

**PLANNING DECISIONS – January 2010**

Application No : 09/00517/FUL      Decision : **Application Permitted**  
Location : Crouch End 15 Kingsmans Farm Road Hullbridge  
Proposal : Enlarge Balcony with New Balustrade and Provide External Staircase.  
Applicant : Mr Kevin Curtis

Application No : 09/00559/LDC      Decision : **Grant Lawful Development Certificate**  
Location : Honeypots Gusted Hall Lane Rochford  
Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Pitched Roofed Side Extension and Two Storey Rear Extension.  
Applicant : Mr Geoff Horwood

Application No : 09/00572/ADV      Decision : **Grant 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 Hanging Sign.  
Applicant : The Co-Operative Pharmacy

Application No : 09/00585/FUL      Decision : **Application Withdrawn**  
Location : 1 Kingsmead Cottages Barling Road Barling Magna  
Proposal : Replace Existing Flat Roof to Side Extension With Pitched Roof.  
Applicant : Mr Paul Barthaud



Application No : 09/00586/FUL      Decision : **Application Permitted**  
Location : 12 Oakwood Road Rayleigh  
Proposal : Single Storey Flat Roofed Rear Extension Incorporating  
Roof Lantern.  
Applicant : Mrs Nanae Miller

Application No : 09/00588/FUL      Decision : **Application Withdrawn**  
Location : 50 Hilary Crescent Rayleigh  
Proposal : Raise Roof of Existing Bungalow to Form Two Storey  
Dwelling with New Pitched Roof in Conjunction with Single  
Storey Pitched Roofed Side and Rear Extensions and  
Formation of New Vehicular Access.  
Applicant : Mr Victor Tull

Application No : 09/00589/FUL      Decision : **Refuse Planning  
Permission**  
Location : Greensward Surgery Greensward Lane Hockley  
Proposal : Construct First Floor Flat Roofed Rear Extension and  
Access Ramp to Front Entrance. Convert Part of Roof to  
Office Accommodation.  
Applicant : Dr Trevor Rees

Reason(s) for Refusal

- 1 The proposed development, by virtue of the additional bulk would reduce the openness of the Green Belt and would amount to inappropriate development within the Metropolitan 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.
- 2 The proposed two storey rear extension and roof alteration would create a significant expanse of flat roof which is considered unattractive and would result in a large extension which appears discordant with the form of the existing building, resulting in an unattractive and over-complicated overall building form and design contrary to the principle of achieving good design set out in Planning Policy 1; Delivering Sustainable Development.

Application No : 09/00612/FUL      Decision : **Application Withdrawn**  
Location : Stewards Yard Wakering Road Great Wakering  
Proposal : Convert Part of Existing Workshop Building into Office  
Space, Construct Two Outside Rain Shelters.  
Applicant : Mr John Steward



INVESTORS IN PEOPLE

Application No : 09/00631/FUL      Decision : **Application Permitted**  
Location : Temple Lodge Sutton Road Rochford  
Proposal : Roof Extensions and Ground Floor Bay to Front  
Applicant : Mr And Mrs Read

Application No : 09/00628/FUL      Decision : **Refuse Planning  
Permission**  
Location : The Rectory Stambridge Road Stambridge  
Proposal : Demolish Existing Garage and Utility Room and Construct  
Two Storey Pitched Roofed Side Extension Incorporating  
Basement Timber Deck to Side and Form New Access onto  
Stambridge Road.  
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 the creation of further additional habitable floor space which is significantly above the level which is considered acceptable in the Green Belt, is considered to be inappropriate and harmful to the openness and character of the Metropolitan Green Belt contrary to parts (i), (ii) and (iii) of Policy R5 of the Rochford District Replacement Local Plan 2006. No very special circumstances have been demonstrated which would overcome the harm to the Green Belt.

- 2 The Highway Authority seeks to ensure that the number of access points onto the highway is kept to a minimum. Therefore the proposed creation of a second vehicular access to the site would be unacceptable, detrimental to highway safety.
- 3 The application was not accompanied by any arboricultural assessment, the lack of which means that the Local Planning Authority cannot adequately assess the impact that the development would have on the longevity of trees on the application site, in particular the trees on the eastern and southern boundaries of the site, some of which are subject to Tree Preservation Orders.



