

PLANNING DECISIONS – December 2016

Application No : 16/00409/FUL Decision : **Application Permitted**
Location : Land Between The Athenaeum Health Club And Cherry Orchard Way Rochford
Proposal : Construction Of A New Car Showroom, With Drive Through Service Lane, External Landscaping, Parking Areas Vehicle Display Areas, Valeting Facilities And Associated Roadways
Applicant : Mr Nigel Baylis - Charter Projects (Developments) Limited

Application No : 16/00515/FUL Decision : **Refuse Planning Permission**
Location : 289 Ferry Road Hullbridge
Proposal : Demolish Existing Dwelling and Construct Three Storey Building Comprising 14 no Two Bedroomed Flats
Applicant : CJD Artillery Lane Ltd

Reason(s) for Refusal

- 1 The proposal, by way of the bulk and mass of the proposed building filling the width of the site, would result in a lack of spaciousness and an appropriate setting for the size of building proposed, lacking local flavour contrary to Policy CP1 of the Rochford District Council Core Strategy 2011 and failing to have a positive relationship with nearby buildings contrary to Policy DM1 of the Rochford District Council Development Plan.
- 2 The design of the proposal, by way of the lack of articulation, would further add to the visual bulk and adverse impact of the building proposed and would result in a development of poor design which would be out of scale and character with neighbouring development proving visually detrimental to the street scene, contrary to Policy CP1 of the Rochford District Council Core Strategy 2011 and failing to promote visual amenity contrary to Policy DM1 of the Rochford District Council Development Plan.
- 3 The application, by way of further and conflicting information received in relation to the badger report submitted, has resulted in cause for concern regarding the adequacy of the badger report supporting the application and the ability of the Local Planning Authority to accurately determine the impact of the development on the nearby badger sett, contrary to policy DM27 of the Rochford District Council Development Management Plan. If allowed, it is no longer clear to the Local Planning Authority as to whether the proposed

development would harm protected species, in this case badgers, and the badger sett adjoining the site, and as such the Local Planning Authority is not in a position to adequately consider the harm that might arise from the development proposed upon those protected species.

- 4 In the opinion of the Local Planning Authority the proposed layout would fail to provide sufficient off street car parking to serve the needs of future residents and visitors to the development proposed, in accordance with the Council's adopted standards. The nearby public car park is not available for the whole of a day or overnight, and the local bus service and other services nearby are limited such that future residents of the development proposed would be dependant upon travel by private car. If allowed, the proposal would result in increased parking pressure on the highway network to the detriment of the free flow of traffic and the visual amenity afforded to the street.

Application No : 16/00764/FUL Decision : **Application Permitted**
Location : 37 North Street Rochford SS4 1AB
Proposal : Timber Framed Rear Extension (Conservatory) with Timber Framed Roof Light
Applicant : Mr P Parsons

Application No : 16/00765/LBC Decision : **Application Permitted**
Location : 37 North Street Rochford SS4 1AB
Proposal : New timber framed conservatory with timber framed roof light to rear of existing property
Applicant : Mr P Parsons

Application No : 16/00831/FUL Decision : **Application Permitted**
Location : Holly House 12A North Street Great Wakering
Proposal : Two storey rear extension
Applicant : Mr Chris Ramdin

Application No : 16/00840/DOC Decision : **Discharge Of Conditions**
Location : 1 Woodlands Road Hockley SS5 4PL
Proposal : Discharge of conditions 2, 4, 12 on application 16/00037/FUL Proposed Construction of 7no Two Bedroom Apartments with Communal Amenity Space, Create New Vehicle Crossover, Hard and Soft Landscaping, Parking and Associated Works
Applicant : Mr S. Adams - TSA (Developments) Ltd

Application No : 16/00855/FUL Decision : **Application Permitted**
Location : 161 Stambridge Road Rochford
Proposal : Widen Both Existing Vehicle Crossings
Applicant : Mr Leonard Buckley

