

PLANNING DECISIONS – January 2017

Application No : 14/00813/OUT Decision : **Application Permitted**
Location : Land Between Windermere Avenue And Lower Road
Malyons Lane Hullbridge
Proposal : Outline Application for development of 500 Dwellings,
Together With Associated Access, Car Parking,
Landscaping, Open Space, and Related Works
Applicant : Southern And Regional Developments Ltd

Application No : 15/00505/FUL Decision : **Application Permitted**
Location : Land East Of Former Shellfish Packing Station Fambridge
Road
Proposal : Construct Access and Car Parking Area to Support
Proposed Ferry Crossing
Applicant : Mr D Adams

Application No : 15/00887/FUL Decision : **Application Permitted**
Location : Land West Of Oak Road And North Of Hall Road Rochford
Proposal : Application to vary condition 41 to outline permission for residential development of 600 dwellings, associated access, public open space and new primary school granted on 1st July 2013 under application reference 10/00234/OUT

From:

41. That part of the site identified as area '17', Density Band E, Hall Road Frontage on the Parameters Plan Drawing Number PL-03 Revision H between the eastern corner of the site and up to that point at the site opposite the westernmost property on the south side of Hall Road, as shown on this same plan, shall be built out and completed prior to the completion of the construction of any other dwellings on the site.

REASON: In order to secure completion of that part of the site fronting Hall Road at an early stage to minimise impact on residential amenity of surrounding residents and in the interests of visual amenity.

To:

41. Prior to the commencement of the development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority that sets out measures to minimise the impact of construction activities on the residential amenity of properties to the south side of Hall Road . Based on a "Phasing of Construction Plan" the measures shall only relate to the part of the development between the south eastern corner of the site and the point opposite the westernmost existing property on the south side of Hall Road, restricting direct views of construction activities further north.

REASON: In order to secure the visual completion of the new street frontage at an early stage of the development , minimising the impact of construction works on the residents of houses on the south side of Hall Road and in the interests of visual amenity.

Applicant : Bellway Homes

Application No : 16/00618/COU Decision : **Refuse Planning Permission**

Location : 42 - 46 Eastwood Road Rayleigh
Proposal : Change Of Use From A1 (Shop) to A3/A4 Fine dining and drinking establishment

Applicant : Mr Leo Molossi

Reason(s) for Refusal

- 1 The proposal, by way of the extent to which the hours of opening proposed would give rise to noise, nuisance and disturbance into late evening and over night from patrons, would prove detrimental to the amenity of nearby residential occupiers beyond what is reasonably expected in a residential area.

Application No : 16/00822/LBC Decision : **Grant Listed Building Consent**

Location : 24 East Street Rochford SS4 1DB
Proposal : Reinstate Removed Chimney Stack, Replace Roof Tiles
And Insert Roof Lights To Single Storey Element To Rear
Applicant : Mr Steve Thornton

Application No : 16/00915/FUL Decision : **Application Permitted**
Location : Cottawight Common Road Great Wakering
Proposal : Proposed Outbuilding for Use as Gym
Applicant : Mr & Mrs Boniface

Application No : 16/00935/FUL Decision : **Refuse Planning Permission**

Location : Oaklands Lark Hill Road Canewdon
Proposal : First floor rear extension raise roof and form rooms in
roofspace incorporating pitched roofed rear dormer.
Balcony to first floor single storey pitched roofed side
extension
Applicant : Mr & Mrs Smith

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%, nor include a material increase in the overall height of the dwelling. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the size and mass 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 : 16/00958/LBC Decision : **Grant Listed Building Consent**
Location : Cottawight Common Road Great Wakering
Proposal : Proposed Outbuilding for Use as Gym
Applicant : Mr & Mrs Boniface

Application No : 16/00953/FUL Decision : **Application Permitted**
Location : 61 Heron Gardens Rayleigh
Proposal : Demolish Existing Garage and Construct Two Storey Side Extension and Attached Single Garage
Applicant : Mr I Hendry

Application No : 16/00980/FUL Decision : **Application Permitted**
Location : Oldbury Farm Southend Road Great Wakering
Proposal : Erection of Hay And Straw Storage Building
Applicant : Oldbury Farm Ltd - Mr P Burns

Application No : 16/00983/FUL Decision : **Application Permitted**
Location : Oldbury Farm Southend Road Great Wakering
Proposal : Demolish Workshop Erect New Workshop
Applicant : Oldbury Farm Ltd - Mr P Burns

Application No : 16/00987/FUL Decision : **Refuse Planning Permission**
Location : 76 Clarence Road Rayleigh SS6 8SQ
Proposal : Single Storey Side Extension to Form Self-contained dwelling
Applicant : Mr A Richards

Reason(s) for Refusal

- 1 The proposed development would result in a cramped and overly dominant development which would appear out of place in the street scene, harmful to visual amenity contrary to parts (ix), (x) and (xi) of Policy DM1 and parts (i) and (ii) of Policy DM3 of the Development Management Plan (2014).