INVESTORS IN PEOPLE

Application No : 09/00636/FUL      Decision : **Application Permitted**  
Location : Edward Francis Infant School Uplands Park Road Rayleigh  
Proposal : Single Storey Extension to Form Office and Toilet, Internal  
Alterations to Form New Store and Multi Purpose Room  
Applicant : Edward Francis Infant School

Application No : 09/00638/FUL      Decision : **Application Permitted**  
Location : 20 Hazelwood Hawkwell  
Proposal : Two Storey Pitched Roofed Side Extension, Replace  
Existing Flat Roof of Front Porch with Sloped Roof.  
Applicant : Mr And Mrs Newman

Application No : 09/00639/FUL      Decision : **Refuse Planning  
Permission**  
Location : 26 Mornington Avenue Rochford  
Proposal : Enlarge Front and Rear Dormers with New Pitched Roofs,  
Pitched Roof over Front Bay Window  
Applicant : Mr Anthony Tomline

Reason(s) for Refusal

- 1      The proposed pitched roofed front and rear flat roofed dormer additions by reason of their size, design and appearance would result in intrusive additions out of character and scale with the existing dwelling. The enlarged dormers present disproportionate additions to the dwelling which appear intrusive and excessive upon the modest sized detached bungalow, to the detriment of the appearance of the dwelling and the street scene contrary to Policy HP 6 of the Replacement Local Plan (2006).

Application No : 09/00643/FUL      Decision : **Application Permitted**  
Location : 41 The Westerings Hockley  
Proposal : Demolish Existing Dwelling and Construct New Detached  
Four Bedroomed House Incorporating Rooms in the  
Roofspace and Integral Garage.  
Applicant : Mr & Mrs D Richards

Application No : 09/00645/FUL      Decision : **Application Permitted**  
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



INVESTORS IN PEOPLE

Application No : 09/00646/FUL      Decision : **Application Permitted**  
Location : 100 Plumberow Avenue Hockley  
Proposal : Construct Two Storey Pitched Roofed Rear Extension,  
Replace Existing Garage and Porch Flat Roofs with a  
Sloped Roof over Porch and a Pitched Roof to Garage.  
Applicant : Mr Che Wen Lam

Application No : 09/00647/FUL      Decision : **Refuse Planning  
Permission**  
Location : 20 High Street Rayleigh  
Proposal : Variation of Condition 2 of Planning Approval  
99/00769/COU, to Extend Take Away Opening Hours  
Sunday to Thursday 11.00 am to 01.00 am and Friday to  
Saturday 11.00 am to 03.00 am ( including Bank Holidays)  
Applicant : Mr Hardev Singh

Reason(s) for Refusal

- 1 The extension to opening hours sought would consolidate, extend and increase the detrimental impact on amenity experienced by both surrounding property occupiers and more distant residents, by virtue of late night noise, disturbance and activity at anti-social hours, when these impacts are more acutely felt.

Application No : 09/00648/COU      Decision : **Application Permitted**  
Location : 6 Roche Close Rochford  
Proposal : Change of Use From Class A1 (Shop) to A3 (Food and  
Drink Use) as a Coffee/Tea Lounge with Outside Seating  
Area.  
Applicant : Mr Stephen Everington

Application No : 09/00649/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 1 Kingsmead Cottages Barling Road Barling Magna  
Proposal : Replace Existing Flat Roof to Side Extension with New  
Pitched Roof  
Applicant : Mr Paul Barthaud



INVESTORS IN PEOPLE

Application No : 09/00652/FUL      Decision : **Refuse Planning  
Permission**  
Location : 87 Rayleigh Avenue Eastwood Leigh-on-Sea  
Proposal : Demolish Existing Dwelling and Construct Four Detached x  
Four Bedroomed Houses with Double Garages, Form New  
Access to Rayleigh Avenue.  
Applicant : Mr R Foster

Reason(s) for Refusal

- 1 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 contains inconsistencies as to which trees are to be retained, lacks a suitable arboricultural method statement in relation proposed hard surfacing and assigns an inadequate root protection area to protected tree T9 of TPO/0012/09 (shown as T16 within the submitted Arboricultural Method Statement for Tree Protection dated 9th October 2009). 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.

