

## PLANNING DECISIONS – January 2012

The following applications have been determined by the Head of Planning and Transportation under delegated powers.

Application No : 11/00259/FUL      Decision : **Refuse Planning Permission**

Location : Land Between Main Road And Rectory Road And Clements Hall Way Hawkwell

Proposal : Demolish Existing Dwelling And Construct Development Of 176 Houses With Access Off Thorpe Road, Access Off Clement Hall Way, Access For One Plot Off Rectory Road, Road Network, Cycle Way And Footpath Network, Public Open Space, Landscaping And Location Of High Pressure Gas Main

Applicant : David Wilson Homes

### Reason(s) for Refusal

- 1 The proposed scheme does not accord with guidance contained within the

Essex Design Guide relating to layout and overall design by virtue of:-

- i) Failing to meet guidance relating to Boulevard Planning in view of the reliance within the layout upon the “tree’d” landscape setting of the site.
- ii) The mix of properties around the green does not create a satisfactory edge to the enclosed space.
- iii) Not providing a distinctive design; there is a predominance of standard developer houses in an indiscriminate fashion and taking a form of “anywhere housing” unrelated to traditional Essex design and appropriate mix of dwelling style for this edge of settlement site locality.
- iv) Parking courts are highly visible from the public realm. There are areas of land with indeterminate use of some areas of land including unspecified ownership of the refuse collection points.
- v) The parking for plots 113 and 114 are shown perpendicular when they should be parallel to the highway.
- vi) The proposed design of the house types features inappropriate window heads and window sill details comprising brick courses contrary to the use of lintels in differing materials or string courses that should appear adequate for loads above the window opening.
- vii) Too large a span to roof ends with lower roof angles and uncharacteristic depth to proposed dwellings, contrary to Essex vernacular style.
- viii) The inclusion of flat roofed dormers is inappropriate and contrary to the Council’s supplementary guidance which favours traditional pitched roofs to dormers.

ix) Inadequate garden sizes for a significant number of plots, and particularly affordable housing, giving rise to insufficient space within those plots for limited gardening, recreation, outside drying and outside storage for the reasonable expectations of future occupiers of those dwellings.

If allowed the development would result in a development lacking local distinctiveness and would harm the semi-rural urban fringe location and identity of South Hawkwell. The development would, if allowed, represent a lost opportunity to provide a development of a high standard and exemplar of good design and layout that would otherwise improve the character and quality of the South Hawkwell area, as required by paragraphs 34 and 35 to PPS 1 and Policy CP1 to the Council's adopted Core Strategy (December 2011).

Application No : 11/00406/FUL            Decision : **Application Permitted**  
Location : 188 Eastwood Road Rayleigh  
Proposal : Construct Summer House in Rear Garden (Retrospective Application)  
Applicant : Mr And Mrs Patterson

Application No : 11/00489/FUL            Decision : **Application Permitted**  
Location : 3 Russell Row High Street Canewdon  
Proposal : Remove Existing Timber Windows and Install UPVC Windows and Doors  
Applicant : Mr Gilbee

Application No : 11/00619/FUL            Decision : **Application Permitted**  
Location : Telecommunications Mast 5653 At Hawkwell Hall Farm Rectory Road  
Proposal : Installation of 1no. 17.5m Lattice Tower with 12 No. Antennas, 3.06m dishes and ancillary development  
Applicant : Telefonica O2 Ltd

Application No : 11/00616/FUL            Decision : **Refuse Planning Permission**  
Location : 13 Ronald Drive Rayleigh Essex  
Proposal : Reduce Volume And Mass To An Existing Rear Extension Roof By Forming Dutch Hip On Existing Gable End, Re-Roof Existing Attached Outbuilding With Pitched Roof Incorporating A Modified Flat Roof Section. Install Solar Panels To Outbuilding Pitched Roof .Construct Front Porch  
Applicant : Mrs Janet Watts

Reason(s) for Refusal

- 1 The proposal to form a Dutch hip on an existing gable end, re-roof existing attached outbuilding with pitched roof incorporating a modified flat roof section and to install solar panels to outbuilding pitched roof would be harmful to the living conditions of the occupiers of no.11 Ronald Drive as a result of additional visual intrusion and an increase in overshadowing. It would be contrary to saved policy HP6 (parts viii, ix and x) of the Rochford District Replacement Local Plan 2006 which requires high quality schemes that do not adversely affect the visual amenity of neighbouring properties.