Application No : 16/00990/FUL Decision : **Refuse Planning Permission**
Location : Land Rear Of 77 Avondale Road Bull Lane Rayleigh
Proposal : Construct One Bedroomed Bungalow With Parking and Private Amenity Space
Applicant : Mr Peter Thorne

Reason(s) for Refusal

- 1 The proposed development by reason of the limited plot size and depth would result in an unsatisfactory relationship with the adjacent properties and would give rise to a cramped form of development detrimental to the character of the prevailing pattern of development in the local area and to the outlook and amenities enjoyed by neighbouring occupiers contrary to policies CP1 of the Core Strategy 2011 and DM1 of the Development Management Plan 2014 and the National Planning Policy Framework.

Application No : 16/00997/ADV Decision : **Grant Advertisement Consent**

Location : 83 Eastwood Road Rayleigh
Proposal : Change of fascia and new illuminated signage
Applicant : Hattons - Mr Hiren Patel

Application No : 16/01000/FUL Decision : **Application Permitted**

Location : 57 Harewood Avenue Rochford
Proposal : Single Storey Front In Fill Extension
Applicant : Mr Mike Keogh

Application No : 16/01003/FUL Decision : **Application Permitted**

Location : 52 Parklands Rochford
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Mr G Williams

Application No : 16/01009/FUL Decision : **Application Permitted**

Location : St Andrews Church Hall Road Rochford
Proposal : Retrospective planning application to retain timber outbuilding in church grounds

Applicant : Jennifer M.J Derby

Application No : 16/01028/FUL Decision : **Application Permitted**

Location : Lowlights Rayleigh Downs Road Rayleigh
Proposal : Removal of caravan, demolition of existing bungalow and replacement with detached bungalow, double garage and carport
Applicant : Mr B Stone

Application No : 16/01011/COU Decision : **Application Permitted**

Location : 12 Ridgeway Rayleigh
Proposal : Change Use of Living Room to Therapy Room
Applicant : Mrs Nicola Keeble

Application No : 16/01012/FUL Decision : **Application Permitted**
Location : 18 Bristol Close Rayleigh SS6 9RZ
Proposal : Proposed loft conversion with pitched roof dormer to side elevation
Applicant : Mr Justin Marchant

Application No : 16/01017/FUL Decision : **Refuse Planning Permission**
Location : Land West Of Catherine Villa Lark Hill Road Canewdon
Proposal : Construct Vehicular Crossover
Applicant : Mr Mason

Reason(s) for Refusal

- 1 The proposed vehicular cross-over would not achieve adequate visibility splays, to the detriment of safety of all highway users and would therefore be deemed poor quality design. The proposal is therefore considered contrary to policy DM1 and DM4 contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Application No : 16/01022/FUL Decision : **Application Permitted**
Location : Land Rear Of 29 Malting Villas Road North Street Rochford
Proposal : Proposed 2-bed Detached Bungalow
Applicant : Mr Ray Stephenson

Application No : 16/01030/FUL Decision : **Application Permitted**
Location : 12 - 24 Eastwood Road Rayleigh
Proposal : Installation of 1 Temporary Refrigerated (40ft) Container (between 1st November and 31st January Annually)
Applicant : Marks and Spencer

Application No : 16/01032/FUL Decision : **Application Permitted**
Location : Grove Wood Primary School Grove Road Rayleigh
Proposal : Single Storey Building For Educational Use
Applicant : Grove Wood Academy Trust - Ms Sue Tuck

Application No : 16/01034/FUL Decision : **Application Permitted**
Location : 2 Grange Gardens Rayleigh SS6 9BE
Proposal : Single Storey Side and Rear Extension
Applicant : Mr Stuart Macdonald

Application No : 16/01043/FUL Decision : **Application Permitted**
Location : Great Wakering Evangelical Church High Street Great Wakering
Proposal : Single Storey Front Entrance Porch
Applicant : Great Wakering Evangelical Church - S Farrow

Application No : 16/01044/FUL Decision : **Application Permitted**
Location : 110 High Street Great Wakering
Proposal : Change of Use from Shop To Residential And Change
Front And Side Windows To UPVC
Applicant : Mr Nick Pattel

Application No : 16/01045/FUL Decision : **Application Permitted**
Location : 6 - 8 Golden Cross Parade Ashingdon Road Rochford
Proposal : Install Automated Teller Machine to Shopfront
Applicant : Cardtronics UK Ltd, Trading As CASHZONE

Application No : 16/01046/ADV Decision : **Grant Advertisement
Consent**
Location : 6 - 8 Golden Cross Parade Ashingdon Road Rochford
Proposal : Install Automated Teller Machine and Associated Signage
to Shopfront
Applicant : Cardtronics UK Ltd, Trading As CASHZONE

Application No : 16/01047/LDC Decision : **LDC For Existing Use
Approved**
Location : Moons Farm Canewdon Road Ashingdon
Proposal : Application for a Lawful Development Certificate for
Occupation of Dwelling without Compliance Agricultural
Occupancy Condition to Permission T/ROC/316/66
Applicant : Mr & Mrs P Goodge

