

PLANNING DECISIONS – April 2017

Application No : 16/00733/FUL Decision : **Application Permitted**
Location : Three Acres Anchor Lane Canewdon
Proposal : Demolish Existing Dwelling and Outbuildings and Construct
Development of 35 Dwellings and Associated Works
Applicant : Mr James Dove - Sanctuary Group And Dove Jeffery
Homes Ltd

Application No : 16/00804/DOC Decision : **Discharge Of
Conditions**
Location : Land Rear Of 4 High Street Rayleigh
Proposal : Discharge of all conditions 1-18 on 15/00317/FUL dated
26th November 2015
Applicant : Westlands Farm Developments - Mr Roger Jones

Application No : 16/00982/FUL Decision : **Application Permitted**
Location : 1 Harris Court Hillcrest Road Hockley
Proposal : Replacement of windows and timber cladding of wall
Applicant : Sanctuary Housing Group - Mr Tony Cannon

Application No : 16/01085/FUL Decision : **Application Permitted**
Location : 44 York Road Ashingdon
Proposal : Demolish Existing Dwelling and Construct 2 No. Detached
Four Bedroomed Houses with New Vehicular Crossovers
Applicant : Pannell Developments Ltd

Application No : 16/01131/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 77 Victor Gardens Hawkwell
Proposal : Application for a Lawful Development Certificate for
Proposed Porch And Rear Extension
Applicant : Mrs Susan Fryatt

Application No : 16/01213/LDC Decision : **Grant Lawful Development Certificate**
Location : Long Ridings Greensward Lane Ashingdon
Proposal : Application for a certificate of lawfulness for proposed single storey side and single storey side extensions and single storey rear extension, extend front porch
Applicant : Mr Daniel Bradford

Application No : 16/01248/LDC Decision : **Grant Lawful Development Certificate**
Location : Walkers Farm Barling Road Barling Magna
Proposal : Application for a Certificate of lawfulness for a Proposed Re-cladding of Barn
Applicant : Mr Ken Massow

Application No : 16/01246/FUL Decision : **Application Permitted**
Location : Land At West Side Of Junction At Greensward Lane And Lower Road Ashingdon
Proposal : Construct vehicle crossing and new access onto Lower Road
Applicant : Mr & Mrs Eastwood and Hilden

Application No : 17/00068/FUL Decision : **Application Permitted**
Location : 46 Kingswood Crescent Rayleigh SS6 7BH
Proposal : Remove Existing Detached Garage, Two Storey Side Extension Incorporating Garage; Loft Conversion with Front Pitched Roofed Dormers; Rear Single Storey Extension and Two Storey Garage/Hobby Outbuilding
Applicant : Mr Arpad Rektor

Application No : 17/00073/FUL Decision : **Refuse Planning Permission**
Location : 220 Ferry Road Hullbridge
Proposal : Single Storey Rear Extension with New Balcony At First Floor, First Floor Side Extension with Canopy Porch Beneath
Applicant : Mr A Simpson

Reason(s) for Refusal

- 1 The development would be contrary to part 6.2d of Supplementary Planning Document 2 - Housing Design, which requires first floor extensions not to project beyond a 45°line from the nearest habitable room window of adjacent dwellings, leading to the overshadowing of the attached dwelling and a resultant adverse impact on residential amenity.

- 2 The proposed balcony, by virtue of overlooking, would result in a loss of privacy presently enjoyed by the occupier(s) of 222 Ferry Road to the detriment of residential amenity contrary to part (ix) to Policy DM1 of the Development Management Plan 2014.
- 3 The development, by virtue of the unattractive flat roof first floor rear addition, would be contrary to the high quality design principles required by Policy CP1 of the Core Strategy 2011.

Application No : 17/00075/FUL Decision : **Application Permitted**
 Location : 286 Wakering Road Great Wakering SS3 9TP
 Proposal : Revised application for garage outbuilding
 Applicant : Mr D Snell

Application No : 17/00081/FUL Decision : **Refuse Planning Permission**
 Location : Franelle Church Road Rawreth
 Proposal : First Floor Rear Extension Incorporating Two Flat Roofed Rear Dormers
 Applicant : Mr & Mrs Owen

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.