Application No : 11/00640/FUL                      Decision : **Refuse Planning  
Permission**  
Location : Land Adjacent 19 Percy Cottis Road Rochford  
Proposal : Construct Detached Two Bedroomed Bungalow and Two  
Vehicular Accesses  
Applicant : Ms Alison Cops

Reason(s) for Refusal

- 1 The proposal by way of developing a new dwelling into the generous sidespace of the existing dwelling No. 19 Percy Cottis Road would detract from the layout character of the group of dwellings fronting onto the junction made between Percy Cottis Road and Rochford Garden Way proving obtrusive and detrimental to the character and appearance of the street and the consequent visual amenity afforded to the street by those layout characteristics.

Application No : 11/00639/FUL                      Decision : **Application Permitted**  
Location : 62 London Hill Rayleigh  
Proposal : Proposed Side Extension and Re-Roofing of Extended  
Property to Create First Floor Accommodation.  
Applicant : Mr B Wakeling

Application No : 11/00642/LDC                      Decision : **Refuse Lawful  
Development  
Certificate**  
Location : 32 Laburnum Way Rayleigh  
Proposal : Application for a Certificate of Lawfulness for Proposed Part  
Two Storey, Part Single Storey Rear Extension.  
Applicant : Mr & Mrs Worship

The development would not comply with Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It would be contrary to part (e) (i) and (ii) because it would extend beyond the rear wall by more than 4m and exceed 4m in height and would be contrary to part (f) (i) and (ii) because it would extend beyond the rear wall by more than 3m and be within 7m of the boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse. It would also be contrary to part (h) sections (i) and (ii) as the proposed part two storey, part single storey rear extension would extend beyond a wall forming a side elevation of the original dwellinghouse and part of the extension would exceed 4m in height. It is also considered to be contrary to section A.3 (a) which requires the materials used in any exterior work to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

Application No : 11/00644/FUL                      Decision : **Refuse Planning  
Permission**  
Location : Land Rear Of Northview Lark Hill Road Canewdon  
Proposal : Construct track to access grazing and farm ride.  
Applicant : Mr Ian Leece

#### Reason(s) for Refusal

- 1 The proposal is located within the Metropolitan Green Belt as defined in the Council's saved local plan (2006). Within the Metropolitan Green Belt permission will not be given except in very special circumstances for inappropriate development.

The construction of the access track represents inappropriate development in the Metropolitan Green Belt. The application details do not contain any very special circumstances that outweigh the visual harm to the undeveloped character of the landscape behind the sporadic frontage development fronting Lark Hill Road that would be caused by the formation of the access track and the consequent harm to the visual amenity of that part of the Metropolitan Green Belt in which the site is situated.

Application No : 11/00668/REM                      Decision : **Refuse Reserved  
Matters**  
Location : Sherbourne Downhall Park Way Rayleigh  
Proposal : Details of Two Detached Four Bedroomed Houses, Access  
and Parking Areas.  
Applicant : Mr David Plant - D P A Ltd.

#### Reason(s) for Refusal

- 1 The proposed dwellings are considered to result in an unattractive, poor designed form and appearance, detrimental affecting the visual amenity afforded to the site and the adjacent Public Open Space. The design of the dwellings is thought to be awkward and confused; resulting in properties of significant bulk and mass, which is considered to be visually jarring. The proposed dwellings are not thought to present high quality design contrary to PPS 1, CP1 of the Core Strategy and Policy HP6 of the Rochford District Replacement Local Plan (2006).