Application No : 16/00856/FUL Decision : **Application Permitted**
Location : 52 Albert Road Ashingdon
Proposal : Pitched Roofed Front Dormers And Flat Roofed Rear
Dormer, Porch And Bow Window To Front, Two Storey
Side And Rear Extension Extending Roof Over
Applicant : Mr Sam Johnson

Application No : 16/00858/FUL Decision : **Application Permitted**
Location : 21 Leslie Road Rayleigh
Proposal : Proposed Part Two and Part Single Storey Front and Rear
Extensions with New Roof and Pitched Roof Front Dormer
and Flat Roof Side Dormer
Applicant : Mr T Kerchell

Application No : 16/00898/ADV Decision : **Grant Advertisement
Consent**
Location : Land East Of Rugby Club Aviation Way Rochford
Proposal : Erection of two signs at Airport Business Park, Cherry
Orchard Way Southend, SS2 6UN
Applicant : Southend Borough Council

Application No : 16/00929/NMA Decision : **Application Permitted**
Location : 37 North Street Rochford
Proposal : Application for Non-Material Amendment to Application:
Demolish Part of Wall to Roche Close and Construct Two
Storey Building Containing 2 No. One Bedroomed Flats
With Access From North Street, Construct Railings to
Roche Close, Demolish Single Storey Rear Addition to No.
37 North Street Approved on 11th November 2011 Under
Application Reference 11/00568/FUL, to Relocate the Bin
Store.
Applicant : Mr Paul Hayes

Application No : 16/00934/DOC Decision : **Discharge Of
Conditions**
Location : 59 Woodlands Road Hockley Essex
Proposal : Discharge of Condition 2 on application 16/00657/FUL:
First floor Front Extension and Extend Roof. Single Storey
Rear Extension and Patio
Applicant : Mr & Mrs Norman

Application No : 16/00942/DPDP3M Decision : **Prior Approval
Required (Agricultural)**
Location : Brick House Barn Fambridge Road South Fambridge
Proposal : Application for prior approval to convert two outbuildings to
form two single storey dwelling
Applicant : Mr And Mrs Figg

Application No : 16/00946/LBC Decision : **Grant Listed Building Consent**
Location : Old Vicarage Church Road Hockley
Proposal : Structural strengthening works to cellar walls, replacement floor, internal brick partition and waterproofing to cellar floor and walls.
Applicant : Mr & Mrs Thompson

Application No : 16/00949/FUL Decision : **Application Permitted**
Location : Woodview Mount Bovers Lane Hawkwell
Proposal : Demolish Existing Dwelling and Construct 4-bed Detached House with Part Integral Garage
Applicant : Mr Peter Bailey

Application No : 16/00952/DOC Decision : **Discharge Of Conditions**
Location : Loftmans Farm Creeksea Ferry Road Canewdon
Proposal : discharge of conditions 2 - 8 of prior approval reference 16/00244/DPD3M
Applicant : Mr M Brown

Application No : 16/00954/FUL Decision : **Application Permitted**
Location : 46 Harewood Avenue Rochford
Proposal : Single Storey Side and Rear Extensions and Raise Roof
Applicant : Mr W Atkinson

Application No : 16/00956/FUL Decision : **Refuse Planning Permission**
Location : 19 Sudeley Gardens Hockley
Proposal : Two Storey Rear Extension
Applicant : Mr Raymond Cranfield

Reason(s) for Refusal

- 1 Supplementary Planning Document 2 - Housing Design paragraph 6.2d states that first floor extensions, in order to prevent excessive overshadowing of neighbouring properties, shall be sited to ensure that their projection does not form a horizontal angle greater than 45° with the nearest habitable room window of any adjacent property. The development, as proposed, would project beyond such a line drawn from the nearest ground floor windows of the attached dwellings either side leading to a loss of light and having an overbearing relationship towards the neighbouring dwellings either contrary to parts (ix) and (x) of the Development Management Plan 2014.

