

PLANNING DECISIONS – November 2018

Application No : 17/00850/OUT Decision : **Application Permitted**
Location : Cherry Orchard Brickworks Cherry Orchard Lane Rochford
Proposal : Outline Application With Some Matters Reserved for
Proposed Business Park consisting of B1, A3, D1 and D2
uses, Access Road, Parking and Landscaping. Access (to
the site) only for Consideration at the Outline Stage.
Applicant : Cherry Orchard Homes & Villages Limited - Mr Neil Ryan

Application No : 17/01019/FUL Decision : **Application Withdrawn**
Location : Land Opposite 100 Windermere Avenue Hullbridge
Proposal : Construct 6no. 4-bed Houses to Front and Form Access
Road to 2no. 4-bed Chalets and 2no. 4-bed Bungalows
With Garages and Parking (10 Dwellings in Total)
Applicant : Hilton Homes

Application No : 17/01136/OUT Decision : **Refuse Planning
Permission**
Location : Rosedene Nurseries Barrow Hall Road Barling Magna
Proposal : Outline Application to Demolish Existing Dwellings and
Buildings and Proposed Twenty Four 3-bed Houses
Applicant : Mr David Dedman

Reason(s) for Refusal

- 1 The application site lies within the Metropolitan Green Belt as identified in the Rochford District Council Local Development Framework Allocations Plan. The National Planning Policy Framework (NPPF) 2018 sets out the general presumption against inappropriate development within the Green Belt. The proposed development does not qualify as one of the exceptions and is thus considered to represent inappropriate development within the Green Belt; only a small part of the site qualifies as Previously Developed Land. No very special circumstances exist that clearly outweigh the harm to the Green Belt, by definition and significant impact on openness would result.

The proposed development would not represent sustainable development being located within a rural area not part of an existing residential settlement and without suitable footways to enable pedestrians to safely access bus stops and would have an adverse impact on the undeveloped and rural

character of the locality and would undermine the purpose of safeguarding the countryside from encroachment. The proposal would fall contrary to the adopted Development Plan including Policy GB1 of the Core Strategy as well as to Part 13 of the NPPF.

- 2 The application has not demonstrated that surface water can be effectively managed in the form of a surface water drainage strategy. The flood risks resulting from the proposed development are therefore unknown; it has not been demonstrated that the development would not increase flood risk elsewhere. The proposed development is considered to conflict with Policy DM28 of the Development Management Plan and Policy ENV4 of the Core Strategy and Paragraphs 163 and 165 of the NPPF.
- 3 The application has not demonstrated that it has taken into account the potential impacts of the development on protected species by means of a preliminary ecological assessment to determine the presence or absence of protected species which would inform further survey work or mitigation. The Local Planning Authority cannot accurately assess the impact of the proposal on protected species contrary to Section 15 of the NPPF and Policy DM27 of the Development Management Plan.
- 4 The application has not demonstrated that it has taken into account the potential impacts of the development on existing hedges including early mature trees at the site. Policy DM25 looks to seek to conserve existing trees and hedgerow. Without the necessary information to assess the impact on existing trees and hedgerows, the Council is not in a position to be able to fully assess the application in accordance with the National Planning Policy Framework. The application would therefore fall contrary to Policy DM25 and DM26 of the Development Management Plan.

Application No : 18/00237/FUL Decision : **Application Permitted**
Location : Belchamps Camp Holyoak Lane Hawkwell
Proposal : To replace the existing container toilet block with a new container toilet block. Existing container to be moved to adjacent field and to be used for equipment storage.
Applicant : Belchamps Scout Centre - Mr Michael Barrett

Application No : 18/00546/FUL Decision : **Application Permitted**
Location : The Westerings Primary School Sunny Road Hawkwell
Proposal : Demolition of Existing Storage Building and Construction of Single Storey Building to Provide Temporary Teaching Accommodation/Future SENCO Teaching Space with Ramped Access and Hardstanding to Form Drop Off/Collection Area.
Applicant : Academies Enterprise Trust

Application No : 18/00584/REM Decision : **Application Permitted**
Location : Land East Of Rugby Club Aviation Way Rochford
Proposal : Reserved matters application (following outline permission reference 15/00781/OUT) to consider details in connection with a proposed employment unit for B1/B2 (Business/General Industrial) use including details of access, layout, appearance, scale and landscaping.