Application No : 11/00679/FUL      Decision : **Refuse Planning Permission**  
Location : Land Rear Of 8 Hall Road St Andrews Road Rochford  
Proposal : Subdivide Garden and Construct New One Bedroomed Detached Chalet With New Vehicular Access off St Andrews Road.  
Applicant : Mr Brendan O Hare

Reason(s) for Refusal

- 1 The proposal would result in a cramped form of backland development out of keeping with the area and detrimental to its character and appearance contrary to Policy HP6 of the Local Plan and the guidance of Planning Policy Statement 3.
- 2 The site has been identified by the Environment Agency as being in Flood Zone 2, susceptible to fluvial flooding from the upper reaches of the River Roach. In accordance with Planning Policy Statement 25 - Development and Flood Risk which seeks to steer development towards area of least flood risk the Local Planning Authority do not consider that the benefits of the development outweigh the risks from flooding and do consider that there are reasonably available sites elsewhere in the residential district that are less vulnerable to flooding.

Application No : 11/00684/FUL      Decision : **Application Permitted**  
Location : 170 Lower Road Hullbridge  
Proposal : Two Storey Front Extension  
Applicant : Mr T J Fells

Application No : 11/00688/FUL      Decision : **Refuse Planning Permission**  
Location : 25 Village Green Canewdon  
Proposal : Demolish Existing Front Extension and Construct Two Storey Front and Rear Extensions  
Applicant : Mr Richard Summers

Reason(s) for Refusal

- 0 The two storey front extension proposed, due to the pitched roof gable ended projection and Juliet balconies proposed, would be out of character with the existing properties within Village Green and therefore is considered to have a detrimental impact upon visual amenity and the character of the street scene in this prominent position fronting the village green contrary to part (viii) to policy HP6 of the Local Plan 2006.

Application No : 11/00692/FUL Decision : **Application Permitted**  
Location : Temple View Shopland Road Sutton  
Proposal : Construct First Floor Rear Extension  
Applicant : Mr N Andrews

Application No : 11/00690/FUL Decision : **Application Permitted**  
Location : 29 Elm Drive Rayleigh  
Proposal : New Upper Storey Bedroom Extension to Front of Property.  
Incorporating Single Storey Front Extension Previously  
Approved Under Ref: 10/00558/FUL  
Applicant : Mr Robert Horwell

Application No : 11/00691/FUL Decision : **Application Permitted**  
Location : 1 Twin Oaks Walk Rayleigh  
Proposal : Single Storey Front Porch Extension  
Applicant : Mr & Mrs B Copeland

Application No : 11/00695/FUL Decision : **Application Permitted**  
Location : 77 Broad Walk Hockley  
Proposal : Rear Single Storey Pitched Roof Rear and Side Extension  
Applicant : Mr And Mrs Battle

Application No : 11/00693/ADV Decision : **Refuse Planning  
Permission**  
Location : 34 Eastwood Road Rayleigh  
Proposal : Remove Existing Fascia Sign and Erect Replacement Non-  
Illuminated Fascia Sign to Front Elevation  
Applicant : Mark One Hire Ltd - Mr Clive Potter

Reason(s) for Refusal

- 1 The proposed signs are of excessive size and out of proportion to the building upon which they would be displayed. They would, if granted consent, create an incongruous feature in the street scene in this prominent location on the periphery of a Conservation Area. They would consequently cause unacceptable harm to amenity and set an undesirable precedent for similar unsympathetic displays elsewhere.