Application No : 09/00653/FUL      Decision : **Application Permitted**  
Location : 5 Leamington Road Hockley  
Proposal : Convert Existing Integral Garage to Habitable Space  
Incorporating Bay Window to Front.  
Applicant : Mr Paul Baker

Application No : 09/00654/FUL      Decision : **Application Permitted**  
Location : 12 Harrow Close Hawkwell  
Proposal : Two Storey Side Extension with Dormers to Front and  
Rear, Rear Conservatory  
Applicant : Mr Jason Marchant

Application No : 09/00656/FUL      Decision : **Refuse Planning  
Permission**  
Location : Land North Of New Buildings Cottages Mucking Hall Road  
Proposal : Restore Elevations and Re-Erect Pitched Roof to Eastern  
Barn and use as Implement Store Ancillary to Agricultural  
Use of Adjoining Land, Change of Use of Western Barn to  
Two Class B1 Business Units with Associated External  
Alterations, and Re-Erect Pitched Roof to Open Cattle  
Shed and Use as Covered Vehicle Parking. New Driveway  
and New Access onto Mucking Hall Road.  
Applicant : Mr Jonathan Bacon



INVESTORS IN PEOPLE

## Reason(s) for Refusal

- 1 The proposal, if allowed, would require extensive refurbishment of the existing parts of the site and requires new building works to be undertaken within the Metropolitan Green Belt. The proposal, if allowed, includes inappropriate development not required for agricultural purposes and would create a new building, substantially affecting the openness of the area and causing other harm unacceptably impacting on its character and appearance, contrary to saved Policy R9 of the Local Plan and the National Policy Guidance of PPG2.

Application No : 09/00657/LBC            Decision : **Application Permitted**  
Location : The Lawn Hall Road Rochford  
Proposal : Remove Part of Garden Wall and Remove Remnants of Former Greenhouses, Construct Single Storey Orangery and Make Alterations to Window Opening in Western Elevation to Form New Door.  
Applicant : Mr D Keddie

Application No : 09/00658/FUL            Decision : **Application Permitted**  
Location : 40 Woodlands Road Hockley  
Proposal : Pitched Roofed First Floor Side Extension  
Applicant : Mr T Birkumshaw

Application No : 09/00659/FUL            Decision : **Application Permitted**  
Location : 207 Little Wakering Road Great Wakering  
Proposal : Extend Front and Rear Dormers, Construct Pitched Roofed Rear Conservatory.  
Applicant : Ms Jacqueline Powles

Application No : 09/00663/FUL            Decision : **Application Permitted**  
Location : 40A Clifton Road Ashingdon Rochford  
Proposal : Convert Existing Integral Garage into Habitable Space, Remove Garage Door and Relocate Main Entrance Door from Side Elevation to Front Elevation. Extend Existing Blockpaved Driveway. Replace and Raise Rear Patio. Install Access Ramp to Rear and Side.  
Applicant : Mrs Margaret Howard

Application No : 09/00664/FUL            Decision : **Refuse Planning Permission**  
Location : Site Of Eastlogs Mount Bovers Lane Hawkwell  
Proposal : Construct Four Bedroomed Detached Chalet with Detached Garage/ Cart Lodge  
Applicant : Mrs Sarah Noad



INVESTORS IN PEOPLE

#### Reason(s) for Refusal

- 1 The submitted tree protection plan and method statement is inadequate as it does not contain 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 suitable 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 : 09/00665/FUL      Decision : **Refuse Planning Permission**  
Location : September Cottage Barrow Hall Road Little Wakering  
Proposal : Construct Detached Cart Lodge and Detached Store/Hobby Room.  
Applicant : Mr Jeremy Thomas

#### Reason(s) for Refusal

- 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 : 09/00668/FUL      Decision : **Application Permitted**  
Location : 81 High Road Rayleigh  
Proposal : Two Storey Front and Side Extension with Integral Garage and Raise and Construct New Roof to Provide First Floor Accommodation to Convert Existing Bungalow to Five Bedroomed House Incorporating Rooms in the Roof.  
Applicant : Mr Lee Muchmore