Applicant : Henry Boot Developments Ltd

Application No : 18/00593/FUL Decision : **Application Permitted**
Location : Land Opposite Maryon House Bullwood Hall Lane Hockley
Proposal : Conversion of Existing Barn to Form One Dwelling with Parking Area
Applicant : Mr R Todman

Application No : 18/00596/FUL Decision : **Application Permitted**
Location : Telecommunications Mast ESX7181 Bradley Way Rochford
Proposal : Remove Existing 8 Metre High Monopole, and Install a 15 Metre High Phase 5 Monopole, and Ancillary Development Thereto
Applicant : MBNL For And On Behalf Of EE Limited & H3G UK Limited

Application No : 18/00602/FUL Decision : **Application Permitted**
Location : Plumberow Primary School Hamilton Gardens Hockley
Proposal : Proposed re-surfacing of Existing and Extension of Car Park.
Applicant : Plumberow Primary School - Mr Ian Barton

Application No : 18/00621/NMA Decision : **Application Permitted**
Location : 31 Daws Heath Road Rayleigh SS6 7QJ
Proposal : Non Material Amendment Following Approval of Application Ref: 17/01035/FUL for Alteration to Bifold Door, 3 Windows and Lantern Roof Lights
Applicant : Paul Lunn

Application No : 18/00626/FUL Decision : **Refuse Planning Permission**
Location : Land East Of Little Orchard Cottage Barling Road Barling Magna
Proposal : Use of Site as Commercial Orchard and Erection of an Agricultural Building
Applicant : Mr Ray Dickens

Reason(s) for Refusal

- 1 The Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be inappropriate development contrary to the National Planning Policy Framework. Within the Green Belt, planning permission will not be given, except in very special circumstances, for the construction of new buildings other than those that are policy compliant. The proposal, if permitted, would introduce a sizable and permanent building to this site that would adversely impact on the openness of the Green Belt. Although agricultural buildings are regarded as an exception to Green Belt restrictions insufficient justification has been provided to the Local Planning authority to demonstrate that such a building is for a functional agricultural purpose on what is a small parcel of land.

As the applicant has not demonstrated that that the building can genuinely be regarded as an exception to the presumption against new buildings in the Green Belt, it would be inappropriate development that would have a harmful impact on openness and the purposes of including land within the Green Belt contrary to policy GB1 of the Core Strategy and the National Planning Policy Framework.

Application No : 18/00649/FUL Decision : **Application Permitted**
Location : 6 Mendip Close Rayleigh SS6 8AL
Proposal : Front and rear dormer loft conversion
Applicant : Mrs Sophie Marsh

Application No : 18/00655/FUL Decision : **Application Permitted**
Location : Tilneys Hall Road Rochford
Proposal : Demolish Existing Garage. Construct First Floor Side Extension, Remodel Roof and Windows to Rear Projection and Inversed Rear Balcony, Roof Lights to Rear
Applicant : Mr A Smith

Application No : 18/00663/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 27 Daws Heath Road Rayleigh SS6 7QJ
Proposal : Application for a Lawful Development Certificate for a proposed out building.
Applicant : Tom Mitchell

Application No : 18/00709/FUL Decision : **Application Permitted**
Location : 539 Ashingdon Road Ashingdon Essex
Proposal : Part Single/Part Two Storey Rear Extension proposed for 539 Ashingdon Road and 541 Ashingdon Road
Applicant : Mr D And Mrs L Jamison And Mrs M May

Application No : 18/00698/FUL Decision : **Refuse Planning Permission**

Location : 1 Shop Row Paglesham Essex
Proposal : First Floor Side Extension, First Floor Rear Extension Pitch Roof Over Existing Rear Extension
Applicant : Mr T Wilson