Application No : 11/00694/FUL Decision : **Application Permitted**  
Location : 8 Talbot Avenue Rayleigh  
Proposal : Single Storey Side Extension Incorporating Garage and  
Conservatory  
Applicant : Mr And Mrs C Hawood

Application No : 11/00696/FUL                      Decision : **Refuse Planning  
Permission**

Location : Land At Junction Of Murrels Lane Church Road Hockley  
Proposal : Construct Pitched Roofed Building to Provide 12 No.  
Stables, Feed Store, Stores, Tack Room, Mess Room,  
Toilet, Washdown Solarium, Blanket Wash and Blanket  
Store (Alternative to Previously Approved Stables  
Application 07/00490/FUL)

Applicant : Mr Tim Cripps

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. The building is not thought essential and is unreasonably large in size, bulk and mass, detrimental to the openness and visually amenity afforded to the Green Belt. No justification has been made to demonstrate an exceptional need for a building of this size to override concerns at the impact of the building upon the Green Belt. If allowed the building would erode the openness of the site 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).

Application No : 11/00700/CON                      Decision : **Refuse Conservation  
Area Consent**

Location : 35 London Hill Rayleigh  
Proposal : Proposed Demolition of Existing Garage  
Applicant : Mr And Mrs B Gunner

Reason(s) for Refusal

- 1 Insufficient evidence has been provided to demonstrate that the garage outbuilding to be demolished is beyond reasonable repair having regard to its structural condition, the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use, nor have detailed plans for the after use or redevelopment of the site been approved by the Local Planning Authority including a specified time frame. The proposal conflicts with the requirements of part (i) (b) and (ii) to Policy BC2 to the Council's saved Local Plan (2006) in that no case has been made to justify the demolition of the garage outbuilding.

Application No : 11/00697/LDC                      Decision : **Grant Lawful Development Certificate**  
 Location : 5 Balmoral Gardens Hockley  
 Proposal : Application for Lawful Development Certificate for Proposed Single Storey Front Extension  
 Applicant : Mr Laurence Mills

Application No : 11/00698/LDC                      Decision : **Grant Lawful Development Certificate**  
 Location : Anchorage Ulverston Road Rochford  
 Proposal : Application for a Certificate of Lawfulness for Proposed Outbuilding, Comprising Games Room  
 Applicant : Mr And Mrs Shepard

Application No : 11/00701/FUL                      Decision : **Application Permitted**  
 Location : 38 Eastview Drive Rayleigh  
 Proposal : Part Two Storey Part Single Storey Rear and Side Extension  
 Applicant : Mrs A J Smith

Application No : 11/00702/FUL                      Decision : **Application Permitted**  
 Location : 12 Rookery Close Rayleigh  
 Proposal : Proposed Windows to Side Elevations of Single Storey Rear Extension (Revised Application: 11/00435/FUL)  
 Applicant : Mr Richard Catling

Application No : 11/00703/FUL                      Decision : **Application Permitted**  
 Location : 42 Cornhill Avenue Hockley  
 Proposal : Construct Single Storey Flat Roofed Rear Extension  
 Applicant : Mr And Mrs Goss

Application No : 11/00704/FUL                      Decision : **Application Permitted**  
 Location : 9 Belchamps Way Hockley  
 Proposal : Loft Conversion with 2no Pitched Roofed Front Dormers, Dutch Hip to Gable And Rear Flat Roof Dormer With French Doors.  
 Applicant : Mr Chris Johnson

Application No : 11/00705/FUL                      Decision : **Application Permitted**  
 Location : 154 Eastwood Road Rayleigh  
 Proposal : Proposed Detached Carport (Closed in on Three Sides)  
 Applicant : Mr Andrew Humphreys

Application No : 11/00706/FUL      Decision : **Application Permitted**  
Location : 80 Barling Road Great Wakering  
Proposal : Form rooms in roofspace incorporating hip to gable, rear first floor extension incorporating juliet balcony and velux windows to side/front and new front dormer  
Applicant : Mr A Phillips

Application No : 11/00709/FUL      Decision : **Application Permitted**  
Location : 78 Kimberley Road Little Wakering Little Wakering  
Proposal : Erection Of 8ft Fence to Side of Property ( Along Part Of Northern Side Boundary). Fence Panels With Arched Tops So 7ft 6inches At Shoulders  
Applicant : Mrs K. Roberts

