : Mitchell Property Developers Ltd

- 1 The proposed new building by reason of its siting, size, design and external appearance, would be an intrusive and unneighbourly development, out of scale and character with the prevailing pattern of development in the locality, as well as having a serious and adverse effect on the amenities enjoyed by the occupants of neighbouring properties.
- 2 The proposal makes insufficient provision for off street car parking within the site and would result in displaced parking upon the local highway network which would be likely to result in congestion and/or highway safety issues.
- 3 The application has not been supplemented by a protected species survey, and as such there has been no assessment of the likely habitat for legally protected mammals, reptiles and amphibians.

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 and polices NR4 & NR9 of Rochford District Replacement Local Plan.

- 4 The application has not been accompanied by an arboricultural assessment of the site, in order to establish the ecological impact of the trees shrubs to be removed and retained within the scheme. In the absence of this application the impact of the proposal can not be fully assessed and without evidence to the contrary the proposed development would be likely to have a serious and adverse effect on the existing vegetation at the site, which in turn would have a detrimental effect on the character and amenity of the locality.

Application No : 07/00261/FUL Decision : **Application Permitted**
Location : 104 Rectory Avenue Rochford
Proposal : Part Two Storey Part Single Storey Side/Front Extension
Applicant : Mr And Mrs Dhannoo



INVESTORS IN PEOPLE

Application No : 07/00262/OUT Decision : **Refuse Outline
Planning Permission**

Location : 4 Lancaster Road Rayleigh
Proposal : Construct 2no. 2 Bedroom 'Chalet' Style Bungalows in Rear
Garden of 4 - 6 Lancaster Road with Designated Parking
and Access onto Lancaster Road
Applicant : Mitchell Property Developers Ltd

- 1 The proposal makes insufficient provision for off street car parking within the site and would result in displaced parking upon the local highway network which would be likely to result in congestion and/or highway safety issues.
- 2 The application has not been supplemented by a protected species survey, and as such there has been no assessment of the likely habitat for legally protected mammals, reptiles and amphibians.

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 and policies NR4 & NR9 of Rochford District Replacement Local Plan.

- 3 The application has not been accompanied by an arboricultural assessment of the site, in order to establish the ecological impact of the trees shrubs to be removed and retained within the scheme. In the absence of this application the impact of the proposal can not be fully assessed and without evidence to the contrary the proposed development would be likely to have a serious and adverse effect on the existing vegetation at the site, which in turn would have a detrimental effect on the character and amenity of the locality.
- 4 The Local Planning Authority considers that the siting and potential design and appearance of the bungalows and the length and size of the access driveway serving it would, without the potential for adequate buffer, would result in an inappropriate form of back land development which would be likely give rise to noise and disturbance and potential overlooking to the detriment of the amenities of surrounding residents.

Application No : 07/00263/FUL Decision : **Application Permitted**
Location : 72 Eastwood Road Rayleigh
Proposal : Extensions to Existing Bungalow Including Raise Ridge
Height, Insert Front and Rear Dormers and Side Windows
at First Floor. Single Storey Rear Extension
Applicant : Mr And Mrs D Palmer



INVESTORS IN PEOPLE

Application No : 07/00264/FUL Decision : **Application Permitted**
Location : 323 Rectory Road Hawkwell
Proposal : Build 20 metre by 40 metre Menage to the Rear of Existing
Stables and Enclose a 1.5 metre Post and Rail Fence
Applicant : Mr And Mrs Hall

Application No : 07/00265/FUL Decision : **Application Permitted**
Location : 12 Spindle Beams Rochford
Proposal : Part Conversion of Integral Garage to Habitable
Accommodation
Applicant : Mr N Knowles

Application No : 07/00267/FUL Decision : **Application Permitted**
Location : 59 Cotswold Avenue Rayleigh
Proposal : Roof Alterations Including Changing Hipped Roof to Gable
End. Front and Rear Dormers. First Floor Side Windows.
Single Storey Rear Extension
Applicant : Mr C Tarte

Application No : 07/00270/FUL Decision : **Application Permitted**
Location : Canewdon Endowed Primary School Anchor Lane
Canewdon
Proposal : Construct Playground/Hard Play Area, Provide Outside
Seating and Construct Pagoda
Applicant : Canewdon Endowed Primary And Nursery School

Application No : 07/00272/FUL Decision : **Application Permitted**
Location : 25 Estuary Gardens Great Wakering Southend-On-Sea
Proposal : Erect 1 Metre Boundary Wall with Railings and Gates to
Front and Side Boundary (Condition 7 of ROC/525/70
Refers)
Applicant : Mr R Pembroke

Application No : 07/00273/FUL Decision : **Application Permitted**
Location : Robin Ghyll Church Road Ashingdon
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Mrs J Penfold



INVESTORS IN PEOPLE

Application No : 07/00274/FUL Decision : **Application Permitted**
Location : 35 Eastbury Avenue Rochford
Proposal : Revised Application to Demolish Existing Bungalow and
Construct 1 No. Four Bedroomed Chalet
Applicant : Martin Keys Esq.

