

PLANNING DECISIONS – April 2011

Application No : 10/00687/FUL Decision : **Application Permitted**
Location : Land Rear Of 26 South Street Rochford
Proposal : Two Storey Pitched Roofed Building With Rooms in
Roofspace Incorporating Pitched Roofed Dormers to
Provide 7 No. two Bedroomed and 4 No. one Bedroomed
Flats With Access off Locks Hill and Parking Area (11 Flats
in Total)
Applicant : Silvercity Estates Ltd

Application No : 10/00714/OUT Decision : **Grant Outline Planning
Permission**
Location : Land Adjacent 76 Hullbridge Road Rayleigh
Proposal : Outline Application for Construction of One Dwelling
Applicant : Mrs J Bullivant

Application No : 10/00822/COU Decision : **Refuse Planning
Permission (COU)**
Location : Unit 1 68 - 72 West Street Rochford
Proposal : Change of Use of Car Show Room to Use Class A3/A5
Fast Food Take-away Restaurant and Provide New
Customer Entrance in Shopfront
Applicant : Mr Memetali Kior

Reason(s) for Refusal

- 1 The external extract flue duct proposed to exit the rear wall of the building and direct downwards onto the rear yard area between the existing showroom and the workshops at the rear would discharge into an area that is not within the applicant's control during the long opening hours and will, by way of noise and fumes associated with the use proposed, result in a loss of amenity to neighbouring commercial and residential occupiers close to the site. This would prove detrimental to the expectations of amenity that those adjoining residential and commercial occupiers ought reasonably expect to enjoy..

- 2 The proposal fails to demonstrate the provision of adequate facilities for storing commercial waste that this business will generate such as food waste and packaging associated with the preparation and consumption of food on the site. There is no area outside the application building that is under the applicant's control that could be used for the storage of waste bins. If allowed, the proposal could give rise to the provision of waste bins and general storage to the front forecourt areas fronting West Street and Union Lane to the detriment of the visual character and appearance of the street scene and the Rochford Conservation Area more generally.

- 3 The proposal fails to demonstrate the provision of an area outside the application building that can be used for the safe unloading of deliveries to serve the use proposed. If allowed, the proposal would result in cross pavement servicing from the highway to a busy part of the street where there is two way traffic and adjoining the junction of West Street with Union Lane and which would cause obstruction to the pavement proving detrimental to pedestrian and highway safety.

- 4 The proposal, by way of the opening hours of the business, would result in noise and disturbance late into the night to the detriment of the amenity residents in close proximity to the application site ought reasonably expect to enjoy.

Application No : 11/00002/FUL

Decision : **Refuse Planning
Permission**

Location : The Rectory Stambridge Road Stambridge
 Proposal : Demolish Garage and Utility Room and Construct Two Storey Pitched Roof Side Extension Incorporating Basement Pool, Timber Deck at Ground Floor to Side, Provide Recessed Entrance Gate with Walled Surround and Widen Driveway and Provide Additional Off-street Parking Area

Applicant : Mr Chris Reynolds

Reason(s) for Refusal

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

The proposed development, by virtue of the proposed increase in mass and bulk being a disproportionate addition over and above the size of the original property and the creation of further additional habitable floor space significantly above the level which is considered acceptable in the Green Belt, is considered to be inappropriate and harmful to the openness and character of the Metropolitan Green Belt contrary to Policy R5 of the Rochford District Replacement Local Plan 2006. No very special circumstances have been demonstrated which would overcome the harm to the Green Belt.

Application No : 11/00016/FUL Decision : **Refuse Planning Permission**
Location : Barrow Hall Farmhouse Barrow Hall Road Little Wakering
Proposal : Demolish Existing Lean-to Extension to Rear and Construct Part Two Storey, Part Single Storey (Conservatory) Rear Extensions. Internal Alterations and Replacement of One Window with New Door in Existing Property
Applicant : Mr M Dworkin

Reason(s) for Refusal

- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green Belt. Within the Green Belt, planning permission will not be given, except in very special circumstances, for extensions that result in more than 35 square metres of additional habitable floor to the original property as detailed in Policy R5 of the Local Plan 2006.