Application No : 16/01048/FUL Decision : **Application Permitted**
Location : 33 West Street Rochford SS4 1BE
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Rochford Pharmacy - Mr S Fahim

Application No : 16/01056/FUL Decision : **Application Permitted**
Location : Up River Yacht Club Pooles Lane Hullbridge
Proposal : Demolish Existing Boat Storage Shed and Erect New Boat
Storage Shed
Applicant : Up River Yacht Club

Application No : 16/01049/FUL Decision : **Application Permitted**
Location : 2 Badgers Mount Hockley
Proposal : Demolish Existing Dwelling and Rebuild as Previously
Approved Chalet Bungalow 15/00763/FUL (Part
Retrospective)
Applicant : Mr & Mrs J Evans

Application No : 16/01055/FUL Decision : **Refuse Planning Permission**
Location : 3 Englefield Close Hawkwell
Proposal : Demolish Existing Garage, Construct Part Single Storey, Part Two Storey Side and Rear Extension With Integral Garage.
Applicant : Mr & Mrs J Lawrence

Reason(s) for Refusal

- 1 The flat roofed section of the proposed first floor level extension would be considered inconsistent with the design of the property creating an unattractive, poorly designed, incompatible feature which would cause a negative impact on the visual appearance of the dwelling and the character of the area as a whole. The proposed development is therefore considered 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).

Application No : 16/01057/FUL Decision : **Application Permitted**
Location : 384 Little Wakering Road Barling Magna
Proposal : Two Storey Side/Rear Extension
Applicant : Mr Bond

Application No : 16/01059/LDC Decision : **Grant Lawful Development Certificate**
Location : 61 The Bramleys Rochford SS4 3BD
Proposal : Application for a Lawful Development Certificate for Proposed Rear Extension
Applicant : Mr Peter Hills

Application No : 16/01060/FUL Decision : **Application Permitted**
Location : 74 High Street Rayleigh
Proposal : Proposed Single Storey Rear Extension and Relocation of Existing Staircase Access to First Floor
Applicant : Mr Mehmet Sahan

Application No : 16/01061/FUL Decision : **Application Permitted**
Location : 18 Hill Lane Hawkwell
Proposal : Revised Application For Two Bedroomed Detached Bungalow Including New Vehicular Crossover Off Heycroft Road. (Formerly Adjacent 20 Hill Lane)
Applicant : Mr Neil Cochran

Application No : 16/01064/COU Decision : **Application Permitted**
Location : Little Stambridge Hall Little Stambridge Hall Lane
Stambridge
Proposal : Change of use of redundant farm buildings to commercial
uses B1 (Business) B2 (General Industry) B8 (Storage or
Distribution And Equestrian Uses)
Applicant : Mr Jamie Rankin

Application No : 16/01068/FUL Decision : **Refuse Planning
Permission**
Location : Browhead Kingsmans Farm Road Hullbridge
Proposal : Construct Pontoon For Mooring
Applicant : Mrs Barbara Contopoulos

Reason(s) for Refusal

- 1 The proposed development, by way of its proximity to the base of the sea defence and insufficient information submitted in order to determine its full impact, would have the potential to endanger the stability of that sea defence and cause damage to/or reduce the effectiveness of that sea defence, contrary to Policy ENV3 of the Rochford District Council Core Strategy, resulting in potential harm to the occupiers of properties along Kingsmans Farm Road by way of the increased risk of flooding.

Application No : 16/01069/FUL Decision : **Refuse Planning
Permission**
Location : The Crouch Kingsmans Farm Road Hullbridge
Proposal : Proposed Pontoon for Mooring
Applicant : Mr Nicholas Contopoulos

Reason(s) for Refusal

- 1 The proposed development, by way of its proximity to the base of the sea defence and insufficient information submitted in order to determine its full impact, would have the potential to endanger the stability of that sea defence and cause damage to/or reduce the effectiveness of that sea defence, contrary to Policy ENV3 of the Rochford District Council Core Strategy, resulting in potential harm to the occupiers of properties along Kingsmans Farm Road by way of the increased risk of flooding.

Application No : 16/01076/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : Murrells Hall Blountswood Road Hullbridge
Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Side Extension and Two Detached
Outbuildings
Applicant : Mr Matthew Voigts

Reason(s) for Refusal

- 1 The proposed outbuildings would not comply with part (f) of Class A to Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 and would therefore not be considered lawful.

The proposed porch would be contrary to part (b) of Class D to Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, and would therefore not be considered lawful.

The proposal for a single storey side extension would not be considered lawful, as it would be contrary to part (j) of Class A to Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO), as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, and would therefore not be considered lawful.