Application No : 11/00712/FUL      Decision : **Application Permitted**  
Location : Oaklands Bullwood Approach Hockley  
Proposal : Proposed Extensions And Alterations (At Ground And First Floor) Including Roof Alterations To Create Additional First Floor Space. New Roof With Dipped Hipped Gable Ends And Raised Ridge Height And Alterations To Front Gables, Replacement Porch And New External Finishes.  
Applicant : Mr Colin Donovan

Application No : 11/00710/FUL      Decision : **Refuse Planning Permission**  
Location : 35 Highfield Crescent Rayleigh  
Proposal : Flat Roof Single Storey Rear Extension Incorporating Roof Lantern and First Floor Rear Extension. Front Dormer Infill Creating New Window.  
Applicant : Mr & Mrs Maddison

Reason(s) for Refusal

- 1 The proposal, by reason of the design, form and scale of the additions at first floor level to the rear would result in an incongruous development out of proportion to and detrimental to the design and appearance of the original property. Furthermore the first floor rear projection would extend beyond a 45° horizontal angle from the nearest ground floor window of 37 Highfield Crescent resulting in a dominant and overbearing development detrimental to the amenities enjoyed by the occupants of that property contrary to Policy HP6 parts (ix) and (x).

Application No : 11/00713/FUL      Decision : **Application Permitted**  
Location : 5 Oak Road Rochford  
Proposal : Construct Pitched Roofed Front and Flat Roof Rear  
Dormers  
Applicant : Mr Dunn

Application No : 11/00714/FUL      Decision : **Application Permitted**  
Location : 62 Eastwood Road Rayleigh  
Proposal : Convert Integral Garage to Habitable Room and Extend  
Existing Vehicular Crossover.  
Applicant : Mr Tom Buckland

Application No : 11/00715/FUL      Decision : **Application Permitted**  
Location : 7 Trinity Road Rayleigh  
Proposal : Two Storey Side and Rear Extension and Single Storey  
Rear Extension Incorporating Conservatory  
Applicant : Martin ODowd

Application No : 11/00717/FUL      Decision : **Application Permitted**  
Location : 13 Nelson Gardens Rayleigh  
Proposal : Construction of First Floor Rear Extension  
Applicant : Mr Boosey

Application No : 11/00718/FUL      Decision : **Application Permitted**  
Location : 7 High Street Rayleigh  
Proposal : Change Of Use For First And Second Floors From A2  
Office Space To C3 Living Accommodation And Construct  
New Shopfront  
Applicant : Mr A Khair

Application No : 11/00719/FUL      Decision : **Application Permitted**  
Location : Fire Station South Street Rochford  
Proposal : Replace Existing Timber Front And Rear Folding Doors  
With Powder Coated Metal Folding Doors With Glazed  
Vision Panels  
Applicant : Mr Jon Doherty - Essex Fire And Rescue Service

Application No : 11/00721/FUL      Decision : **Application Permitted**  
Location : 17 Connaught Road Rayleigh  
Proposal : Single storey rear extension with hip to gable conversion to  
form rooms in roof with dormers to front and rear,  
alterations to existing roof over kitchen.  
Applicant : Mr & Mrs R Saunders

Application No : 11/00720/FUL      Decision : **Application Permitted**  
Location : Land Adjacent Rose Cottage Stambridge Road Rochford  
Proposal : Construction of Compound For Housing Of Aircraft Noise  
Monitoring Equipment  
Applicant : London Southend Airport Co. Ltd

Application No : 11/00723/FUL      Decision : **Application Permitted**  
Location : Rose Cottage Stambridge Road Rochford  
Proposal : Proposed Single Storey Extension (Conservatory) to Side  
Elevation  
Applicant : Mr Steven Elwell

Application No : 11/00724/LBC      Decision : **Grant Listed Building  
Consent**  
Location : Rose Cottage Stambridge Road Rochford  
Proposal : Construct Conservatory Addition to the Western Elevation  
Applicant : Mr Steven Elwell