The proposed extension is considered excessive, rather than reasonable by virtue of the proposed increase in habitable floor area over the original dwelling by more than 35 square metres which is considered to be inappropriate development, harmful to the openness and character of the Metropolitan Green Belt contrary to part (i) of Policy R5 of the Rochford District Replacement Local Plan (2006). No very special circumstances exist that would clearly outweigh the harm that would result to the Green Belt from the proposal and if allowed the proposal would set a precedent for similar inappropriate development which would cumulatively have a harmful effect, reducing the openness and character of the Green Belt.

Application No : 11/00017/LBC Decision : **Application Permitted**
Location : Barrow Hall Farmhouse Barrow Hall Road Little Wakering
Proposal : Demolish Existing Lean-to Extension to Rear and Construct Part Two Storey, Part Single Storey (Conservatory) Rear Extensions. Internal Alterations and Replacement of One Window with New Door in Existing Property
Applicant : Mr M Dworkin

Application No : 11/00020/FUL Decision : **Application Permitted**
Location : Highlands Farm Highlands Road Rawreth
Proposal : Two Storey Side Extension And Rear Dormer
Applicant : Mr J Woolmer

Application No : 11/00021/FUL Decision : **Application Permitted**
Location : 10 Edinburgh Close Rayleigh Essex
Proposal : Single Storey Rear Extension With Roof Light,
Repositioning of Door On Side Elevation
Applicant : Mr C Fryer

Application No : 11/00027/FUL Decision : **Refuse Planning
Permission**
Location : Il Nido Ulverston Road Ashingdon
Proposal : Construct Loft Conversion Incorporating Two Pitched
Roofed Rear Dormers and Three Rear Rooflights and
Convert Garage
Applicant : Mr Paul Dix

Reason(s) for Refusal

- 1 The Replacement Rochford Local Plan (2006) shows the site to be within the Metropolitan Green belt. In accordance with PPG2, within the Green Belt, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Local Plan). Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Policy R5 (i) 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 (in this case the original floor space prior to the rebuild) by more than 35m². The proposal is considered excessive, rather than reasonable, resulting in a considerable internal expansion of habitable accommodation and change in the appearance and character of the property, giving rise to a materially larger dwelling than the original, contrary to the above policy and advice contained within PPG2: Green Belts. Furthermore the development by virtue of the incorporation for two large dormers is considered to result in a increase in the bulk of the dwelling house adding further additional mass to the building which is considered to be inappropriate and harmful to the openness and character of the Metropolitan Green Belt contrary to Policy R5 part (iii) of the Rochford District Replacement Local Plan (2006).

Application No : 11/00028/FUL Decision : **Application Permitted**
Location : 2 Knivet Close Rayleigh
Proposal : Single Storey Pitched Roofed Extension To Front Porch
And Garage. Raise Side Walls And Flat Roof Of Existing
Garage.
Applicant : Mr And Mrs D Wiltshire

Application No : 11/00032/FUL Decision : **Application Permitted**
Location : 58 Trinity Road Rayleigh
Proposal : Convert Integral Garage Into Habitable Accommodation
Applicant : Mr Daniel Newton

Application No : 11/00036/LDC Decision : **Grant Lawful Development Certificate**

Location : 48 Victoria Avenue Rayleigh
 Proposal : Application for a Certificate of Lawfulness to Dismantle Existing Garage and Rebuild in Different Position on Site and Construct Additional 1.8m High Boundary Wall.
 Applicant : Mr C Garside

Application No : 11/00037/FUL Decision : **Application Withdrawn**

Location : Halcyon Caravan Park Pooles Lane Hullbridge
 Proposal : Application To Remove Condition 1 To Planning Permission EEC/ROC/581/62 Dated 5th November 1963 (As Revised By Appeal Decision To Application ROC/546/82 Dated 17th August 1983) To Delete The Following Condition;
 1. Caravans shall only be occupied during the period 1st February to 30th November in each year.
 And Substitute The Following Conditions For the Holiday Part Of The Site;
 (i) The mobile homes are occupied for holiday purposes only.
 (ii) The mobile homes shall not be occupied as a persons sole or main place of residence.
 (iii) The owners shall maintain an up to date register of the names of all owners/occupiers of individual mobile homes in the site, and of their main home addresses and shall make this information available at all reasonable times to the local planning authority.
 Applicant : Berkeley Leisure Group Ltd - Michael Williams

Application No : 11/00038/FUL Decision : **Application Permitted**

Location : Land North Of 36 High Road Rayleigh
 Proposal : Construct Two Semi-detached 2-bed Dwellings With Access From Between 17 - 19 Ridgeway and Associated Parking Area
 Applicant : Autosecond Ltd