The proposed development would NOT be permitted development under Class A, B, C, D or E, or under any other Class within Part 1 to Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) by virtue of;

Application No : 16/01079/FUL Decision : **Refuse Planning
Permission**

Location : Rosebud The Chase Ashingdon
Proposal : Demolish existing dwelling and construct a three bedroom
house
Applicant : Mr & Mrs Trigger

Reason(s) for Refusal

- 1 The proposal, by way of its scale and height, would be contrary to parts i), and iii) of Policy DM21 of the Rochford District Council Development Management Plan and Policy GB1 of the Rochford District Council Core Strategy 2011. The proposed dwelling would have an increase in floorspace of some 668%, well in excess of 25% allowed for in part i) of Policy DM21. The proposed dwelling would result in excessive harm to the openness of the Green Belt and would result in a development of substantial mass and bulk over and above that of the existing dwelling, which would be inappropriate and would undermine the purpose of the Green Belt by way of the greater impact on openness, which the Policy aims to protect.
- 2 The proposal, by way of its two storey nature and siting within the plot, would result in an overbearing relationship with the neighbouring property to the west, Ayreshire, such that the amenity of the occupiers of this dwelling would be harmed, contrary to parts ix) and x) of Policy DM1 of the Rochford District Council Development Management Plan 2014.

Application No : 16/01081/FUL Decision : **Application Permitted**
Location : 7 Oakwood Road Rayleigh
Proposal : Single Storey Flat Roof Rear Extension
Applicant : Mr Chris Cox

Application No : 16/01080/LBC Decision : **Grant Listed Building Consent**
Location : 17 London Hill Rayleigh SS6 7HW
Proposal : Replacement Roof and Re-point Chimney
Applicant : Mr John Clough

Application No : 16/01082/FUL Decision : **Refuse Planning Permission**
Location : 3 Plumberow Mount Avenue Hockley
Proposal : Form Room in Roofspace And Formation Of First Floor Rear Extension
Applicant : Mr Andrew Bonser

Reason(s) for Refusal

- 1 The flat roofed section of the proposed first floor level extension would be considered inconsistent with the design of the property creating an unattractive, poorly designed, incompatible feature which would cause a negative impact on the visual appearance of the dwelling and the character of the area as a whole. The proposed development is therefore considered contrary to Policy CP1 of the Rochford District Council Core Strategy (2011), 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) and one of the core principles of the National Planning Policy Framework which seeks to secure high quality design.

Application No : 16/01083/FUL Decision : **Application Permitted**
Location : 9 Southview Road Hockley
Proposal : Single Storey Flat Roofed Rear Extension with Roof Lights. Front Pitched Roofed Dormers and Flat Roof Rear Dormer
Applicant : Mr Steven Cottee

Application No : 16/01084/FUL Decision : **Refuse Planning Permission**
Location : Land Opposite 2 Goldsmith Drive Rayleigh
Proposal : Construct stable and tack room hard standing and turning area and use land for grazing of horses
Applicant : Mr Jeremiah O'Connor

Reason(s) for Refusal

- 1 The application, by way of the proposed grazing area of only some 0.315 hectares, would fall considerably short of the 0.4 hectares which would be required for 1 horse stable, as required by part (ii) of Policy DM15 of the

Rochford District Council Development Management Plan 2014. Whilst the site benefits from having immediately accessible bridleways, which could provide an alternative to the open space provided, it is not considered that this would be enough to counteract the shortfall of the grazing area provided. This application would therefore be contrary to part (ii) of Policy DM15 of the Rochford District Council Development Management Plan 2014.

Application No : 16/01086/LDC Decision : **Grant Lawful Development Certificate**

Location : Tolivar Long Lane Hullbridge
Proposal : Application for a Certificate Of Lawfulness for Proposed Removal Of Tarmac Footpath And Replace With Block Paving
Applicant : Mr Steven Fullbrook

Application No : 16/01090/FUL Decision : **Application Permitted**

Location : 149 Rawreth Lane Rayleigh SS6 9RN
Proposal : Construct Two Storey Rear Extension
Applicant : Mr Jason Watson

Application No : 16/01091/FUL Decision : **Application Permitted**

Location : 44 Victor Gardens Hawkwell SS5 4DS
Proposal : Construct Two Storey Rear Extension and Extend Rooms in Roof Incorporating Side Dormers
Applicant : Mrs K Lark

Application No : 16/01104/DPDP3J Decision : **Prior Approval Required - Approved**

Location : 66 Lower Road Hullbridge
Proposal : Application for prior approval for change of use from shop to dwelling house
Applicant : Mr Brett Wakeling

Application No : 16/01096/FUL Decision : **Refuse Planning Permission**

Location : 30 Heron Gardens Rayleigh SS6 9TU
Proposal : Two Storey Rear Extension and Two Storey Side Extension
Applicant : Mr & Mrs D Wood

Reason(s) for Refusal

- 1 The proposed development fails to provide a satisfactory side isolation space between the resultant building and the site boundary with 32 Heron Gardens at first floor level. The proposal conflicts the Council's Supplementary Planning Guidance (2007) which seek to provide a minimum side space of 1m between the outside face of the resultant dwelling and the plot boundary at first floor level and contrary to part (ix) of Policy DM1 in relation to visual amenity. If permitted the proposal would be built up to the boundary at first

floor level leading to a potential coalescence of dwellings, it would lack suitable space about the resultant buildings proving visually detrimental to the uniformity, space about the buildings in the street and appearance of the streetscene.