Application No : 09/00671/FUL      Decision : **Application Permitted**  
Location : 46 High Road Hockley  
Proposal : Erection of Ten Stables and Associated Car Parking (10 Spaces) (Revised Scheme)  
Applicant : Mrs E Byford

Application No : 09/00672/FUL      Decision : **Refuse Planning Permission**  
Location : Goldsmith Paddocks Goldsmith Drive Rayleigh  
Proposal : Construct One x Three Bedroomed Bungalow for Manager of Stud Farm.  
Applicant : Mr & Mrs Richard & Kelly Parker



INVESTORS IN PEOPLE

## Reason(s) for Refusal

- 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.

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. The nature of the business is reliant upon free land and subsidy from the owner by way of labour , maintenance, fuel and vehicles together with the sale of the family home being gifted to the business to cover construction costs. It therefore appears to the Local Planning Authority that the business does not yet provide sufficient profit to justify and support the dwelling proposed . 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).

- 2 The proposal by way of the excessive height of the roof to the building proposed would detract from the open character of the area and if allowed would add further harm by way of bulk and loss of openness to the detriment of the character of that part of the Metropolitan Green Belt in which the site is situated.

Application No : 09/00674/OUT

Decision : **Refuse Planning  
Permission**

Location : Lords Golf And Country Club Hullbridge Road Rayleigh  
Proposal : Construct Basement to Side and Below Existing Building to  
Provide Male and Female Changing Areas.  
Applicant : Mr Derek Govey

## 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 essential facilities for outdoor sport and recreation may be permitted. However ,the proposal is considered to be contrary to Green Belt policy in that the proposal seeks to provide additional changing room capacity that has not been demonstrated as being essentially required .Thus the proposal is inappropriate development as set out in PPG 2. Also, should changing room expansion be required this can be undertaken without further development by the applicant given the availability of existing buildings on the site to provide alternative or further changing room accommodation. The proposal would therefore be inappropriate development within the Green Belt resulting in the further expansion and intensification of the scale of built development on the site and corresponding scale of overall floorspace.



INVESTORS IN PEOPLE

Application No : 09/00675/FUL      Decision : **Application Withdrawn**  
Location : Grove Wood Primary School Grove Road Rayleigh  
Proposal : Construct Flat Roofed Single Storey Building for use as  
Pre-School Nursery (Replacement Building)  
Applicant : The Governing Body Of Grove Wood Primary School

Application No : 09/00678/FUL      Decision : **Application Permitted**  
Location : 122 Clarence Road Rayleigh  
Proposal : Convert Part of Existing Integral Garage to Habitable Space  
(Retrospective Application)  
Applicant : Mr Neil Haylock

Application No : 09/00679/FUL      Decision : **Refuse Planning  
Permission**  
Location : Oaktree Clements Gardens Hawkwell  
Proposal : Alter and Retain Building known as Sun Cottage and Use  
for Purposes Incidental to the Enjoyment of Oaktree.  
Applicant : Mr And Mrs McKinnon

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 the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing dwellings, as defined in Policies R2 and R5 and the reasonable replacement of existing dwelling as defined in Policy R6 of the Local Plan).

The proposed development to retain an unauthorised outbuilding within the residential curtilage of Oaktree 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 : 09/00680/FUL      Decision : **Application Permitted**  
Location : 159 Hockley Road Rayleigh  
Proposal : Front Dormer to Form Rooms in the Roof  
Applicant : Mr David Rayner



INVESTORS IN PEOPLE

Application No : 09/00682/FUL      Decision : **Application Permitted**  
Location : 20 Elm Grove Hullbridge  
Proposal : Single Storey Rear Extension  
Applicant : Mr Tasker

Application No : 09/00683/FUL      Decision : **Application Permitted**  
Location : 86 Rectory Road Hawkwell  
Proposal : Part Hipped to Gable Roof Conversion, and Construct Rear  
Conservatory.  
Applicant : Mr And Mrs Horner