Application No : 11/00040/FUL Decision : **Refuse Planning Permission**

Location : 66A North Street Rochford
 Proposal : Convert Existing House into Two Two Bedroomed Flats and Construct External Staircase
 Applicant : Mrs L Reeve

Reason(s) for Refusal

- 1 The proposal would not provide four on-site car parking spaces nor would the spaces all meet the preferred bay size as required by the adopted parking standard ('Parking Standards- Design and Good Practice' dated September 2009). Only one of the spaces provided would be independently accessible. The car parking arrangement proposed may result in vehicles waiting or being parked in such a way as to obstruct the footway and carriageway of North Street, thereby causing unnecessary conflict and obstruction to other road users, to the detriment of highway safety. The inability to accommodate the required car parking provision is an indication that the proposal amounts to an overdevelopment of this site.
- 2 The proposal does not provide any private amenity area for the occupants of the first floor flat contrary to Local Plan Policy HP16(i). For first floor flats the Council requires a minimum balcony area of 5m² or the provision of a useable communal resident's garden on the basis of a minimum of 25m² per flat. As such the proposal would not provide the necessary basic level of amenities for the occupants of the first floor flat
- 3 The external staircase would be in a highly visible position, amounting to an incongruous addition, out of character with the existing residential area just outside the conservation area.. Furthermore it is considered that the use of the staircase would give rise to an unacceptable level of overlooking detrimental to the level of amenity enjoyed by the occupants of 35 and 37 Malting Villas Road contrary to Local Plan Policy HP16(ii) and (iii).

Application No : 11/00047/FUL Decision : **Application Permitted**
Location : 50 Hilary Crescent Rayleigh
Proposal : Demolish Existing Detached Garage to Rear and Construct
New Detached Pitched Roofed Garage.
Applicant : Mr Victor Tull

Application No : 11/00048/TIME Decision : **Application Permitted**
Location : Land Opposite Maryon House Bullwood Hall Lane Hockley
Proposal : Application to Extend Time Limit for Implementation of
Previously Approved Application 07/0577/FUL Approved on
29/05/2008 (Conversion and Adaption of Domestic Storage
Barn to Form New Self Contained Dwelling)
Applicant : Mr And Mrs Todman

Application No : 11/00049/COU Decision : **Refuse Planning
Permission**
Location : 531 - 533 Ashingdon Road Rochford
Proposal : Change of Use From A1 Shops to D1 Non Residential
Institutions and Use Premises as Day Care Nursery.
Applicant : Mrs Amanda Bingley

Reason(s) for Refusal

- 1 The proposal fails to demonstrate justification for the loss of the existing retail unit. No evidence has been provided to show the continued retail use cannot be considered financially viable in continued use for retail purposes and that there is no likelihood that the site would be sold or let to a new retail use. If allowed the proposal would see the loss of existing retail premises considered important by the local planning authority in providing day to day retail needs for the adjoining residential area and contrary to part (i) to policy SAT 6 to the council's saved local plan (2006)

Application No : 11/00064/TIME Decision : **Application Permitted**
Location : Land Opposite Maryon House Bullwood Hall Lane Hockley
Proposal : Application to Extend Time Limit for Implementation of
Previously Approved Application 07/00578/LBC Approved
on 29/05/2008 (Conversion and Adaption of Domestic
Storage Barn to Form New Self Contained Dwelling.
Applicant : Mr And Mrs Todman

Application No : 11/00068/FUL Decision : **Application Permitted**
Location : 71 High Street Rayleigh
Proposal : Retrospective Application To Alter Shopfront And Retain
Automatic Teller Machine
Applicant : Bankmachine Limited

Application No : 11/00069/ADV Decision : **Grant Advertisement
Consent**
Location : 71 High Street Rayleigh
Proposal : Retrospective Application To Retain 2 No. Illuminated
Fascia Signs at Automated Teller Machine
Applicant : Bankmachine Limited

Application No : 11/00071/FUL Decision : **Refuse Planning
Permission**
Location : Halliards Pooles Lane Hullbridge
Proposal : Convert 2-bed Bungalow to 5-bed Chalet With Front and
Rear Dormers and Construct Detached Single Garage to
Side.
Applicant : Mr Paul Wilson

Reason(s) for Refusal

- 1 The proposal by way of extending the existing bungalow to a chalet would result in an unacceptable relationship with the neighbouring property at no. 2 Crouch Meadow, giving rise to, by way of the increase in height and resultant design, the creation of an intrusive and dominant flank wall, extending along the shared boundary with no. 2, such creating a sense of enclosure and overbearing to the rear garden and rear windows of this neighbouring property, detrimental to the amenities of the occupiers of this property ought reasonably expect to enjoy, contrary to part (ix) an (x) of policy HP6 of the Local Plan.