Application No : 11/00731/FUL      Decision : **Refuse Planning  
Permission**  
Location : Land Rear Of 21 Ashingdon Road Rochford  
Proposal : Subdivide Plot and Construct Detached One Bedroomed  
Bungalow to Rear of Existing Dwelling With Access Onto  
Ashingdon Road.  
Applicant : Mr Steve Oliphant

Reason(s) for Refusal

- 1      The site has been identified by the Environment Agency as being in Flood Zone 2, susceptible to fluvial flooding from the upper reaches of the River Roach. In accordance with Planning Policy Statement 25 - Development and Flood Risk which seeks to steer development towards area of least flood risk the Local Planning Authority do not consider that the benefits of the development outweigh the risks from flooding and do consider that there are reasonably available sites elsewhere in the residential allocation of the district that are less vulnerable to flooding.

Application No : 11/00727/FUL      Decision : **Application Permitted**  
Location : 35 Heycroft Road Hawkwell  
Proposal : Two Storey Side Extension  
Applicant : Mr John Nichols

Application No : 11/00734/FUL      Decision : **Application Permitted**  
Location : 6-8 Golden Cross Parade Rochford  
Proposal : Install 24hr ATM (Automatic Teller Machine) to Front  
Elevation  
Applicant : The Co-operative Bank

Application No : 11/00735/FUL      Decision : **Application Permitted**  
Location : 174 Main Road Hawkwell  
Proposal : Two Storey Side Extension, First Floor Rear Extension and  
Roof Extension  
Applicant : Mr & Mrs C Miller

Application No : 11/00737/FUL      Decision : **Application Permitted**  
Location : 34 Cornhill Avenue Hockley  
Proposal : Hip To Gable Roof Extension And Roof Additions Front And  
Rear To Form Rooms In Roof Space  
Applicant : Mr And Mrs Byford

Application No : 11/00738/FUL      Decision : **Application Permitted**  
Location : 23 Upway Rayleigh  
Proposal : Single Storey Rear Extension Incorporating Roof Lantern.  
New Deck Area With Steps Up and Balustrading  
Applicant : Mr F Holroyd

Application No : 11/00744/FUL      Decision : **Application Permitted**  
Location : 5 Central Avenue Rochford  
Proposal : Demolish existing outbuildings and garage and construct  
single storey pitched roofed building to provide swimming  
pool for business use to provide swimming coaching  
service  
Applicant : Ms D Rolph And G Kelly

Application No : 11/00745/COU      Decision : **Grant Planning  
Permission (COU)**  
Location : Unit 1 The Gables Service Station London Road  
Proposal : Change Of Use Of Existing Car Showroom to Form MOT  
Testing Station  
Applicant : Mr Ian Bryant

Application No : 11/00748/FUL      Decision : **Application Permitted**  
Location : 4 Avondale Close Rayleigh  
Proposal : Erect a New Car Port  
Applicant : Mr And Mrs Byford

Application No : 11/00749/ADV      Decision : **Grant Advertisement Consent**

Location : 40 Spa Road Hockley  
Proposal : New Signage to Shop Front to Include; New Fascia Sign With Internally Illuminated Lettering, 2 No. Internally Illuminated Hanging Signs, 2 No. Non Illuminated Poster Frames and Internally Illuminated ATM Surround.  
Applicant : Sainsburys Supermarkets Ltd

Application No : 11/00750/DEMCOM      Decision : **Refuse Planning Permission**

Location : 190 London Road Rayleigh  
Proposal : Demolition of Buildings  
Applicant : Bellway (Essex) Homes Ltd - Miss Emma Wilson

Application No : 11/00754/FUL      Decision : **Application Permitted**

Location : 60 The Approach Rayleigh  
Proposal : Form Rooms in Roofspace Incorporating 2 No. Pitched Roofed Front Dormers and Flat Roofed Rear Dormer. Construct Pitched Roofed Porch to Front.  
Applicant : Mr K Wortley