Application No : 07/00275/LBC Decision : **Grant Listed Building
Consent**
Location : 125 Main Road Hawkwell
Proposal : Side Conservatory (Timber/Glass and Brick Construction)
Applicant : Sharon Deangelis

Application No : 07/00276/FUL Decision : **Grant Listed Building
Consent**
Location : 125 Main Road Hawkwell
Proposal : Side Conservatory (Timber/Glass and Brick Construction)
Applicant : Sharon Deangelis

Application No : 07/00278/FUL Decision : **Application Permitted**
Location : 1 Hawkley Meade Hockley
Proposal : Erect Timber Outbuilding
Applicant : Mr N. F. Brooks

Application No : 07/00280/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Urquhart House Trenders Avenue Rayleigh
Proposal : Use as a Turf Yard for the Storage of Lorries and Stables
for Keeping of Horses
Applicant : Mr Nathan Buckley

Application No : 07/00281/FUL Decision : **Application Permitted**
Location : 37 The Walk Hullbridge
Proposal : Demolish Existing Bungalow and Construct 2 No. Linked
Three Bedroomed Bungalows
Applicant : Bryce Meadows

Application No : 07/00283/FUL Decision : **Application Permitted**
Location : Suite 5 Webster Court Websters Way Rayleigh
Proposal : Change of Use to Hairdresser/Beauty Salon
Applicant : Mr Richard Sodeau



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Application No : 07/00285/FUL Decision : **Application Withdrawn**
Location : Land East Of 154 Eastwood Road Rayleigh
Proposal : Erect a Terrace of 4 x 2 Bed Cottages as a Revision to 2 x
3 Bed (semi-detached) Approved Under 05/00522/FUL.
Remodelling Car Park from Approved 05/00522/FUL to
Provide 4 Additional Spaces.
Re-instatement of the Pond Between the Cottages and The
Whitehouse.
Revoke Planning Permission 05/00013/COU (Change
Outbuilding Fronting Whitehouse Chase to 2 Bedroom
Property). This Outbuilding to be re-associated with The
Whitehouse thereby Increasing the Curtilage of The
Whitehouse
Applicant : Churchgate Holdings Ltd

Application No : 07/00286/FUL Decision : **Application Permitted**
Location : 15 Broad Parade Hockley
Proposal : Demolish Existing Rear Extension and Construct New
Single Storey Rear Extension With Rooflights
Applicant : Mr And Mrs Smithers

Application No : 07/00287/FUL Decision : **Refuse Planning
Permission**
Location : Doric Lodge Lincoln Road Rochford
Proposal : First Floor Pitched Roofed Rear Extension
Applicant : Mr Hazel

- 1 The Rochford District Local Plan First Review shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan and to Policy C2 of the Essex and Southend-on-sea Replacement Structure Plan. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R3 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 appearance and character of the property contrary to the above policies.

Application No : 07/00289/FUL Decision : **Application Permitted**
Location : 10A Hamilton Gardens Hockley
Proposal : Single Storey Rear Extension, Convert Part of Garage to Rooms, Change Windows to Part of First Floor Rear Elevation.
Applicant : Mr And Mrs G Treen

Application No : 07/00292/FUL Decision : **Application Permitted**
Location : 158 Hockley Road Rayleigh
Proposal : Front Extensions to Existing Bungalow Including Addition of First Floor, (Including Rear Juliette Balcony) to Create 5 Bedroom Chalet Style Dwelling. Detached Triple Garage in Front Garden
Applicant : Mr D Howard

Application No : 07/00293/FUL Decision : **Application Permitted**
Location : 26 Abbey Road Hullbridge
Proposal : Part Two Storey, Part First Floor Pitched Roofed Side and Rear Extension, Single Storey Sloped Roofed Front, Side and Rear Extensions and Rear Conservatory. Convert Garage to Study.
Applicant : Mr Mason

Application No : 07/00294/ADV Decision : **Application Permitted**
Location : Seetec Main Road Hockley
Proposal : To Display 4.2 Metre Wide Vinyl Advertisement Banner, Non Illuminated (Advertising Courses for 3 Weeks (consecutive) Per Year)
Applicant : Seetec BTC LTD

Application No : 07/00303/FUL Decision : **Application Permitted**
Location : 95 The Drive Hullbridge
Proposal : Construct Rear Conservatory
Applicant : Mr And Mrs Newby