Application No : 11/00072/FUL Decision : **Application Permitted**
Location : 88 Burnham Road Hullbridge
Proposal : Extend Dormer To Side, Form New Window To Side
Dormer, Revise Window To Ground Floor Side And
Convert Garage To Habitable Accommodation
Incorporating Front Window
Applicant : Mr Paul Sangwin

Application No : 11/00077/LDC Decision : **Split LDC Decision**
Location : Fairview Lyndhurst Road Rochford
Proposal : Application for a Certificate of Lawfulness for Front Porch,
Pitched Roofed Side, Pitched Roofed Side and Pitched
Roofed Rear Extensions and Detached Workshop and
Storage Building.
Applicant : Mr And Mrs R And G Morris

The proposed rear and side extensions satisfy the requirements of Class A to the schedule to the Town and Country Planning (General Permitted Development) (Amendment) (No . 2) (England) Order 2008 and would therefore be lawful.

The proposal conflicts with part A.1 (d) (i) and (ii) due to the proposed front extension of the original building. As such that part of the proposal cannot be considered lawful and a certificate should therefore be refused.

Both proposed outbuildings would satisfy the tests at Class E to Part 1 of the Schedule to the Town and Country Planning (General Permitted Development) (Amendment) (No . 2) (England) Order 2008 and would therefore be lawful.

REASON FOR DECISION – REFUSE CERTIFICATE

The proposal would fall contrary to part A.1 (d) (i) and (ii) of Part 1 Class A to the Town and Country Planning (General Permitted Development) Order (1995) as amended by Part 1 Class A to the schedule of the Town and Country Planning (General Permitted Development) (Amendment) (No . 2) (England) Order 2008 due to the proposed front extension of the original building. As such that part of the proposal cannot be considered lawful and a certificate should therefore be refused.

Application No : 11/00078/FUL Decision : **Refuse Planning
Permission**

Location : Land Opposite 1 Goldsmith Drive Rayleigh
Proposal : Construct Pitched Roofed Building to Provide Two Stables,
Tack Room, Feedstore, Tearoom, Two Toilets and Cart
Lodge.
Applicant : Mr Tony Goddard

Reason(s) for Refusal

- 1 The site is located within an area allocated as Metropolitan Green Belt as identified in the Council's adopted Local Plan (2006). 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), for purposes other than agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sports and recreation, cemeteries or similar uses which are open in character. Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

The proposal by way of the size, design and appearance of the building is not considered to be appropriate to this green belt site, detrimental to visually amenity. The building is unreasonably large in size, including what is considered to be unnecessary floor area, given the location of building within immediate vicinity of the applicants dwelling and the overall extent of the site area. The building is of substantial construction more comparable to a domestic dwelling and is to a design and appearance, especially by way of the brick plinth, windows and slate tiled roof, which is distinctly non traditional for stabling, unnecessary for the proposed use and markedly out of character with the rural nature of the site and surrounding area. If allowed the building would erode the openness and reduce the rural character of the site by giving it a harder, less green and more built up appearance, detrimental to the appearance of the Green Belt, in conflict with PPG2: Green Belts and part (iv) to policy LT14 of the Local Plan (2006).

- 2 The proposal fails to demonstrate sufficient land within the applicants control to provide for adequate grazing and to allow the proper care of two horses in accordance with the British Horses Society Standards which requires at least 0.5 ha of land to be available per horse, contrary to part (i) to policy LT 14 to the Rochford District Replacement Local Plan (2006).