Application No : 09/00686/FUL      Decision : **Application Permitted**  
Location : 5 Lower Lambricks Rayleigh  
Proposal : Extension of Existing Rear Dormer  
Applicant : Mr N Watkinson

Application No : 09/00689/FUL      Decision : **Application Permitted**  
Location : 27 Parklands Rochford  
Proposal : Loft Conversion Incorporating Flat Roofed Front and Rear  
Dormers  
Applicant : Mr And Mrs Fox

Application No : 09/00690/CPO      Decision : **No Objection (County  
Council)**  
Location : Grove Wood Primary School Grove Road Rayleigh  
Proposal : New Build Single Storey Childrens Centre Located Within  
Existing Primary School Site with Content Including  
Enclosed External Play Area, Landscaping, Provision of  
Marked Disabled Parking Bay and Relocation of Existing  
External Bin Store Area  
Applicant : Mr Martin Brown

Application No : 09/00697/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 2A Fountain Lane Hockley  
Proposal : Application for a Certificate of Lawfulness for a Single  
Storey Pitched Roofed Rear Conservatory.  
Applicant : Miss Melissa Galbally



INVESTORS IN PEOPLE

Application No : 09/00703/FUL      Decision : **Application Permitted**  
Location : 80 Clifton Road Ashingdon Rochford  
Proposal : Single Storey Flat Roofed Front Extension To Form New W  
C and Bay Window, Convert Garage to Study  
Applicant : Mr Philip Catchpole

Application No : 09/00704/FUL      Decision : **Refuse Planning  
Permission**  
Location : Little Dells Rayleigh Downs Road Rayleigh  
Proposal : Single Storey Pitched Roofed Side Extension and Two  
Storey Pitched Roofed Front Extension.  
Applicant : Mr M Price

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 the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Local Plan). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Policy R5 of the Local Plan as saved by ministerial direction dated 5th June 2009 provides that the total size of a Green Belt dwelling as extended, including any extension which may have previously been added, will not normally exceed the original habitable floor space by more than 35 square metres. In light of previous extensions to the dwelling and the information available, the Local Planning Authority are not satisfied that the proposal accords with this policy and therefore the proposal is considered to be excessive, rather than a reasonable addition, resulting in a substantial change to the original habitable floorspace of the property contrary to the above policies further impacting on the openness of this sensitive Green Belt location.

Application No : 09/00705/FUL      Decision : **Application Permitted**  
Location : 14 Leslie Gardens Rayleigh  
Proposal : Two Storey Pitched Roofed Side Extension Incorporating  
Converting the Existing Garage to Habitable Space, New  
Pitched Roofed Porch to Front and Pitched Roofed  
Conservatory to Rear.  
Applicant : Mr Finch



INVESTORS IN PEOPLE

Application No : 09/00707/FUL      Decision : **Application Permitted**  
Location : 18 Millview Meadows Rochford  
Proposal : Single Storey Side Extension  
Applicant : Mr And Mrs Edgar

Application No : 09/00709/FUL      Decision : **Application Permitted**  
Location : 553 Ashingdon Road Ashingdon  
Proposal : Demolish Existing Attached Garage and Construct Two Storey Pitched Roof Side Extension. Construct Pitched Roof Front Dormer to Existing Roof  
Applicant : Mr Stuart Rolph

Application No : 09/00711/FUL      Decision : **Application Permitted**  
Location : 25 Oxford Road Rochford  
Proposal : Convert Existing Hip Roof To Gable End And Provide Pitched Roofed Front Dormer And Flat Roofed Rear Dormer  
Applicant : Ann Crozier

Application No : 09/00740/DPDP6      Decision : **Prior Approval Required - Approved**  
Location : Havengore Farm Havengore Island Foulness Island  
Proposal : Construct New Grain Store  
Applicant : Caleb Rayner Ltd

Application No : 09/00747/NMA      Decision : **Refuse Planning Permission**  
Location : 190 Hockley Road Rayleigh  
Proposal : Application for a Non-Material Amendment Following Approval at 08/00390/FUL  
Applicant : Mr Tim Norman



INVESTORS IN PEOPLE