- 2 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 : 17/00082/FUL Decision : **Application Permitted**
Location : 3 Englefield Close Hawkwell
Proposal : Demolition of the existing garage, and replacement with a part single storey, part two storey, side and rear extension with integral garage.
Applicant : Mr & Mrs J Lawrence

Application No : 17/00084/FUL Decision : **Application Permitted**
Location : 11 Eastcheap Rayleigh
Proposal : First Floor Rear Extension
Applicant : Mr Keith Watson-Dotchin

Application No : 17/00085/FUL Decision : **Application Permitted**
Location : 3 Alfreda Avenue Hullbridge
Proposal : Part single/Part two storey front extension
Applicant : Mr And Mrs A Golding

Application No : 17/00092/FUL Decision : **Refuse Planning Permission**
Location : 31A Hawkwell Road Hockley
Proposal : Front and Rear Flat Roof Dormers
Applicant : Mrs Stephanie Short

Reason(s) for Refusal

- 1 The proposed additions on the front elevation of the dwelling, at the scale and design proposed would appear overly dominant and have a detrimental effect upon the appearance and character of the host dwelling and overall visual amenity of the property, upsetting the balance between the semi-detached pair of dwellings. The proposal fails to promote high quality design and would not create a positive contribution to the surrounding built environment. The proposal would conflict with Policy CP1 of the Rochford District Council Local Development Framework Core Strategy (2011) and Policy DM1 of the Development Management Plan (2014), which require high quality design and proposals to take into account issues such as scale and form and visual amenity. The proposal is also contrary to one of the core principles of the National Planning Policy Framework which seeks to secure high quality design.

Application No : 17/00099/FUL Decision : **Application Permitted**
Location : Car Wash Adjacent Brookside Cafe London Road Rayleigh
Proposal : Retain Existing Stanchions for Lighting and Security Cameras in Working Areas
Applicant : Mrs Silva Gashi

Application No : 17/00106/FUL Decision : **Application Permitted**
Location : 30 London Hill Rayleigh
Proposal : Two Additional Vehicle Crossovers
Applicant : Flush Contracting LTD - Mr G Lodge

Application No : 17/00112/FUL Decision : **Application Permitted**
Location : 17 Western Road Rayleigh
Proposal : Demolish Existing Dwelling and Construct New 6-bed
Dwelling with Basement
Applicant : Mr & Mrs Tinsley

Application No : 17/00115/DOC Decision : **Discharge Of
Conditions**
Location : 1A Highfield Crescent Rayleigh
Proposal : Application to discharge conditions to two bedroomed
bungalow with garage granted planning permission 12th
June 2014 under application reference 14/00224/FUL
Applicant : DRM Developments Ltd - Mr David Marsh

Application No : 17/00118/FUL Decision : **Application Permitted**
Location : Great Wheatley Farm Great Wheatley Road Rayleigh
Proposal : Refurbishment of Cow Shed to replace doors, windows,
and roof and clad in black horizontal timber.
Applicant : Mr T Dean

Application No : 17/00120/FUL Decision : **Refuse Planning
Permission**
Location : 24 Ashcombe Rochford
Proposal : Proposed Front and Rear Flat Roof Dormers
Applicant : Mr & Mrs Miller

Reason(s) for Refusal

- 1 The proposed front dormer would be of an inappropriate design and scale that would be disproportionate and over dominant within the roofscape creating an incongruous feature, which would cause a damaging impact on the visual amenity and the quality of the streetscene. This would be contrary to the high quality design standards required by policy CP1 of the Core Strategy 2011 and policy DM1 of the Development Management Plan 2014.

Application No : 17/00123/FUL Decision : **Refuse Planning Permission**
Location : 31 Abbey Road Hullbridge
Proposal : Side Extension (Incorporating Rooms in Roof) With Front and Rear Flat Roof Dormers, Single Storey Front Extension (Porch) and New Vehicular Access onto Abbey Road

Bedrooms and other rooms added to roof space of existing roof, and in new roof over extension.
Applicant : Jonathon Byham

Reason(s) for Refusal

- 1 The amalgamation of the proposed side addition and the proposed dormers creates a large scale, overbearing development which is detrimental to the visual appearance of the dwelling and out of character with the surrounding built forms. This proposal is considered to be an overdevelopment leading to visual harm to the appearance of the dwelling and the character of the area as a whole. The proposal therefore fails to promote high quality design and would not create a positive contribution to the surrounding built environment. This is contrary to Policy CP1 of Rochford District Council's Core Strategy and Policy DM1 of the Rochford District Council's Development Management Plan, which require high quality design which promotes the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity, as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007).

