



PLANNING APPLICATIONS WEEKLY LIST NO. 1770
Week Ending 15th August 2025

NOTE:

- (i). Decision Notices will be issued in accordance with the following recommendations unless **ANY MEMBER** wishes to refer any application to the Development Committee on the 25th September 2025
- (ii). Notification of any application that is to be referred must be received no later than 1:00pm on Wednesday **20th August 2025** this needs to include the application number, address and the planning reasons for the referral via email to the PBC Technical Support team pbctechnicalsupport@rochford.gov.uk .If an application is referred close to the 1.00pm deadline it may be prudent for a Member to telephone PBC Technical Support to ensure that the referral has been received prior to the deadline.
- (iii) Any request for further information regarding applications must be sent to Corporate Services via email.

Note

Do ensure that, if you request a proposal to go before Committee rather than be determined through officer delegation following a Weekly List report, you discuss your planning reasons with Emma Goodings Director of Place. A planning officer will then set out these planning reasons in the report to the Committee.

Glossary of suffix's:-

Outline application (OUT), Full planning permission (FUL), Approval of Reserved Matters (REM), S106 legal obligation modification (OBL), Planning in Principle (PRINCI), Advertisement Consent (ADV), Listed Building Consent (LBC).

Index of planning applications: -

1. Recommended Approve – 25/00417/FUL – Holly Court Southend Road Hockley PAGES 2-3

Application No :	25/00417/FUL Zoning : No allocation
Case Officer	Mr Thomas Byford
Parish :	Hockley Parish Council
Ward :	Hockley
Location :	Holly Court Southend Road Hockley
Proposal :	Replacement cladding from UPVC to Composite on bay windows

SITE AND PROPOSAL

1. The site Holly Court relates to a block of flats on Southend Road, opposite the junction made with Great Eastern Road, Hockley.
2. The application seeks planning consent to replace the existing white UPVC bay window detail with composite cladding.
3. The proposed material would be 120mm light grey, fibre cement lap cladding. Light grey UPVC rainwater goods are also proposed to match.

RELEVANT PLANNING HISTORY

4. No recent relevant planning history

MATERIAL PLANNING CONSIDERATIONS

5. The proposed development must be assessed against relevant planning policy and with regard to any other material planning considerations. In determining this application regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise.
6. The relevant parts of the adopted Development Plan are the Rochford District Core Strategy (2011), the Allocations Plan (2014) and the Development Management Plan (2014).

Impact on Character

7. The main thrust of National Planning Policy and Local Policy is to achieve a high standard of design, respect the pattern, character and form of the surrounding environ, whilst not adversely affecting the street scene by reason of scale, height, proportions or materials used.
8. Guidance advocated within the National Planning Policy Framework places a greater emphasis upon Local Planning Authorities to deliver

good designs and not accept proposals that fail to provide opportunities to improve the character and quality of an area. It specifically states that “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design”. Building upon this is Policy CP1 of the Rochford District Council Core Strategy (2011) that also promotes high quality design which has regard to the character of the local area. Design is expected to enhance the local identity of an area. Furthermore, this point is expanded in Policy DM1 of the Council’s Development Management Plan (2014), which states that “Design of new developments should promote the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity, without discouraging originality innovation or initiative”. Both policies DM1 and CP1 advise that proposals should have regard to the detailed advice and guidance in Supplementary Planning Document 2 (SPD2).

9. Given the minor changes to materials proposed, including the new light grey colour, it is not considered that this would result in demonstrable harm on the existing building or character of the area to warrant refusing the application. The proposed materials are considered acceptable, and complimentary to the existing materials that would be retained on the building.

Impact on Residential Amenity

10. Paragraph 135 (f) of the NPPF seeks to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. This is reflected in Policy DM1, which seeks to ensure that new developments avoid overlooking, ensuring privacy and promoting visual amenity, and that create a positive relationship with existing and nearby buildings. Policy DM3 also requires an assessment of the proposal’s impact on residential amenity.
11. Given the scope of the works which propose a change of material around the bay windows only, it is not considered that this would result in any adverse residential amenity impacts.

Ecology and Biodiversity Net Gain

12. The proposal does not propose the removal of trees, nor does it seek to increase the built form on the site.
13. Biodiversity Net Gain (BNG) is a way of creating and improving biodiversity by requiring development to have a positive impact (‘net gain’) on biodiversity. A minimum 10 percent BNG is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021 subject to some exceptions).

14. The applicant has indicated that they consider that the development proposed would not be subject to the statutory biodiversity net gain requirement because one of the exemptions would apply. Following consideration of the nature of the development proposed officers agree that the proposal would be exempt from the statutory biodiversity gain condition because the development meets one of the exemption criteria, with the development stated on the planning application form being de minimis.
15. The applicant has not therefore been required to provide any BNG information.
16. As the proposal is for development to which the statutory biodiversity gain condition would not apply, an informative would advise any future developer that they would not have to discharge the statutory gain condition prior to the commencement of development is recommended.

Equalities and Diversity Implications

17. The Public Sector Equality Duty applies to the Council when it makes a decision. The duty requires us to have regard to the need:
- To eliminate unlawful discrimination, harassment, and victimisation.
 - To advance equality of opportunity between people who share a protected characteristic and those who do not.
 - To foster good relations between those who share a protected characteristic and those who do not.
18. The protected characteristics are age, disability, gender, race, sexual orientation, religion, gender reassignment, marriage/civil partnerships, and pregnancy/maternity.
19. Taking account of the nature of the proposed development and representations received, it is considered that the proposed development would not result in any impacts (either positive or negative) on protected groups as defined under the Equality Act 2010.

Other Matters

20. Given the nature of development, it is not considered that the proposal would cause impacts relating to foul drainage, flood risk, refuse and waste, highway safety or other issues.

CONCLUSION

21.APPROVE subject to conditions.

CONSULTATIONS AND REPRESENTATIONS (summary of responses):

Hockley Parish Council: No objection.

Neighbours: No comments received.

Relevant Development Plan Policies:

National Planning Policy Framework 2024.

Core Strategy Adopted Version (December 2011).

Development Management Plan (December 2014).

Essex Parking Guidance (2024).

Supplementary Planning Document 2 (January 2007) – Housing Design.

The Essex Design Guide (2018).

RECOMMENDATION: APPROVE

Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be undertaken in strict accordance with the plans referenced: 130_01_30 (25.05.2025), 130_02_30 (11.05.2025) and 130_02_31 (11.05.2025) and 130_01_10 (25.05.2025)

REASON: For the avoidance of doubt and to ensure that the development is completed out in accordance with details considered as part of the application.

3. The external facing materials to be used in the construction of the development hereby permitted, shall be those as listed on the application form and or those shown on the approved plans unless alternative materials are proposed in which case details shall be submitted to and agreed in writing by the Local Planning Authority prior to their use.

REASON: To ensure the external appearance of the building/structure is acceptable having regard to Policy DM1 of the Council's Local Development Framework Development Management Plan.

The local Ward Members for the above application are Cllr. A. H. Eves, Cllr. J. R. F. Mason and Cllr. P. Capon.