Application No : 16/01100/FUL Decision : **Application Permitted**
Location : 68 Ferry Road Hullbridge
Proposal : Vehicular Crossing
Applicant : Mrs Susan Sanders

Application No : 16/01097/COU Decision : **Application Permitted**
Location : 105A High Street Rayleigh
Proposal : Change Of Use from B1 Offices to A2 Offices
Applicant : Ascension Legal Support Services Limited - Mrs Gina Newman

Application No : 16/01098/ADV Decision : **Grant Advertisement Consent**
Location : 105A High Street Rayleigh
Proposal : 1 no externally illuminated name sign to first floor front wall,
1 no externally illuminated name sign to side/rear entrance,
non-illuminated wall mounted sign to side , non-illuminated
clock sign to upper floor side wall
Applicant : Ascension Legal Support Services Limited - Mrs Gina Newman

Application No : 16/01102/FUL Decision : **Application Permitted**
Location : First Floor at 7 West Street Rochford
Proposal : Replacement of Metal Crittall Windows for Timber Windows
and Change Use From Use Class D1 (Clinic) to B1
(Business) Use
Applicant : Mr McGrath

Application No : 16/01108/FUL Decision : **Application Permitted**
Location : Land Adjacent 76 Hullbridge Road Rayleigh
Proposal : Proposed 4-bed Detached House with Detached Garage
and Form New Vehicular Access (Amended Application)
Applicant : Mr Paul Crosley

Application No : 16/01111/FUL Decision : **Refuse Planning Permission**
Location : 66 Harewood Avenue Rochford
Proposal : Single Storey Side Rear Extensions, Alterations, New
Vehicle Crossover and Sub-divide Resulting Building to
Form 1 Pair of Semi-detached Bungalows
Applicant : Hunters Residential Ltd

Reason(s) for Refusal

The proposed development would amount to inappropriate intensification of an existing residential plot which would not achieve a high standard of design and layout and would not contribute positively to the locality and would thus be contrary to paragraphs 53,56, 58 and 64 of the National Planning Policy Framework. The alterations to form the proposed dwellings would consist of a variety of existing and further additional built elements, which are considered to be unsympathetic to each other as well as comparable with the scale and form of existing dwellings in the area. The proposal would result in a built form with a poor overall design that would overly dominate this corner location to the detriment of the streetscene and visual amenity. The proposed dwellings would have a poor relationship with other dwellings in the area, and the proposal would not relate well to the street pattern, plot density or wider character of the local area contrary to parts (x) and (xi) to Policy DM1 to the Rochford District Council Local Development Framework Development Management Plan (2014).

Application No : 16/01114/FUL Decision : **Application Permitted**
Location : Cu Nim Barling Road Barling Magna
Proposal : Two Pitched Roof Dormers to Front
Applicant : Mr Leo Reeve

Application No : 16/01116/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 64 Daws Heath Road Rayleigh
Proposal : Application for a certificate of lawfulness for proposed
single storey rear extension
Applicant : Mr Darren Flowers

Application No : 16/01123/DPDP3M Decision : **Prior Approval of
Details Not Required**
Location : Greenacre Hyde Wood Lane Canewdon
Proposal : Application For Prior Approval For Proposed Change Of
Use Of Agricultural Building To Dwelling House
Applicant : J Morley

Application No : 16/01125/FUL Decision : **Application Permitted**
Location : Elim Pentecostal Church Ashingdon Road Rochford
Proposal : Single Storey Rear Extension (Conservatory)
Applicant : Rev David Redbond

Application No : 16/01121/FUL Decision : **Application Permitted**
Location : 53 Daws Heath Road Rayleigh
Proposal : Proposed Two Storey Side Extension with New Pitched
Roof Over and Rooflights. Single Storey Side and Rear
Extension with Integral Garage with Lean-to Roof and
Rooflights
Applicant : Mr Steve Swindell

Application No : 16/01122/FUL Decision : **Application Permitted**
Location : 53 Daws Heath Road Rayleigh
Proposal : Proposed Vehicular Crossover on to Daws Heath Road
Applicant : Mr Steve Swindell

Application No : 16/01128/LDC Decision : **LDC For Existing Use
Approved**
Location : The Paddocks Vanderbilt Avenue Rayleigh
Proposal : Application for a Lawful Development Certificate for
Existing Use for Residential Dwelling, Stables and the
Keeping of Horses
Applicant : Mrs Christine Blyth

Application No : 16/01130/FUL Decision : **Refuse Planning
Permission**
Location : Golf Driving Range Adjacent 33A Aldermans Hill Hockley
Proposal : Conversion of ancillary building to a dwelling, demolition of
golf driving range bays and erection of 2 bungalows
Applicant : Mr Terry Harrold

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green Belt. The purposes of Green Belt allocation include the prevention of unrestricted urban sprawl of large built up areas and to assist in safeguarding the countryside from encroachment. It is considered that the proposal would be in conflict with these two purposes of Green Belt land, due to the proposed positioning further south of the two, three bedroomed bungalow dwellings than the existing development, further encroaching into the Green Belt. Therefore the proposal is considered to be inappropriate development upon Green Belt land, negatively impacting upon its open character, contrary to Policies DM10 of the Development Management Plan, GB1 of the Core Strategy as well as the Green Belt guidance provided within the NPPF.