Application No : 17/00129/FUL Decision : **Application Permitted**
Location : 16 Kent Way Rayleigh
Proposal : Single Storey Side Extension
Applicant : Mr & Mrs T. Bingley

Application No : 17/00131/FUL Decision : **Application Permitted**
Location : 1 Betts Cottages Betts Lane Hockley
Proposal : Single Storey Rear Extension
Applicant : Mrs Suzy McCarthy

Application No : 17/00134/FUL Decision : **Application Permitted**
Location : 4 Mill Lane Stambridge
Proposal : Demolish Existing Single Storey Rear Extension and Construct Single Storey Rear Extension
Applicant : Mrs S Lines

Application No : 17/00135/FUL Decision : **Application Permitted**
Location : 6 Bosworth Close Hawkwell
Proposal : Convert Garage into Habitable Room
Applicant : Mr & Mrs Patrick Abrahams

Application No : 17/00136/LDC Decision : **Grant Lawful Development Certificate**
 Location : 33 High Road Hockley
 Proposal : Application for a Certificate Of Lawfulness for Proposed Single Storey Sloped Roofed Rear Extension
 Applicant : Mr Darren Colderwood

Application No : 17/00146/FUL Decision : **Application Permitted**
 Location : 40 London Road Rayleigh
 Proposal : Single Storey Rear and Side Extension With Roof Lantern to Rear Element, Construct Basement and Enlarge/Alter Rear Dormer
 Applicant : Mr Mac Macovei

Application No : 17/00147/FUL Decision : **Application Permitted**
 Location : 1 Crouch View Grove Hullbridge
 Proposal : Two Storey Side Extension
 Applicant : Mr Johnson

Application No : 17/00149/FUL Decision : **Application Permitted**
 Location : 12 Warren Close Rayleigh SS6 7BD
 Proposal : Proposed Two Storey Side Extension With Front and Rear Pitched Roof Dormers
 Applicant : Mr James Saunders

Application No : 17/00153/LDC Decision : **LDC For Existing Use Approved**
 Location : Land Rear Of 38 Highcliff Crescent Rochford
 Proposal : Application for a Certificate of Lawfulness for Existing Land As Amenity And Allotment Garden In Association With Use Of 38 Highcliff Crescent
 Applicant : Mr J Collins

Application No : 17/00150/FUL Decision : **Application Permitted**
 Location : 67 Cheapside East Rayleigh SS6 9JU
 Proposal : First Floor Rear Extension
 Applicant : Mrs Stacey Lunn

Application No : 17/00151/FUL Decision : **Application Permitted**
 Location : 10 Goose Cottages Chelmsford Road Rawreth
 Proposal : Remove Existing Single Storey Side and Rear Extensions and Construct Two Storey Side Extension Incorporating Garage With Rear Balcony
 Applicant : Mr Stuart Wortley

Application No : 17/00154/FUL Decision : **Application Permitted**
Location : 54 Rectory Road Rochford
Proposal : Hip to Gable Roof Extension to Form Flat Roof Rear
Dormer
Applicant : Mr A And Mrs J Morley

Application No : 17/00155/FUL Decision : **Application Permitted**
Location : 2 Oak Walk Hockley
Proposal : Loft conversion Incorporating Hip to Gable Roof Extension,
Flat Roofed Rear Dormer, Pitched Roof Front Dormer and
Rooflight
Applicant : Mr & Mrs D Bradshaw

Application No : 17/00158/FUL Decision : **Application Permitted**
Location : 37 Broadlands Road Hockley
Proposal : Loft Extension Incorporating Hip to Gable Roof, Extended
Rear Dormer. Construct Single Storey Side Extension.
Applicant : Mr George Dalorto

Application No : 17/00160/FUL Decision : **Application Permitted**
Location : 31 Grasmere Avenue Hullbridge
Proposal : Demolish Dwelling and Construct One Pair Of Semi-
Detached Chalets
Applicant : Mr Johnson

Application No : 17/00161/FUL Decision : **Application Permitted**
Location : 3 Plumberow Mount Avenue Hockley
Proposal : Loft conversion and construct first floor rear extension
Applicant : Mr Andrew Bonser

Application No : 17/00162/FUL Decision : **Application Permitted**
Location : 3 High Mead Rayleigh
Proposal : Construct Single Storey Rear and Side Extension and Front
Porch
Applicant : Mrs Ruth Montanaro

Application No : 17/00163/DOC Decision : **Discharge Of
Conditions**
Location : Land Adjacent 76 Hullbridge Road Rayleigh
Proposal : Application to Discharge Condition No.2 of Planning
Application Reference 16/01108/FUL
Applicant : Mr Paul Crosley