Application No : 16/00962/FUL Decision : **Application Permitted**
Location : Holly Oak House Folly Chase Hockley
Proposal : Construction of a Detached Oak Framed Car Port and
Workshop
Applicant : Mrs Sally Chapman

Application No : 16/00966/FUL Decision : **Refuse Planning
Permission**
Location : Land Adjacent St Theresa Pudsey Hall Lane
Proposal : Erect One Mobility Accessible Two Bedroomed Bungalow
For Independant Living
Applicant : Mr S C Thomas

Reason(s) for Refusal

- 1 The proposal, by way of the construction of a new dwelling in the Metropolitan Green Belt as allocated within the Rochford District Council Allocations Plan, would constitute inappropriate development which would be harmful to the openness of the Green Belt and therefore contrary to Policy GB1 of the Rochford District Council Core Strategy and Paragraph 89 of the National Planning Policy Framework 2012. In addition, the circumstances presented by the applicant would not be considered to constitute very special circumstances such that they would outweigh the potential harm to the Green Belt.

Application No : 16/00970/FUL Decision : **Application Permitted**
Location : 38 Chestnut Close Hockley
Proposal : Single storey rear extension
Applicant : Mr & Mrs David & Anna Ostler

Application No : 16/00973/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 38 Chestnut Close Hockley SS5 5EQ
Proposal : Application For A Certificate Of Lawfulness For Proposed
Raising Of Hip To Form Gabled Roof End, Form Rooms In
Roofspace And Construct Flat Roofed Rear Dormer
Applicant : Mr & Mrs David & Anna Ostler

Application No : 16/00978/FUL Decision : **Application Permitted**
Location : 98 Down Hall Road Rayleigh
Proposal : Vehicular crossover
Applicant : Stiltland Homes - Mr Brett Wakeling

Application No : 16/00976/FUL Decision : **Application Permitted**
Location : 23 Hanningfield Close Rayleigh
Proposal : Two storey rear extension
Applicant : Mr Andrew Collins

Application No : 16/00996/FUL Decision : **Refuse Planning
Permission**
Location : 20 New Road Great Wakering
Proposal : Two Storey Rear Extension
Applicant : Mr Neil Gosling

Reason(s) for Refusal

- 1 The proposed rear addition would create a bulky, overly dominant feature to the rear of the property, which through its proportions and poor design, which would form an incongruous, out of scale feature and an inconsistent relationship with the adjoining property, to the detriment of visual amenity. The proposal fails to promote high quality design and would not create a positive contribution to the surrounding built environment. Therefore the proposal would be deemed contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and Policy DM1 of the Rochford District Council Development Management Plan (2014) as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007) as well as the core principles of the NPPF.

- 2 The proposed two storey rear extension would create an unacceptable impact on the adjoining property at number 22 New Road in terms of overshadowing, due to its excessive bulk which further results in an unacceptable level of overbearing impact caused to the immediately neighbouring dwellings. This is contrary to Policy DM1 of Rochford District Council's Development Management Plan (2014) as well as Rochford District Council's Supplementary Planning Document 2 Housing Design (January 2007).

- 3 The extensive amount of fenestration proposed on the west facing side elevation of the proposed addition results in an unacceptable level of overlooking and loss of private amenity to the neighbouring property at number 18 New Road. This is considered contrary to Policy DM1 of Rochford District Council's Development Management Plan (2014).