Application No : 16/01132/FUL Decision : **Application Permitted**
Location : 9 Chevening Gardens Hockley SS5 4UR
Proposal : Proposed Single Storey Rear and Side Extension with Roof
Lanterns
Applicant : Mr James Wilby

Application No : 16/01133/FUL Decision : **Application Permitted**
Location : 4 The Terrace Parkhurst Drive Rayleigh
Proposal : Single Storey Flat Roofed Rear Extension With Roof
Lantern
Applicant : Mr Adam Richards

Application No : 16/01136/FUL Decision : **Application Permitted**
Location : 43 The Paddocks Rayleigh
Proposal : Single Storey Flat Roof Rear Extension with Roof Lantern
Applicant : Mr C Pettitt

Application No : 16/01135/FUL Decision : **Refuse Planning
Permission**
Location : 9 Foxfield Close Hockley
Proposal : Demolish Existing Garage and Construct Two Storey Side
Extension
Applicant : Mrs Cheryl Hardy

Reason(s) for Refusal

- 1 The proposal, by way of the inadequate side space provided between the proposed two storey side extension and the site boundary, would result in a development which would not comply with the requirements set out within Supplementary Planning Document 2: Housing Design. The resulting development would result in a cramped relationship between the host dwelling and the neighbouring dwelling to the east, 11 Foxfield Close, contrary to part (x) of Policy DM1 of the Rochford District Council Development Management Plan 2014.

Application No : 16/01134/FUL Decision : **Refuse Planning
Permission**
Location : 50 Stambridge Road Rochford
Proposal : Proposed Part Two Storey/Part Single Storey Rear
Extension with Rooflights in Single Storey Element
Applicant : Mr Paul Wiseman

Reason(s) for Refusal

- 1 The proposed two storey extension would form horizontal angles greater than 45 degrees with the nearest habitable room windows at both No. 48 Stambridge Road and No. 52 Stambridge Road. The proposal is therefore considered to result in a significantly detrimental impact on neighbourhood amenity, specifically by causing an unacceptable level of overshadowing to the habitable rooms of neighbouring dwellings, contrary to Policy DM1 and Supplementary Planning Document 2: Housing Design.

Application No : 16/01140/FUL Decision : **Application Permitted**
Location : 8 Daws Heath Road Rayleigh
Proposal : Two Storey Side/Rear Extension and Porch Extension to
Front Elevation.
Applicant : Mr & Mrs Chapman

Application No : 16/01143/FUL Decision : **Application Permitted**
Location : 53 Highams Road Hockley
Proposal : Single Storey Side and Rear Extension, Hip to Gable Roof
Extension with Pitched Roof Rear Dormer and Front
Rooflights
Applicant : Mr Chris Thompson

Application No : 16/01144/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : Rochdale Lower Road Hockley
Proposal : Application For A Certificate Of Lawfulness for a Proposed
Single Storey Side Extension
Applicant : Mr Clay Tunncliffe

Reason(s) for Refusal

The Technical Guidance document is clear that in cases where a proposed extension would result in two or more adjoining extensions which extend beyond both an original rear and side wall to the dwellinghouse, the width, for the purposes of part (j) should be taken as the overall width of this combined structure. It is noted that the extension proposed under this application would adjoin a number of other non-original extensions to the dwellinghouse and result in a combined structure with a width well in excess of half the width of the original dwellinghouse. Therefore, the proposal would fail to comply with Part (j) to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015.

Application No : 16/01145/FUL Decision : **Application Permitted**
Location : 40 King Henrys Drive Rochford
Proposal : Single Storey Rear, Two Storey Side Extension and Raise
Roof to Accommodate Pitched Roof Front Dormer and Flat
Roof Rear Dormer
Applicant : Miss Stacey Lemon

Application No : 16/01148/FUL Decision : **Application Permitted**
Location : 3 Wyburns Avenue East Rayleigh SS6 7NW
Proposal : Single Storey Pitched Roof Front Extension
Applicant : Mr Keary Ebner

Application No : 16/01151/FUL Decision : **Application Permitted**
Location : 11 Clifton Road Ashingdon
Proposal : Raise Roof and Construct New Flat Roofed Rear Dormer.
Construct Single Storey Flat Roofed Rear Extension.
Applicant : Mr Tim Fleming

Application No : 16/01150/FUL Decision : **Application Permitted**
Location : 10 Church Road Barling Magna SS3 0LS
Proposal : Single Storey Flat Roof Side/Rear Extension With Roof
Lanterns to Rear Element, Front Porch.
Applicant : Ms Lynn Aitchison

Application No : 16/01153/FUL Decision : **Application Permitted**
Location : 5 Great Wheatley Road Rayleigh SS6 7AL
Proposal : Relocate existing outbuildings and construct single storey
pitched roofed rear extension
Applicant : Mr & Mrs Andrews

Application No : 16/01158/FUL Decision : **Refuse Planning
Permission**
Location : 34 Rochford Garden Way Rochford
Proposal : Construct Two Storey Pitched Roofed Front Extension
Applicant : Mr Barber

Reason(s) for Refusal

- 1 The proposed two storey front extension by way of its depth and width in relation to the existing dwelling to which it would become part would lack a necessary additive form and local flavour as required by Policy CP1 to the Council's adopted Core Strategy (2011) and would if allowed be inappropriate in scale and character with the built form in which the site is located and failing to have a positive relationship with nearby buildings appearing overly dominant and visually detrimental to the appearance of the streetscene contrary to part (x) to Policy DM1 to the Council's Local Development Framework Development Management Plan 2014.