Application No : 17/00164/FUL Decision : **Application Permitted**
Location : 36 Sutton Court Drive Rochford
Proposal : Single Storey Flat Roof Rear Extension with Roof Lantern
Applicant : Mrs J Martin

Application No : 17/00167/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 9 Gosfield Close Rayleigh
Proposal : Application for a certificate of lawfulness for proposed
removal of conservatory and construction of single storey
sloped roofed rear extension
Applicant : Mrs Jenny Hall

Application No : 17/00174/FUL Decision : **Application Permitted**
Location : 7 Woodlands Close Rayleigh
Proposal : Erect Trellis on top of Existing Fence (Overall Height 3.4m)
Applicant : Mr Tim Freeman

Application No : 17/00176/FUL Decision : **Application Permitted**
Location : 189 Eastwood Road Rayleigh
Proposal : Hip to Gable Roof Extensions and Rear Flat Roof Dormer
with Rooflights to Front Including Raising the Chimney
Stacks
Applicant : Mr Stuart McMeekin

Application No : 17/00180/LDC Decision : **Refuse Lawful
Development
Certificate**

Location : Maple Lodge 211 Rectory Avenue Ashingdon
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension
Applicant : Mr & Mrs Wood

Reason(s) for Refusal

- 1 The Permitted Development Rights for Householders Technical Guidance (PDTG) is clear that in cases where a proposed extension would adjoin other extensions to the dwellinghouse, which themselves extend beyond an original side wall of the dwellinghouse, the width of the extension for the purposes of part (j) should be taken at the widest point of the combined extensions. In this case, the widest point would be 4.2 metres wide which clearly exceeds half the width of the original dwellinghouse. As a result, the proposal is considered to not comply with part (ja) to Class A of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order (England) 2015.

Application No : 17/00182/FUL Decision : **Application Permitted**
Location : 128 Conway Avenue Great Wakering
Proposal : Construct Single Storey Side and Rear Extension and New
Roof Over Existing Flat Roof
Applicant : George Crossman

Application No : 17/00183/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 43 Langdon Road Rayleigh
Proposal : Application for a Certificate of Lawfulness for Proposed
Rooms in Roofspace Incorporating Hip to Gable Roof
Extension and Flat Roofed Rear Dormer
Applicant : Mr David Baker

Application No : 17/00186/FUL Decision : **Refuse Planning
Permission**
Location : 7 Great Eastern Road Hockley
Proposal : Side and Rear Extensions, Rooms in Extended Roof With
Pitched and Flat Roofed Front and Rear Dormers
Applicant : Mr David Mansfield

Reason(s) for Refusal

- 1 The proposed front dormer would be of a design, through its proposed flat and pitched roof features, and scale that would be disproportionate and overly dominant within the roofscape, causing a visually detrimental impact upon the character of the streetscene. This would be contrary to the high quality design standards required by policy CP1 of the Core Strategy 2011 and policy DM1 of the Development Management Plan 2014.
- 2 The amalgamation of the proposed side addition and the proposed front dormer creates a large scale, overbearing development which is detrimental to the visual appearance of the dwelling and out of character with the surrounding built forms. This proposal is considered to be an overdevelopment leading to visual harm to the appearance of the dwelling and the character of the area as a whole. The proposal therefore fails to promote high quality design and would not create a positive contribution to the surrounding built environment. This is contrary to Policy CP1 of Rochford District Council's Core Strategy and Policy DM1 of the Rochford District Council's Development Management Plan, which require high quality design which promotes the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity, as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007).
- 3 The proposed additions to the rear of the dwelling would create a fragmented appearance through the lack of conformity and continuation in design which results in a number of ill fitting, disjointed features. Due to the corner plot location of the application site, despite being located to the rear of the dwelling these features would remain in prominent view from the public realm. It is considered that the additions to the rear of the dwelling by way of their

poor design would be detrimental the visual appearance of the dwelling causing a negative impact on the street scene and the overall character of the area. The development would therefore be contrary to policy CP1 of the Core Strategy 2011 and policy DM1 of the Development Management Plan 2014.