Reason(s) for Refusal

1. Policy DM17 of the Development Management plan states that proposals for extensions to existing dwellings in the Green Belt should not result in more than a 25% increase in internal floorspace of the original dwelling in order to avoid an adverse impact on Green Belt openness and character. The proposed development would result in an increase in internal floor area of the original dwelling of over 100%. It is therefore considered that the proposed extension constitutes a disproportionate addition over and above the size of the original dwelling in detriment to the character and openness of the Green Belt, contrary to policy DM17.
2. The proposed extension is considered to be disproportionate in terms of its scale, and would upset the balance of the form of the existing terrace. The design of the proposed extension and its relationship to the existing roof form it is considered would have a detrimental impact on the character and appearance of the existing dwelling and the character of the conservation area. No potential public benefit has been outlined to outweigh the harm identified. The proposal is therefore considered contrary to policies CP1 and CP2 of the Core Strategy (2011), the guidance set out in the Paglesham East End Conservation area appraisal and the NPPF (2018).

Application No : 18/00720/FUL Decision : **Application Permitted**
Location : 2 Tymes Way Rayleigh SS6 8DG
Proposal : REMOVE CONSERVATORY AND CONSTRUCT NEW DAY ROOM ON EXISTING FOOTPRINT
Applicant : Mr Bian Taylor

Application No : 18/00721/FUL Decision : **Application Permitted**
Location : 19 Aviation Way Rochford SS2 6UN
Proposal : Proposed extension above existing roof and to the front of existing office building to provide new entrance and additional floor of office space.
Applicant : EC2i Limited - Mr M Dane

Application No : 18/00723/FUL Decision : **Refuse Planning Permission**
Location : 56 Lower Road Hullbridge SS5 6DF
Proposal : Remove existing truck body and summer house and construct pitched roofed building for use as a domestic shed
Applicant : Mr Paul Lestrage

Application No : 18/00762/FUL Decision : **Application Permitted**
Location : Fairdene Church Road Hockley
Proposal : Proposed Retaining Wall to Front and Sliding Gated Entrance
Applicant : Ms Danielle Fox

Application No : 18/00763/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 36 Clyde Crescent Rayleigh SS6 7SU
Proposal : Application for a Lawful Development Certificate for Proposed Extend Existing Hipped Roof to Form New Gable Wall
Applicant : Mr & Mrs Ray Brady

Application No : 18/00778/LDC Decision : **Grant Lawful
Development
Certificate**
Location : New Hall Farm Lower Road Hockley
Proposal : Application for a Lawful Development Certificate for Proposed Two side extensions and a rear extension under construction (17/00722/DPDP1)
Applicant : Mr Martin Croucher

Application No : 18/00788/FUL Decision : **Refuse Planning
Permission**
Location : Fairdene Church Road Hockley
Proposal : Proposed rear extensions and internal alterations
Applicant : Mrs Danielle Fox

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green Belt. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policy DM17 of the Development Management Document). Any development, which is permitted, shall be of a scale, design and siting, such that the openness of the countryside is not impaired.
2. Policy DM17 of the Council's Development Management Document provides that for dwellings located in the Green Belt, the total size of a dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 25%. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the size of the original property contrary to Policy DM17 and detrimental to the openness of the Green Belt. This is considered to represent a disproportionate addition contrary to paragraph 89 of the National

Planning Policy Framework (NPPF) and is thus considered inappropriate development within the Green Belt that would if approved further urbanise the open and undeveloped character of the area in which the site is located. No very special circumstances have been put forward to outweigh harm to the Green Belt by way of inappropriateness and it is not considered that any such circumstances exist.

Application No : 18/00797/FUL Decision : **Application Permitted**
Location : 2 Wood Lane Hockley SS5 5PB
Proposal : Proposed Single Storey Flat Roof Infill Extensions to Rear with Domed Roof Light
Applicant : Mr John & Ryan Fordham

Application No : 18/00798/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 95 Warwick Road Rayleigh SS6 8TG
Proposal : Application for a Lawful Development Certificate for a proposed Conversion of the existing loft space into habitable accommodation and the addition of a rear dormer.
Applicant : Mr C Bunni

Application No : 18/00804/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Belle Lodge Lower Road Hockley
Proposal : Lawful Development Certificate for a proposed erection of two detached garages.
Applicant : Mr Gary Cole