Application No : 16/01159/FUL Decision : **Application Permitted**
Location : Frances Cottee Lodge Clarence Road Rayleigh
Proposal : Proposed minor internal and external alterations to existing
sheltered housing complex, provision of additional car
parking spaces and landscaping to entrance of site
Applicant : Sanctuary Group

Application No : 16/01160/FUL Decision : **Application Permitted**
Location : Street Record Clarence Road Rayleigh
Proposal : Erection of Porches To Three Flat Blocks
Applicant : Sanctuary Group

Application No : 16/01165/LDC Decision : **Refuse Lawful Development Certificate**

Location : Moat Farm Chelmsford Road Rawreth
Proposal : Application for a lawful development certificate for proposed single storey rear extension to form garden room and detached garage
Applicant : Mr Christopher Lynch

Reason(s) for Refusal

Rear extension

The proposed rear extension would extend beyond the original rear wall of the dwellinghouse by a maximum of 5 metres. This would exceed the 4 metre depth limited allowed under part (f) to Schedule 2, Part 1, Class A of the GPDO and would not be lawful.

Garage outbuilding

The proposed garage outbuilding would have a maximum height of some 6.4 metres which would exceed the maximum height of 4 metres allowed for dual-pitched roofed outbuildings which are sited more than 2 metres from the boundary of the curtilage. Therefore, the proposal would fail to comply with part (e) to Schedule 2, Part 1, Class E of the GPDO and would not be lawful.

The proposed garage outbuilding would have an eaves height of some 3.0 metres. This would exceed the maximum eaves height of 2.5 metres allowed under part (f) to Schedule 2, Part 1, Class E of the GPDO and would not be lawful.

Application No : 16/01162/FUL Decision : **Application Permitted**
Location : 5 Rayleigh Avenue Eastwood Leigh-on-Sea
Proposal : Pitched Roof Single Storey Front Porch Extension, Flat Roof Single Storey Rear Extension with Roof Lantern and Replace Attached Garage
Applicant : Mr Lee Watkins

Application No : 16/01164/FUL Decision : **Application Permitted**
Location : 22 Gladstone Road Hockley SS5 4BT
Proposal : single storey front extension to garage with pitched roofed detail and pitched roof detail to existing side addition
Applicant : Mr & Mrs M Matsi

Application No : 16/01166/FUL Decision : **Application Permitted**
Location : 118 Downhall Park Way Rayleigh SS6 9TP
Proposal : Two Storey Rear Extension
Applicant : Mr & Mrs Coker

Application No : 16/01167/FUL Decision : **Application Permitted**
Location : 10 Grove Road Rayleigh SS6 8PX
Proposal : Revised Application For First Floor and Single Storey Rear
Extensions
Applicant : Miss D Russell

Application No : 16/01171/FUL Decision : **Application Permitted**
Location : 38 White Hart Lane Hawkwell
Proposal : Single storey side extension.
Applicant : Mr David Moule

Application No : 16/01172/FUL Decision : **Application Permitted**
Location : 5 Fountain Lane Hockley SS5 4ST
Proposal : Construct Two Pitched Roofed Front Dormers, Convert
Existing Garage And Construct Detached Garage To Front
Applicant : Mr Colin Stone

Application No : 16/01180/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 43 Langdon Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.7m.
Applicant : Mr David Baker

Application No : 16/01181/FUL Decision : **Refuse Planning
Permission**
Location : Magnolias London Road Rawreth
Proposal : Construct Single Storey Side Extension
Applicant : Sheree Baker And Shaun Caddy

Reason(s) for Refusal

- 1 The Allocations Plan (2014) identifies the site as being within the Metropolitan Green Belt. In accordance with Paragraph 88 of the National Planning Policy Framework (NPPF), 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 within the Green Belt (other than reasonable extensions to existing buildings, as allowed for within 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 Green Belt is not impaired.

Policy DM17 of the Council's Development Management Plan states that for dwellings located within the Green Belt, the total size of the dwelling as extended, including any extensions previously added, may not normally exceed the original floor space by more than 25%. The proposal, as detailed, would result in an increase in floorspace in excess of the 25% permitted, and is therefore considered to be a disproportionate addition, contrary to Policy

DM17 and Paragraph 88 of the National Planning Policy Framework (NPPF). The proposal is considered to constitute inappropriate development within the Green Belt and materially harmful to the achievement of the five Green Belt purposes, detailed under Paragraph 80 of the NPPF. No very special circumstances have been put forward which would outweigh the potential harm to the Green Belt, and it is not considered that any such circumstances exist.