Application No : 17/00187/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 18 Ronald Drive Raleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.3m from Original Rear Wall, Eaves Height 2.59m, Maximum Height 4m
Applicant : Mr Peter Plexidas

Application No : 17/00189/FUL Decision : **Application Permitted**

Location : 44 North Street Great Wakering
Proposal : Construct Single Storey Rear Extension
Applicant : Mr & Mrs D & S Cunningham

Application No : 17/00190/FUL Decision : **Application Permitted**

Location : The Chequers Inn High Street Canewdon
Proposal : Construct Single Storey Side Extension
Applicant : Mr Tony Kiley

Application No : 17/00191/FUL Decision : **Application Permitted**

Location : 92 Orchard Avenue Hockley
Proposal : Single storey flat roofed side extension, alterations to front and revised windows and doors to side and rear and new vehicle crossover
Applicant : Mrs Jo Smith

Application No : 17/00197/FUL Decision : **Application Permitted**

Location : Boxers The Chase Ashingdon
Proposal : Use former games room as annexe
Applicant : Mr Stephen Foreman

Application No : 17/00195/FUL Decision : **Application Withdrawn**

Location : 19 Kingsmans Farm Road Hullbridge SS5 6QB
Proposal : Construct Three Storey, Four Bedroomed House
Applicant : Mr & Mrs Antony and Elaine Rust

Application No : 17/00196/FUL Decision : **Application Permitted**
Location : 64 Kingswood Crescent Rayleigh SS6 7BH
Proposal : Revised application for two storey side extension and
convert existing garage into habitable accommodation. New
monopitched roof to replace existing flat roof over garage
and existing rear flat roof extended
Applicant : Mr B Stevens

Application No : 17/00198/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 31 Spencer Gardens Rochford
Proposal : Application for a Certificate of Lawfulness for a Proposed
Single Storey Rear Extension
Applicant : Mr Richard Rawlinson

Application No : 17/00199/FUL Decision : **Application Permitted**
Location : 8 Purdeys Way Rochford
Proposal : Change Use Of Part Of Premises From Use Class B2
(General Industrial) to Use Class D1 (Place of Worship)
Applicant : Praise Christian Centre

Application No : 17/00200/FUL Decision : **Application Permitted**
Location : 8 Purdeys Way Rochford
Proposal : Change Use Of Part Of Building From Use Class B2
(General Industry) to Use as Trampoline Park (Use Class
D2 Assembly and Leisure) and External Alterations
Applicant : Jump Arena

Application No : 17/00201/FUL Decision : **Application Permitted**
Location : 72 Clarence Road Rayleigh
Proposal : Single Storey Front Side and Rear Flat Roof Extension
Incorporating Garage
Applicant : Mr Alan Mechem

Application No : 17/00202/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 21 Holt Farm Way Rochford
Proposal : Application for a certificate of lawfulness for a proposed
rear dormer
Applicant : Mr & Mrs Playfair

Application No : 17/00204/FUL Decision : **Application Permitted**
Location : 5 Dalys Road Rochford
Proposal : Single Storey Rear Extension (Conservatory)
Applicant : Mr & Mrs How

Application No : 17/00206/FUL Decision : **Application Permitted**
Location : 8 Purdeys Way Rochford
Proposal : Convert part of Car Park Into 3No. Storage Yards and Erect
2.4m High Fence and Gates
Applicant : Mr Carl Cantor

Application No : 17/00210/ADV Decision : **Refuse Planning
Permission**
Location : 85 High Street Rayleigh
Proposal : Replace Fascia Signage
Applicant : Boots Opticians

Reason(s) for Refusal

- 1 The internal illumination of the proposed signage would be out of character with the surrounding conservation area, causing detriment to the visual amenity of the locality and undermining the special character of the area. It is considered that the proposal would be contrary to section 134 of the NPPF, CP2 of the Core Strategy and to Policies DM37 and DM38 of the Development Management Plan (2014).

Application No : 17/00212/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : 6 Main Road Hawkwell SS5 4JN
Proposal : Application for a Lawful Development Certificate for
Proposed Pitched Roof Over Existing Flat Roof Extension
with Roof Lights
Applicant : Mr David Baker

Reason(s) for Refusal

- 1 The proposed roof alterations would be to an existing extension to the rear of the application dwellinghouse. In accordance with the Technical Guidance, it is therefore of relevance to consider whether the proposal is permitted development within the provisions of Class A and Class C to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. In this case, the extension exceeds 3 metre in depth beyond the original rear wall of the dwellinghouse, contrary to part (f) of Class A, and Prior Approval has not been sought which might otherwise permit an extension beyond 3 metres in depth under part (g) of the same Class.

It is therefore considered that the proposal would fail to comply with part (f) to Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and would require planning permission.