Application No : 18/00805/FUL Decision : **Refuse Planning
Permission**
Location : 8 Kenilworth Gardens Rayleigh Essex
Proposal : Householder application for planning permission for proposal of adding a porch to front with extended roof over bay window, add first floor extension to rear ground floor extension.
Applicant : Mr Paul Topp

Reason(s) for Refusal

- 1 The proposed first floor rear extension, by virtue of the flat roofed form and impact on neighbouring dwellings through overshadowing, would not achieve a high standard of design contrary to parts (ix), (x) and (xi) of Policy DM1 of Rochford District Council's Development Management Plan (2014), Policy CP1 of the Council's Core Strategy (2011) as well as Rochford District Council's Supplementary Planning Document 2 Housing Design (January 2007).

Application No : 18/00803/LDC Decision : **Grant Lawful
Development
Certificate**

Location : Lonsdale Lark Hill Road Canewdon
Proposal : Application for a Lawful Development Certificate for a
proposed side and rear extension.
Applicant : Mr James Phipps

Application No : 18/00810/FUL Decision : **Application Permitted**
Location : 51 The Westerings Hawkwell SS5 4NY
Proposal : Proposed 2 Storey Rear Extension
Applicant : Tony Freeman

Application No : 18/00807/FUL Decision : **Refuse Planning
Permission**

Location : 34 Nelson Road Rayleigh SS6 8HB
Proposal : Proposed Loft Conversion with Front and Rear Flat Roofed
Dormers, Single Storey Side Extension and Demolish
Existing Garage
Applicant : Mr Wong

Reason(s) for Refusal

- 1 The proposed front dormer, by reason of its siting, scale, bulk and appearance would be unreasonably dominating and obtrusive feature within the front roof slope to the detriment of the host dwelling and surrounding streetscene. The proposal would therefore be contrary to policy DM1 of the Development Management Plan and the NPPF.

Application No : 18/00821/FUL Decision : **Application Permitted**
Location : 42 Stambridge Road Rochford Essex
Proposal : Vehicle crossing
Applicant : Mr Peter Clayden

Application No : 18/00808/FUL Decision : **Application Permitted**
Location : 12 Willow Drive Rayleigh SS6 9LD
Proposal : Single storey rear extension, double storey side extension
including extension of the dormers & new porch including
demolition of existing garage
Applicant : Mr & Mrs Andreas & Katie Vassiliou

Application No : 18/00837/FUL Decision : **Application Permitted**
Location : 7 Canute Close Canewdon SS4 3PX
Proposal : Proposed Single Storey Front and Single Storey Rear
Extensions
Applicant : Ms Beverley Pearson

Application No : 18/00843/FUL Decision : **Application Permitted**
Location : The Dell Madrid Avenue Rayleigh
Proposal : Extend approved dwelling (Unit 1) Ref 18/00267/FUL and
convert remaining stables to provide two additional
dwellings
Applicant : Mr & Mrs Richard Calvy

Application No : 18/00850/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 43 Holt Farm Way Rochford SS4 1SB
Proposal : Application for a certificate of lawfulness for a proposed -
Loft conversion with roof windows for front and rear facing
dormer
Applicant : Mr & Mrs D & L Williams

Application No : 18/00852/FUL Decision : **Application Permitted**
Location : 29 Clyde Crescent Rayleigh SS6 7SX
Proposal : Demolish Existing Conservatory and Construct Single
storey Rear Extension. Alterations to Existing Fenestration.
Applicant : Mr & Mrs Sue & Gary Appleton

Application No : 18/00859/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 24 Queens Road Rayleigh SS6 8JX
Proposal : Application for a certificate of lawfulness for a proposed
Hip to Gable Roof Extension with Flat Roof Rear Dormer
Applicant : Mr D Walker

Application No : 18/00880/FUL Decision : **Application Permitted**
Location : 64 High Mead Rayleigh SS6 7DU
Proposal : Single Storey Rear Extension with Roof Lantern
Applicant : Mr & Mrs Evers

Application No : 18/00861/FUL Decision : **Application Permitted**
Location : 274 Greensward Lane Ashingdon SS5 5JN
Proposal : Proposed Extension of and Conversion from Storage Use
to Business Use for a Yoga Studio of Existing Outbuilding.
Extension to involve increase in floor area, raising of eaves
of existing and new pitched roof over extended building."
Applicant : Mr Michael O'Regan