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Application No : 07/00304/FUL Decision : **Refuse Planning Permission**
Location : 92 Greensward Lane Hockley
Proposal : Revised Application to Demolish Existing Dwelling and Construct Two Storey Building to Provide 4 No. Two Bedroomed Flats With Parking and Amenity Areas and Revised Access
Applicant : Sharon Mead

- 1 The proposed building by reason of the elongated two storey elevation and bulky roof is considered to be out of character and appearance with the immediate low rise bungalows at that point in the street of which the site forms part and would if allowed detract from the character of the group of adjoining dwellings by way of the scale and appearance of the resultant building to the detriment of the appearance of the street scene contrary to part iii to Policy HP 11 of the Rochford District Replacement Local Plan (2006)
- 2 The proposal includes the formation of an unnecessary access onto a radial feeder road and would therefore be unnecessarily harmful to highway safety. The proposal is contrary to Policy P1.2 of the Local Transport Plan 2006 - 2011 (appendix G)

Application No : 07/00306/FUL Decision : **Application Permitted**
Location : 75A High Road Rayleigh
Proposal : Erect Timber Framed Rear Conservatory
Applicant : Mr And Mrs Spicer

Application No : 07/00309/COU Decision : **Application Permitted**
Location : 12 Station Road Rayleigh
Proposal : Change Of Use From a Salon to Office Space for Recruitment Services. 5 Off Street Car Parking Spaces
Applicant : Simpson Webb Associates

Application No : 07/00310/FUL Decision : **Application Permitted**
Location : 3 Parklands Rochford
Proposal : Part Two Storey, Part Single Storey Side and Rear Extension and Extend Front Dormer
Applicant : Mr And Mrs W Nolan

Application No : 07/00313/FUL Decision : **Application Permitted**
Location : 19 Durham Way Rayleigh
Proposal : Create Rooms in Roofspace Incorporating 2 No. Pitched Roofed Rear Dormers and Rooflights to Front and Rear.
Applicant : Mr And Mrs S C Hearn



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Application No : 07/00316/FUL Decision : **Refuse Planning Permission**

Location : 122 Ashingdon Road Rochford
Proposal : Construct Rear Conservatory
Applicant : Mr And Mrs Roberts

- 1 The proposed rear conservatory by reason of its excessive depth (when taken together with the existing rear projection) and scale and location close to the shared boundary with the adjoining neighbour at No.120 Ashingdon Road, would be detrimental to the existing amenities currently enjoyed by the occupiers of the said dwelling and contrary to policy HP6 of the Replacement Local Plan.

Application No : 07/00319/FUL Decision : **Application Permitted**

Location : 130 Downhall Park Way Rayleigh
Proposal : Single Storey Rear Extension
Applicant : Mr And Mrs Doggrell

Application No : 07/00322/FUL Decision : **Application Permitted**

Location : Land Rear Of 20 Ashingdon Road Rochford
Proposal : Demolish Existing Workshop And Garages And Construct Two Detached One Bedroomed Bungalows With Detached Garages, Widen Existing Access Onto Ashingdon Road.
Applicant : Ms N Courtenay

Application No : 07/00324/FUL Decision : **Application Permitted**

Location : 101 Ferry Road Hullbridge
Proposal : Revised Application For Two Semi Detached Four Bedroomed Chalets With Integral Garages
Applicant : Mr M Cahalane

Application No : 07/00326/FUL Decision : **Application Permitted**

Location : 38 Cagefield Road Stambridge Rochford
Proposal : Convert Integral Garage to Habitable Floorspace
Applicant : Mr S Johnson

Application No : 07/00327/FUL Decision : **Application Permitted**

Location : 30 Cagefield Road Stambridge Rochford
Proposal : Single Storey Pitched Roofed Side Extension
Applicant : Rochford District Council



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Application No : 07/00329/FUL Decision : **Application Permitted**
MonthLocation : 74 - 78 West Street Rochford
Proposal : Construct Part Two Storey Part Three Storey Building to
Provide Shop with Flats Above and Car Parking with
Access from Union Lane
Applicant : Alburn Minos Developments Ltd

Application No : 07/00330/FUL Decision : **Application Permitted**
Location : 12 High Elms Road Hullbridge y
Proposal : Demolish Existing Dwelling And Construct Two Detached
Four Bedroomed Houses With Integral Garages And New
Access.
Applicant : Mr D Frost

Application No : 07/00411/FUL Decision : **Not Proceeded With**
Location : 11 Nightingale Close Rayleigh
Proposal : one window to be installed into upstairs bathroom.
Currently no window in the room.
Applicant : Mrs Nicola Martin

Application No : 07/00460/FUL Decision : **Application Withdrawn**
Location : 21 Ashworths Rochford
Proposal : Garage Conversion
Applicant : M F Payne