Application No : 16/00994/FUL Decision : **Application Permitted**
Location : 5 Havering Close Great Wakering
Proposal : Convert Garage to Habitable Room and Erect New Pitched
Roof Over
Applicant : Mr & Mrs Neill Utter

Application No : 16/01005/FUL Decision : **Application Permitted**
Location : 14 The Hylands Hockley SS5 4PP
Proposal : Rear Flat Roof Dormer with Juliet Balcony
Applicant : Mr & Mrs Rodd

Application No : 16/01024/FUL Decision : **Application Permitted**
Location : 307 Ferry Road Hullbridge
Proposal : Detached Timber Outbuilding to Rear Garden
Applicant : Miss A Wright

Application No : 16/01026/FUL Decision : **Application Permitted**
Location : 88 Hawkwell Chase Hawkwell
Proposal : Single Storey Side Extension
Applicant : Mr And Mrs Finch

Application No : 16/01013/FUL Decision : **Application Permitted**
Location : 4 Randway Rayleigh SS6 7QN
Proposal : Construct Pitched Roofed Detached Garage (Retrospective Application)
Applicant : Mr John Dillane

Application No : 16/01027/FUL Decision : **Application Permitted**
Location : 9 Jubilee Cottages Paglesham Road Paglesham
Proposal : Construct Part Single Storey Part Two Storey Rear Extension
Applicant : Ms Kerry Collins

Application No : 16/01014/FUL Decision : **Application Permitted**
Location : Land Rear Of 20 Southend Road Gladstone Road Hockley
Proposal : Demolish Existing Garage and Construct 1no 2-bedroom house with Associated Parking and Amenity Space
Applicant : Mr & Mrs Paris

Application No : 16/01015/LDC Decision : **Grant Lawful Development Certificate**
Location : 10 Hambro Hill Rayleigh
Proposal : Application for a Lawful Development Certificate for Proposed Hip to Gable Roof Extension and Extend Existing Rear Flat Roof Dormer with Rooflights to Front
Applicant : Mr C Moller

Application No : 16/01021/FUL Decision : **Application Permitted**
Location : 161 Little Wakering Road Little Wakering SS3 0JQ
Proposal : Single Storey Rear Extension (Orangery)
Applicant : Mr & Mrs Panteli

Application No : 16/01033/FUL Decision : **Application Permitted**
Location : 3A Daws Heath Road Rayleigh SS6 7QJ
Proposal : Single Storey Flat Roof Rear Extension
Applicant : Ms Zoe Page

Application No : 16/01037/FUL Decision : **Application Permitted**
Location : 28 Cheapside East Rayleigh SS6 9JU
Proposal : Demolish existing bungalow and construct two new 3-bed bungalows (revised proposal)
Applicant : Page Estates Ltd - Mr S Page

Application No : 16/01038/FUL Decision : **Application Permitted**
Location : 19 Navestock Close Rayleigh SS6 9SA
Proposal : Single storey rear extension
Applicant : Mr & Mrs El-Mortaji

Application No : 16/01040/FUL Decision : **Application Permitted**
Location : 50 Main Road Hockley SS5 4QS
Proposal : Demolish conservatory and construct single storey pitched roofed rear extension
Applicant : Mr David Davies

Application No : 16/01050/FUL Decision : **Application Permitted**
Location : 165 Bull Lane Rayleigh
Proposal : Provision of Ramp at Rear of Property.
Applicant : Ms Nickolls

Application No : 16/01051/FUL Decision : **Application Permitted**
Location : 17 Briar Close Hawkwell
Proposal : Convert garage to habitable room
Applicant : Mr Jon Ward

Application No : 16/01052/LDC Decision : **LDC For Existing Use Approved**
Location : Burtons Barn Barling Road Barling Magna
Proposal : Application For A Certificate Of Lawfulness For Existing For Use Of Land As Domestic Garden
Applicant : Mr & Mrs Simon and Sally Garner

Application No : 16/01088/CM Decision : **No Objection (County Matter)**
Location : Public Open Space - Sweyne Park Downhall Park Way Rayleigh
Proposal : Consultation on application for construction of flood alleviation scheme consisting of earthen bund 97m in length and 1.1m high
Applicant :

Application No : 16/01063/FUL Decision : **Refuse Planning
Permission**
Location : 7 Disraeli Road Rayleigh SS6 8XP
Proposal : Single Storey Rear Extension with Roof Lantern
Applicant : Mr & Mrs P Vincent

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.