Application No : 18/00871/FUL Decision : **Application Permitted**
Location : 38 Warwick Road Rayleigh Essex
Proposal : Single Storey Rear Extension, Hip to Gable Roof Extension
and Extend Existing Dormer
Applicant : Mr Nicky Skarott

Application No : 18/00867/FUL Decision : **Application Permitted**
Location : Barling Mead 491 Little Wakering Road Barling Magna
Proposal : proposed garage extension
Applicant : Mr G Rawlinson

Application No : 18/00868/FUL Decision : **Refuse Planning
Permission**
Location : 147 London Road Rayleigh SS6 9DL
Proposal : Demolition of existing detached garage, new side extension
on ground floor and pitched roof detail to front elevation
Applicant : J Stanford

Reason(s) for Refusal

- 1 The proposal is located on a corner plot, occupying a prominent position within the existing streetscene. Due to the substantial blank flank walling and limited fenestration proposed, along with a design that includes a substantial area of flat-roofing, the proposal constitutes poor design, which would not enhance the character of the area, contrary to policy CP1 of the Core Strategy (2011) and policy DM1 of the Development Management Plan (2014).

Application No : 18/00872/FUL Decision : **Application Permitted**
Location : 123 High Street Great Wakering SS3 0EB
Proposal : Sub-divide Plot and Construct 1 no. Detached 4-bed House
with Single Storey Detached Garage. New Vehicular
Access from Crouchmans Avenue
Applicant : Mrs Christine Giles

Application No : 18/00874/FUL Decision : **Application Permitted**
Location : 197 Plumberow Avenue Hockley SS5 5NZ
Proposal : Removal of outbuilding to rear and construct single storey
sloped roofed rear extension and construct sloped roofed
front porch
Applicant : Mr Sean Kelly

Application No : 18/00877/NMA Decision : **Refuse Planning
Permission**
Location : 18 Elizabeth Avenue Rayleigh SS6 7SH
Proposal : Application for non- material amendment following approval
of 18/00313/FUL on the 18.06.2018 to Provide a Single
Story Side extension
Applicant : Mr And Mrs Vehn

Application No : 18/00884/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 8 Folly Lane Hockley SS5 4SE
Proposal : Application for a Lawful Development Certificate for a
Proposed formation of side roof dormers.
Applicant : Mr & Mrs P Terry

Application No : 18/00879/FUL Decision : **Refuse Planning
Permission**
Location : Fremlins Bullwood Hall Lane Hockley
Proposal : Addition of lower ground basement room to outbuilding
Applicant : Mr Dave Davis

Reason(s) for Refusal

- 1 The application site lies within the Green Belt as identified in the Rochford District Council Local Development Framework Allocations Plan. The National Planning Policy Framework sets out the general presumption against inappropriate development within the Green Belt. Such development should not be approved except in very special circumstances. Very special circumstances to justify inappropriate development will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The application property has already been significantly extended and taken together with other development on the site the addition to the outbuilding would be disproportionate to the existing building and substantially increase the built up nature of the site. As a result, this would reduce the openness of the Green Belt in this location and would be detrimental to one of the purposes of including land in the Green Belt. Accordingly the proposal is considered to be inappropriate development.

Application No : 18/00881/FUL Decision : **Application Permitted**
Location : Unit Adjacent Harrier House Aviation Way Rochford
Proposal : Proposed additional roller shutter and replacement of an external door with a window. New mezzanine floor to provide staff rest room, kitchenette and parts store.