Application No : 11/00079/FUL Decision : **Refuse Planning Permission**

Location : Millview Court Lever Lane Rochford
Proposal : Remove Existing Timber Framed double Glazed Windows and Doors and Install Aluminium Framed Double Glazed Windows and Doors
Applicant : Mr Mark Fusher (Rochford Housing Association)

Reason(s) for Refusal

- 1 The proposal by way of the design of the windows and in particular the large horizontal applied glazing bars and larger outer frames, would give rise to an unacceptable and unsympathetic appearance detrimental to the amenity, character and appearance of the Rochford Conservation Area. The proposed windows and doors neither enhance nor preserve the character and appearance of the Conservation Area presenting a distinctly non traditional appearance. The proposed development is therefore considered contrary to parts (i) and (iv) to Policy BC1 of the Local Plan (2006) and also the advice contained within PPS5: Planning for the historic environment (2010)

Application No : 11/00081/FUL Decision : **Application Permitted**

Location : 6 Mucking Hall Road Barling Magna
Proposal : Form Rooms in Roof Incorporating a Dormer to Side Elevation, Part Recessed Balcony and Glazed Gable to Rear Elevation and Roof Light to Side Elevation. Alteration to Existing Fenestration at Ground Floor and Internal Alterations to Ground Floor Layout
Applicant : Mr Rick Shannon

Application No : 11/00084/FUL Decision : **Application Permitted**

Location : 3 The Hylands Hockley
Proposal : Single Storey Rear and Side Extension and Extension to Existing Porch
Applicant : Mr And Mrs Mangion

Application No : 11/00085/COU Decision : **Refuse Planning Permission (COU)**

Location : 239 - 241 Eastwood Road Rayleigh
Proposal : Part Change of Use from Existing Car Showroom (Including Ancillary Retail Space) to A1 Use Including the Provision for 6 No. Customer Car Parking Spaces - Resubmission of Planning Application 10/00748/COU, Including Revised Vehicular Access Off Eastwood Road.
Applicant : Geoff Bray (Rayleigh) Ltd

Reason(s) for Refusal

- 1 The proposal cannot accommodate the required number of parking spaces at the preferred bay size for the development as recommended in the adopted Parking Standards Design and Good Practice Supplementary Planning Document (Adopted December 2010). The lack of adequate parking provision and independently accessible provision for delivery vehicles may lead to short term parking taking place within Eastwood Road on the footway or in The Chase to the detriment of pedestrian and general highway safety.
- 2 The proposal would give rise to harm to residential amenity to occupiers of properties in the neighbouring vicinity by way of increased noise and disturbance with particular reference to the increase in proposed opening hours compared to the existing use at the site and nearby retail store; and the intensification of use of the site which would result in change to the character of the area and in a level of harm to residential amenity which would be unacceptable.

Application No : 11/00086/FUL Decision : **Application Permitted**
Location : 39 Grasmere Avenue Hullbridge
Proposal : Construct First Floor Rear Extension
Applicant : Mrs Debbie Hoy

Application No : 11/00087/FUL Decision : **Application Permitted**
Location : 39 Meesons Mead Rochford
Proposal : Single Storey Side and Rear Extension, Extend Existing Conservatory, Ramped Access to Side and Enlarge Rear Access Door.
Applicant : Leon Thorn

Application No : 11/00088/FUL Decision : **Application Permitted**
Location : Little Dells Rayleigh Downs Road Rayleigh
Proposal : Dormers to East and West Elevations
Applicant : Mr And Mrs Price

Application No : 11/00089/FUL Decision : **Application Permitted**
Location : 386 Ashingdon Road Rochford
Proposal : Two Storey Pitched Roofed Rear Extension and Raise Ridge to Main Roof
Applicant : Mr Paul Smith

Application No : 11/00090/FUL Decision : **Application Permitted**
Location : 54 Ferry Road Hullbridge
Proposal : Construct Pitched Roofed Porch Extension to Front of Dwelling
Applicant : Mr Richard Defries

Application No : 11/00092/FUL Decision : **Application Permitted**
Location : 29 Westminster Drive Hockley
Proposal : Single Storey Side Extension
Applicant : Mr And Mrs Mann

Application No : 11/00096/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 16 Buckingham Road Hockley
Proposal : Lawful Development Certificate for Proposed Flat Roofed
Rear Dormer And 3no. Rooflights to Front
Applicant : Mr Harvey Claydon

Application No : 11/00097/FUL Decision : **Application Permitted**
Location : 2 Graysons Close Rayleigh
Proposal : First Floor Side Extension
Applicant : Mr D Taplin

Application No : 11/00098/LBC Decision : **Grant Listed Building
Consent**
Location : Rectory Cottage Hall Road Rochford
Proposal : Alterations To 3no. Existing Doors
Applicant : Mr Nigel Hedley

Application No : 11/00099/FUL Decision : **Refuse Planning
Permission**
Location : 3B Richmond Drive Rayleigh
Proposal : Front Conservatory Extension
Applicant : Mrs Neal

Reason(s) for Refusal

- 1 The proposed conservatory extension would lead to a loss in the single off-street parking space available for use at this site within the applicant's control contrary to policy HP6 of the Rochford District Replacement Local Plan (2006) and the Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010. This would lead to an increase in on-street parking detrimental to highway safety.