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. 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 : 16/01070/DOC Decision : **Discharge Of
Conditions**
Location : 29 White Hart Lane Hawkwell SS5 4DQ
Proposal : Discharge of conditions 2 and 3 of application
16/00705/FUL granted on the 29th September 2016
Applicant : Mr D Frost

Application No : 16/01094/FUL Decision : **Application Permitted**
Location : 29 Caversham Park Avenue Rayleigh
Proposal : Single Storey Rear Extension
Applicant : Dr Jayaweera

Application No : 16/01099/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 8 Hamilton Gardens Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.0m from Original Rear Wall, Eaves
Height 2.95m, Maximum Height 3.6m
Applicant : Mr Stephen Hall

Application No : 16/01101/FUL Decision : **Application Permitted**
Location : Longbridge Hall Road Rochford
Proposal : Detached double garage for private cars
Applicant : Mr John Hunt

Application No : 16/01103/FUL Decision : **Application Permitted**
Location : 10 The Acorns Hockley
Proposal : Construct Single Storey Rear Extension
Applicant : Mr & Mrs J Hill

Application No : 16/01106/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : 14 Picton Gardens Rayleigh SS6 7LB
Proposal : Application for a Lawful Development Certificate for
Proposed Outbuilding
Applicant : Mrs Sheila Boakes

Reason(s) for Refusal

- 1 Part (e) requires that any outbuildings to be built less than 2 metres from the boundary must have a height no greater than 2.5 metres. The proposed outbuilding would be within 2 metres of the boundary of the curtilage, and would have a height of 3.6 metres which would exceed that limit by some 1.1 metres.

The height of the eaves on the proposed outbuilding would be 2.6 metres, measured in line with the Permitted Development Rights for Householders Technical Guidance. This would also exceed the eaves height limit of 2.5 metres, therefore, the proposal would also comply with part (f).

The works being proposed would therefore fail to comply with the limits under parts (e) and (f) of Class E to Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) Order 2015, and would not be lawful for the purposes of permitted development.

Application No : 16/01112/DPDP1 Decision : **Not Permitted
Development**
Location : Tye Cottage Lower Road Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 2.5m, Maximum Height 2.5m
Applicant : Mr Paul Walkling

Application No : 16/01120/DPDP6 Decision : **Prior Approval Required (Agricultural)**
Location : Raymonds Farm Creeksea Ferry Road Canewdon
Proposal : Application for Prior Notification of Agricultural Development to Extend Existing Grain Store and 2 x Hay and Straw Storage Buildings
Applicant : Mr Matthew Brown

Application No : 16/01129/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 135 Lower Road Hullbridge
Proposal : Householder Prior Approval for Single Storey Extension. Projection 3.6m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m
Applicant : Ms Xiu Zhu Huang

Application No : 16/01138/DPDP1 Decision : **Prior Approval Required - Approved**
Location : 14 Roach Avenue Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6.0m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m
Applicant : Mr James Morgan

Application No : 16/01139/DPDP24 Decision : **Permitted Development**
Location : Street Record High Street Rayleigh
Proposal : Install highspeed broadband cabinet
Applicant :

Application No : LIC/16/00013/LICE Decision : **Licensing No Objection**
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Location : 22 - 24 High Street Rayleigh
Proposal : Application to vary a premises licence
Applicant : Belgin Alton

Application No : 16/01146/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 11 Jubilee Cottages Paglesham Road Paglesham
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6.0m from Original Rear Wall, Eaves Height 2.750m, Maximum Height 3.975m
Applicant : Mr And Mrs Robinson-Day

Application No : 16/01147/LDC Decision : **Application Permitted**
Location : 120 Rawreth Lane Rayleigh SS6 9RR
Proposal : Application for a Lawful Development Certificate for
Proposed Flat Roofed Rear Dormer
Applicant : Mr Kelvin Smith