Applicant : East Of England Ambulance Service NHS Trust - Mr Andrew Fett

Application No : 18/00882/FUL Decision : **Application Permitted**
Location : 97 Daws Heath Road Rayleigh SS6 7QW
Proposal : Single storey side and rear extension
Applicant : Mr & Mrs Kinseley

Application No : 18/00890/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 2 Pevensey Gardens Hullbridge Essex
Proposal : Application for a Lawful Development Certificate for Existing Use - Single Storey Side Extension
Applicant : Mrs Diane Edmonds

Application No : 18/00891/FUL Decision : **Application Permitted**
Location : 5 Heritage Way Rochford Essex
Proposal : Part Single Storey/Part Two Storey Rear Extension
Applicant : Mr Jonathan And Mrs Stephanie Wilkinson

Application No : 18/00883/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : Woodside Granville Road Hockley
Proposal : Application for a Lawful Development Certificate for Proposed Pool Enclosure Building
Applicant : Mr Dosser

Reason(s) for Refusal

1. The submitted plans indicate that the roof of the proposed building would consist of a flat roof and a hipped, pitched-roofed roof light. It is therefore not considered that the proposed building can be deemed to have a dual pitched roof for the purposes of part (e) of Class E to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended). Therefore, the building must be considered under part (e) (iii) which states that the height of the building must not exceed 3 metres. The submitted plans indicate that the building would reach a maximum height of 4 metres. As a result, the proposed building would fail to comply with the criteria set out under part (e) of Class E to Schedule 2, Part 1 of the GDPO.

2. Part (f) of Class E to Schedule 2, Part 1 of the GDPO states that the height of the eaves of the proposed building must not exceed 2.5 metre. The submitted plans indicate that the proposed building would incorporate a parapet wall. No drawings have been submitted indicating the height of the eaves of the proposed building. It is the applicant's responsibility to provide sufficient information to allow the Local Authority to reach a determination. Therefore, it is not possible for the Council to confirm whether the proposal would comply with part (f) of Class E to Schedule 2, Part 1 of the GDPO

Application No : 18/00885/FUL Decision : **Application Permitted**
Location : 82 Rochford Garden Way Rochford SS4 1QL
Proposal : Single Storey Rear Extension (Conservatory)
Applicant : Mrs Hanley

Application No : 18/00887/FUL Decision : **Application Permitted**
Location : 47 Bull Lane Rayleigh SS6 8JE
Proposal : Single storey side and rear extension with the flat roof over and relocation of the front door
Applicant : Mr John Cox

Application No : 18/00895/FUL Decision : **Refuse Planning Permission**
Location : 307 Ferry Road Hullbridge Essex
Proposal : Single Storey Rear Extension (Timber Conservatory)
Applicant : Mr Trevor Bundy

Reason(s) for Refusal

- 1 The proposed development, by virtue of its inappropriate form and design in relation to the existing building would be visually detrimental and harmful to the architectural and historic significance of the heritage asset contrary to paragraph 196 of the National Planning Policy Framework and policy DM1 part (viii) of the Development Management Plan 2014.

Application No : 18/00892/FUL Decision : **Application Permitted**
Location : 31 Aldermans Hill Hockley SS5 4RP
Proposal : Single Storey and First Floor Side/Rear Extension Including Provision of Hipped Dormers to Front and Balcony to Rear
Applicant : Mr & Mrs A Hydes

Application No : 18/00897/LDC Decision : **Grant Lawful Development Certificate**
Location : Canewdon Hall Farm Canewdon Hall Farm Canewdon
Proposal : Application for a Lawful Development Certificate for a proposed side and rear extensions
Applicant : Mr & Mrs Robinson

Application No : 18/00902/FUL Decision : **Application Permitted**
Location : 6 Nutcombe Crescent Rochford SS4 1RT
Proposal : Single Storey Rear Extension
Applicant : Mr Bettis

Application No : 18/00928/DPDP1 Decision : **Not Permitted Development**
Location : 2 Sutton Court Drive Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m
Applicant : Mr And Mrs Harvey

Application No : 18/00922/FUL Decision : **Application Permitted**
Location : 40 Glencrofts Hawkwell Essex
Proposal : Single Storey Rear Extension
Applicant : Mr Brian Pentelow

Application No : 18/00958/NMA Decision : **Application Permitted**
Location : Land Rear Of Cherry Orchard Brickworks Cherry Orchard Lane Rochford
Proposal : Non material amendment to approved planning application 16/01241/REM :Reserved Matters Application for Details of Provision of Rugby Club, Associated Pitches and Facilities/Including Clubhouse and Car Park, Pursuant to Outline Planning Permission Granted on 14th March 2016 under Application Ref: 15/00776/OUT
Applicant : A W Hardy And Co- Mark Hayman