Application No : 16/01184/FUL Decision : **Application Permitted**
Location : 61 Plumberow Avenue Hockley SS5 5AG
Proposal : First Floor Side and Two Storey Rear Extension and
Convert Garage to Habitable Accommodation
Applicant : Mr Steve Geeves

Application No : 16/01185/FUL Decision : **Application Permitted**
Location : 18 Kenilworth Gardens Rayleigh SS6 9HS
Proposal : Loft Conversion Incorporating Hip to Gable Roof Extension
and Flat Roofed Rear Dormer. First Floor Pitched Roofed
Front Extension. Single Storey Pitched Roofed Rear
Extension
Applicant : Ms M Madden

Application No : 16/01193/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 61 Plumberow Avenue Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.963m from Original Rear Wall,
Eaves Height 2.4m, Maximum Height 3.533
Applicant : Mr Steve Geeves

Application No : 16/01188/FUL Decision : **Application Permitted**
Location : 56 Southview Road Hockley SS5 5DY
Proposal : Revised Application For Single/Two Storey Side Extension
Applicant : Mr & Mrs C and N Andrews

Application No : 16/01189/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 30 Norwich Crescent Rayleigh
Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Rear Extension
Applicant : Mr Ray Latham

Application No : 16/01194/FUL Decision : **Application Permitted**
Location : 20 Church Road Barling Magna
Proposal : Construct Detached Garage and Store
Applicant : Mr & Mrs Chris And Joanne Williams

Application No : 16/01211/NMA Decision : **Application Permitted**
Location : 1 North Street Great Wakering
Proposal : Application for Non-Material Amendment To Permission
Granted On 13th February 2002 (Ref/01/00889/FUL) For
Two Storey Side Extension And Detached Garage To
Provide Roller Type Door To Car Port Front
Applicant : Mr Chris Buffin

Application No : 16/01212/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : Long Ridings Greensward Lane Ashingdon
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4m
Applicant : Mr Daniel Bradford

Reason(s) for Refusal

- 1 Under the provisions of Section A.4(3)(b) to Schedule 2, Part 1 of the GPDO, the local planning authority hereby refuses this application, as, in the opinion of the authority, the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

Application No : 16/01218/DOC Decision : **Discharge Of
Conditions**
Location : 37 Waxwell Road Hullbridge
Proposal : Application To Discharge Condition no 2 (Materials) To
Permission Granted On 29th June 2006 For Two Detached
Four Bedroomed Houses Under Application Ref:
16/00407/FUL
Applicant : Essex Developments & Construction Ltd - Mr Mark Lloyd

Application No : 16/01219/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : Long Ridings 261 Greensward Lane Ashingdon
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.5m from Original Rear Wall, Eaves
Height 4.0m, Maximum Height 3.0m
Applicant : Mr Daniel Bradford

Reason(s) for Refusal

- 1 Under the provisions of Section A.4(3)(b) to Schedule 2, Part 1 of the GPDO, the local planning authority hereby refuses this application, as, in the opinion of the authority, the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).

Application No : 16/01223/NMA Decision : **Application Permitted**
Location : 33A - 35A High Street Rayleigh
Proposal : Application for non-material amendment to permission granted on 2nd November 2016 under application REF: 16/00881/FUL for first floor rear extension and rooflights and to raise existing parapet and add render band
Applicant : Mr D&S Keane - The Smile Centre

Application No : 16/01227/DPDP1 Decision : **Prior Approval Required - Approved**
Location : 326 Plumberow Avenue Hockley
Proposal : Householder Prior Approval for Single Storey Side And Rear Extension. Projection 8.0m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 4.0m
Applicant : Mr And Mrs A Grew

Application No : 16/01237/DOC Decision : **Discharge Of Conditions**
Location : Villa Maris Anchor Lane Canewdon
Proposal : Discharge of condition no 2 following approval of 15/00397/FUL
Applicant : Mr Mark Lloyd

Application No : 16/01236/DOC Decision : **Discharge Of Conditions**
Location : Land North Of London Road And South Of Rawreth Lane And West Of Rawreth Industrial Estate Rawreth Lane Rayleigh
Proposal : Submission of details of phasing (condition 4) and Density (Condition 25) to outline permission granted for residential development on 3rd June 2016 under application ref: 15/00362/OUT
Applicant : Countryside Properties (UK) Ltd

Application No : 16/01250/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : Newholme Farm Lark Hill Road Canewdon
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8.0m to the west and 4.30 to the east
from Original Rear Wall, Eaves Height 2.25m, Maximum
Height 4.0m

Applicant : Mr G Finch

Application No : 17/00025/DOC Decision : **Discharge Of
Conditions**

Location : 28 Cheapside East Rayleigh SS6 9JU
Proposal : Discharge of conditions 2, 8, 12 on planning application
16/01037/FUL: Demolish existing bungalow and construct
two new 3-bed bungalows (revised proposal)

Applicant : Page Estates Ltd - Mr S Page