Application No : 11/00100/ADV Decision : **Application Permitted**
Location : 239 - 243 Eastwood Road Rayleigh
Proposal : Relocation of Existing Internally Illuminated Double Sided
Totem Sign
Applicant :

Application No : 11/00101/FUL Decision : **Application Permitted**
Location : St Clements Clements Hall Lane Hawkwell
Proposal : Retrospective Application to Retain Re-built Chalet Dwelling House
Applicant : Mr And Mrs P Cowell

Application No : 11/00107/FUL Decision : **Application Permitted**
Location : 19 Abbey Road Hullbridge
Proposal : Create Rooms in Roof Incorporating Two Pitched Roofed Dormers to Front and Flat Roofed Dormer to Rear.
Applicant : Mr D Humphris

Application No : 11/00108/LDC Decision : **Refuse Lawful Development Certificate**
Location : 15 Hillside Road Hockley
Proposal : Application for a Certificate of Lawfulness for Proposed Part Single Storey, Part Two Storey Rear Extension
Applicant : Mr & Mrs Middleton

Reason(s) for Refusal

- 1 The proposed development would NOT be permitted development under Class A or under any other Class within Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) by virtue of the proposal having more than one storey with a depth greater than 3m contrary to part (f)(i) and by virtue of the proposal extending beyond a wall forming a side elevation of the original dwellinghouse and exceeding 4m in height, having more than one storey and a width greater than half the width of the original dwellinghouse contrary to parts (h) (i)(ii) and (iii). It is also considered to be contrary to Condition A.3c requiring the roof pitch to, so far as practicable, be the same as the roof pitch of the original dwelling house.

Application No : 11/00110/FUL Decision : **Application Permitted**
Location : 7 Orchard Avenue Rayleigh
Proposal : Two Storey Side Extension, Single Storey Rear Extension, Demolish Existing Detached Garage and Erect Detached Outbuilding for use as a Garden Room/Store.
Applicant : Mr And Mrs S Thompson

Application No : 11/00117/FUL Decision : **Application Permitted**
Location : 15 Woodlands Avenue Rayleigh
Proposal : Two Storey Side Extension Incorporating Integral Garage. Flat Roofed Dormer To Rear Elevation.
Applicant : Mr Kevin Bailey

Application No : 11/00121/FUL Decision : **Application Permitted**
Location : 74 Rectory Road Hawkwell Essex
Proposal : Convert Bungalow to House with Two Storey Front
Extension, Two Storey Rear Extension, Construct New First
Floor With Pitched Roof Over
Applicant : Mr Stev Reid

Application No : 11/00122/FUL Decision : **Application Permitted**
Location : 13A New Square Dome Caravan Park Lower Road Hockley
Proposal : Construct Rear Conservatory
Applicant : Miss Frost

Application No : 11/00124/COU Decision : **Grant Planning
Permission (COU)**
Location : 36 Spa Road Hockley
Proposal : Change Of Use To Beauty Salon
Applicant : Mrs Sarah Sullivan

Application No : 11/00125/ADV Decision : **Application Permitted**
Location : 93 Southend Road Rochford
Proposal : Remove All Existing Signage And Replace With: 1no
Externally Illuminated Logo Sign, 1no Externally Illuminated
Fascia Sign, 2no Panel Signs All Attached To Building. 2no
Amenity Boards, 1no Totem Sign (External And Internal
Illumination), 4no Panel Signs, 2no Poster Frame Signs, All
Free Standing. All Existing Floodlighting To Remain, 2no
New Brass Lanterns, New Signage Non- Illuminated Unless
Stated.
Applicant : Greene King

Application No : 11/00126/FUL Decision : **Application Permitted**
Location : 13 Everest Rayleigh
Proposal : Convert Existing Integral Garage to Habitable Room With
Bow Window
Applicant : Mr William Blazey