Application No : 18/00930/FUL Decision : **Refuse Planning Permission**
Location : Royston Stambridge Road Stambridge
Proposal : Proposed Single Storey Side Extension. Remove Existing Flat Roof of Existing Extension and Replace with New Roof
Applicant : Mr Paul Hendy

Reason(s) for Refusal

1. Policy DM17 of the Council's Development Management Document provides that for dwellings located in the Green Belt, the total size of a dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 25%. Given the scale of the proposed extension and the existing additions to which it would join, the proposal is considered to be excessive, rather than reasonable, resulting in a substantial change in the size of the original property and a substantial increase in bulk, contrary to Policy DM17 and detrimental to the openness of the Green Belt. This is considered to represent a disproportionate addition contrary to paragraph 89 of the National Planning

Policy Framework (NPPF) and is thus considered inappropriate development within the Green Belt. No very special circumstances have been put forward to outweigh harm to the Green Belt by way of inappropriateness and it is not considered that any such circumstances exist.

Application No : 18/00934/FUL Decision : **Application Permitted**
Location : Monywa Preston Gardens Rayleigh
Proposal : Proposed Rear Dormers, Hip to Gable Roof Extension, Single Storey Flat Roof Rear Extension, Velux to the front elevation and Front Open Pitched Roof Porch.
Applicant : Mr Allan Styles

Application No : 18/00935/FUL Decision : **Application Permitted**
Location : 78 The Chase Rayleigh SS6 8RW
Proposal : Proposed Single Storey Flat Roofed Rear Extension with Roof Lantern
Applicant : Mr Victor William Croud

Application No : 18/01023/NMA Decision : **Application Permitted**
Location : 5 Warren Close Rayleigh Essex
Proposal : Non-material amendment following application 17/00626/FUL; To Retain Existing Bay Window and Insert A New Window In Front Elevation (adjacent bay window).
Applicant : Mr Tim Rider

Application No : 18/00944/FUL Decision : **Application Permitted**
Location : 24 Orchard Avenue Hockley SS5 5BE
Proposal : Demolish Existing Dwelling And Construct One Pair Of Semi-Detached Four Bedroomed Chalets
Applicant : Mr Mark Sullivan

Application No : 18/00947/FUL Decision : **Refuse Planning Permission**
Location : Ancillary Building Land Adjacent The Bungalow Hooley Drive
Proposal : Convert existing stables building to bungalow.
Applicant : Mr John Gibson

Reason(s) for Refusal

- 1 All new dwellings are required to comply with the new national space standard as set out in the DCLG Technical housing standards - nationally described space standard March 2015. The proposed development would provide a single one bedroom residential unit and due to the size of the proposed bedroom, would provide 2 bed spaces. The proposed dwelling would have an internal habitable floor area of approximately 46 square metres, and would not provide any built in storage. The proposed dwelling would therefore fail to comply with the nationally described space standard. As such it is considered that the proposed unit would not be of sufficient size

to provide reasonable living conditions for modern living, contrary to policy DM4 of the Development Management Plan 2014.

Application No : 18/00952/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 25 Daws Heath Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.5m from Original Rear Wall, Eaves Height 3m, Maximum Height 3.6m
Applicant : Mr Matthew Callum

Application No : 18/00977/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : Hambro House Hambro Hill Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.5m from Original Rear Wall, Eaves Height 2.8m, Maximum Height 3.1m
Applicant : Mr Lee Hook

Application No : 18/00969/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 3 Murrels Lane Hullbridge SS5 6AB
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8m from Original Rear Wall, Eaves Height 2.85m, Maximum Height 3.1m
Applicant : Mr Taiani

Application No : 18/00999/DPDP1 Decision : **Application Withdrawn**

Location : 10 Broadlands Avenue Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.5m from Original Rear Wall, Eaves Height 2.5m, Maximum Height not to exceed 4m
Applicant : Mr Daws

Application No : 18/00998/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : The Chalet Woodside Road Hockley
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.85m from Original Rear Wall, Eaves Height 3m, Maximum Height 3.25m
Applicant : Mr And Mrs Prior