Application No : 17/00226/NMA Decision : **Application Permitted**
Location : 50 East Street Rochford
Proposal : Application for non material amendment to approved
planning application 15/00667/FUL
Applicant : Silver City Estates

Application No : 17/00222/FUL Decision : **Application Permitted**
Location : Covertside Trinity Wood Road Hockley
Proposal : Demolish Existing Chalet and Construct Detached Dwelling
Applicant : Mr S Smith

Application No : 17/00224/FUL Decision : **Application Permitted**
Location : 10 Cromwell Road Hockley SS5 4DB
Proposal : Single Storey Rear Extension (Conservatory)
Applicant : Mrs H Flemming

Application No : 17/00232/FUL Decision : **Refuse Planning
Permission**
Location : 23 Laburnum Way Rayleigh SS6 9GN
Proposal : Construct Single Storey Rear Extension
Applicant : Mr Gavin Milton

Reason(s) for Refusal

- 1 It is considered that by way of the proposed height of the extension and its close proximity to the boundary with the neighbouring dwelling to the south, 24 Laburnum Way, the development would cause an unacceptable overbearing impact and level of overshadowing, detracting from the established level of amenity enjoyed by the occupiers of the neighbouring property. The proposed ground floor rear extension would be an intrusive and unneighbourly development contrary to Policy DM1 of the Development Management Plan (2014) as well as Supplementary Planning Document 2 Housing Design (2007).

Application No : 17/00234/DPDP1 Decision : **Not Permitted
Development**
Location : 5A Leamington Road Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.4m from Original Rear Wall, Eaves
Height 2.35m, Maximum Height 4m
Applicant : Mr & Mrs Stanesby

Application No : 17/00241/FUL Decision : **Application Permitted**
Location : 34 St Andrews Road Rochford
Proposal : Demolish Garage and Side Addition and Construct Two
Storey Side Extension to Form Annexe
Applicant : Mrs M Glanville

Application No : 17/00257/NMA Decision : **Application Permitted**
Location : 50 East Street Rochford
Proposal : Application for non-material amendment to development to
construct first floor rear extension and construct two storey
side/rear extension and convert resultant building into 7 No.
two bedroomed and 1 No. one bedroomed flats as
approved on 31st March 2016 under planning application
reference 15/00667/FUL including:
-Revised bedroom 2 to flats 1 ,5 & 7
-Amend windows to reflect current type, with reference to
obscured and fixed portions
-Amend layout to flat 2 to show current changes
-En-suite only to flat 5, flat 1 en-suite omitted from plans
-Render right hand bay, viewed from back, and board area
above rear entrance as per visual
-Retain brick work to front of property
-New low glass balustrade to single storey areas to front
and rear
-Glazed canopies over all entrances
-Replace timber surround to front of property
-Paving slab paths
-Re-surface car parking area with tarmac, falls to existing
drainage
-Box edging to form rear garden area to flat 5, and to rear
wall of flat 6
Applicant : Silver City Estates

Application No : 17/00245/DPDP6 Decision : **Prior Approval of
Details Not Required**
Location : Lubards Farm Hullbridge Road Rayleigh
Proposal : Application for Prior Approval for Steel Portal Frame
Agricultural Building
Applicant : Mr Pinkerton - A & E Pinkerton

Application No : 17/00247/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Downswood Hooley Drive Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 4.0m
Applicant : Mr & Mrs Miller

Application No : 17/00248/DPDP1 Decision : **Not Permitted Development**

Location : Downwood Hooley Drive Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8.0m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 4.0m
Applicant : Mr & Mrs Miller

Application No : 17/00254/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 139 London Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.5m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m
Applicant : Mr Simon Compton

Application No : 17/00250/LDC Decision : **Grant Lawful Development Certificate**

Location : 1A Hullbridge Road Rayleigh
Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Side Extension
Applicant : Mr Charles Hill

Application No : 17/00277/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 4 Harewood Avenue Rochford
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.5m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m
Applicant : Mr And Mrs Steed

Application No : 17/00281/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 83 Clifton Road Ashingdon
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.36m from Original Rear Wall, Eaves Height 2.93m, Maximum Height 3.5m
Applicant : Mr Graham Key

Application No : 17/00299/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 19 Kilnwood Avenue Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.5m
Applicant : Mr Nick Pinn

Application No : 17/00331/DPDP3M Decision : **Application Withdrawn**
Location : Rainbows End Beeches Road Rawreth
Proposal : Application for Prior Approval for Two Agricultural Buildings,
One for Housing Livestock and One for Storage of
Machinery (Land North of Beeches Road)
Applicant : Essex Goats