Application No : 11/00128/COU Decision : **Grant Planning
Permission (COU)**
Location : 57 South Street Rochford
Proposal : Change Of Use from Office Used as a Youth Training
Centre To Office And Storage
Applicant : Rochford District Council

Application No : 11/00129/FUL Decision : **Application Permitted**
Location : 90 Trinity Road Rayleigh
Proposal : Erect new conservatory to the rear of the property
Applicant : Mr & Mrs Whittaker

Application No : 11/00130/FUL Decision : **Application Permitted**
Location : 22 Tudor Way Hawkwell
Proposal : Demolish Existing Dwelling and Construct Detached Four
Bedroomed House With Detached Pitched Roofed Garage
Applicant : Mr R M Jones

Application No : 11/00135/FUL Decision : **Application Permitted**
Location : 112 Broad Walk Hockley
Proposal : Demolish Existing Conservatory and Erect New
Conservatory Extension
Applicant : Ms Shorter

Application No : 11/00136/FUL Decision : **Application Permitted**
Location : 20 Tudor Way Hockley
Proposal : Demolish Existing Dwelling and Outbuildings and Erect
New Four Bed Detached House With Integral Garage.
Create New Vehicular Access.
Applicant : Mr J Gibson

Application No : 11/00137/FUL Decision : **Refuse Planning
Permission**
Location : Rob Rosa Lower Road Hullbridge
Proposal : Change of use to Mixed Use for Stationing of Caravan for
Residential Occupation With Day Room, Small Shed,
Kennels, Retention of Hardstanding, Siting of Van Body for
Horse Shelter and Keeping of Horses (Retrospective)
Applicant : Ms Mary Lowe

Reason(s) for Refusal

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

The proposal for the change of use of the site to a mixed use for stationing of caravan for residential occupation with day room, small shed, kennels, retention of hardstanding, siting of van body for horse shelter and keeping of horses does not fall into any of the above categories and it is the opinion of the Local Planning Authority that no evidence has been presented to sufficiently justify overriding the strong presumptions against the provision of new dwellings in the Green Belt. If allowed the proposal would consolidate at present unauthorised use and buildings proving detrimental to the open character and appearance of that part of the Metropolitan Green Belt in which the site is situated.

- 2 The proposal fails to demonstrate sufficient land within the applicants control to provide for the proper care of horses and ponies including stabling, grazing and exercise in accordance with the British Horse Society Standards. If allowed there would be limited land available within the site for the three ponies described in the application particulars contrary to part (i) to policy LT14 to the council's saved local plan.

Application No : 11/00139/FUL Decision : **Application Permitted**
Location : 26 White Hart Lane Hawkwell
Proposal : Proposed Alterations to Existing Building Involving Re-Roof Whole Property Including Increase in Ridge and Eaves Height to Provide Additional Accommodation at First Floor and at Ground Floor to One Side, Veranda at Ground Floor to Rear, Provide 4 No. New Pitched Roofed Front Dormers.
Applicant : Mr Adrian Jones

Application No : 11/00140/LDC Decision : **LDC Part Permitted
Part Refused**
Location : 9 Dene Gardens Rayleigh
Proposal : Application For a Certificate of Lawfulness for Proposed Rooms in Roof Incorporating Pitched Roofed Side Dormers and Rooflights.
Applicant : Mr And Mrs Whitlock

Application No : 11/00142/LDC Decision : **LDC Part Permitted
Part Refused**
Location : 84 Grove Road Rayleigh
Proposal : Application for Certificate of Lawfulness for Proposed Single Storey Rear Extension and Alter Fenestration to Existing Property
Applicant : Ms Mullings

Application No : 11/00169/NMA Decision : **Application Permitted**
Location : Site Of 4 And 6 Lancaster Road Rayleigh
Proposal : Non Material Amendment following Approval 10/00546/FUL
Applicant : Mrs Christine Mitchell

Application No : 11/00179/NMA Decision : **Application Permitted**
Location : Site Of 8 And 10 Weir Gardens Rayleigh
Proposal : Application For Non-Material Amendment Following Grant
of Planning Permission For Redevelopment of Site to
Provide a Two Storey Building Containing 14 Flats,
Associated Parking and New Access. Proposed Increased
Size to Refuse Bin Store.
Applicant : Sovereign Country Homes Ltd