

PLANNING DECISIONS – August 2017

Application No : 10/00437/DPDP24 Decision : **Permitted Development**
Location : Fitzwimarc Secondary School 72 Hockley Road Rayleigh
Proposal : Removal and Replacement of the Existing Antennas
Mounted on Poles on the Rooftop and Installation of
Further Electronic Equipment Internally with Existing
Equipment Room
Applicant : Telefonica 02 UK Ltd

Application No : 15/00605/FUL Decision : **Application Permitted**
Location : The Brambles Clements Hall Lane Hawkwell
Proposal : Remove Existing Garage Outbuilding and Construct
Detached Garage Building with Office Space at First Floor
Applicant : Mr Rod Carrington

Application No : 15/00736/FUL Decision : **Application Permitted**
Location : Land Adjacent Grange Villa London Road Rayleigh
Proposal : Form Access And Layout Site To Provide Residential
Development Of 21 Flats And 26 Houses (47 Dwellings In
Total)
Applicant : Mr Steve Johnson - Silver City Estates Ltd

Application No : 17/00213/FUL Decision : **Refuse Planning
Permission**
Location : Old Pumping Station Fambridge Road South Fambridge
Proposal : Change use of land and erection of equestrian facility
including stables, horse walker and hay store and re-use of
pumping station building. Construct entrance gates. Provide
access road and turning area.
Applicant : Mr Tony Elliott

Reason(s) for Refusal

- 1 The application site lies within the Metropolitan Green Belt and the Coastal Protection Zone as defined in the Local Development Framework Allocations Plan (2014). In accordance with the National Planning Policy Framework inappropriate development within the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The provision of

appropriate facilities for outdoor sport are appropriate in the Green Belt, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Development within the Coastal Protection Belt (CPB) should not adversely affect the open and rural character of the CPB. Proposals for new equine facilities are subject to a range of criteria including minimising the impact on the character, appearance and openness of the Green Belt.

The proposed development in this case would significantly increase the amount of development on the site and is judged to be materially harmful to the open and rural character of the area. It would amount to encroachment into the Green Belt and adversely affect its visual amenities. The proposal is considered to be inappropriate development in the Green Belt and the details submitted in support of the application are not considered to amount to the very special circumstances necessary to overcome the harm that would be caused to the Green Belt. Accordingly the development would be contrary to Policies ENV2 and GB1 of the Core Strategy and Policy DM15 of the Development Management Plan of the Rochford Local Development Framework and the National Planning Policy Framework.

- 2 The submitted drainage strategy does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted strategy fails to:-

- o Provide Infiltration testing to demonstrate that infiltration via soakaway is feasible.
- o More detail needs to be submitted to show how the drainage scheme complies with local and national standards. It should be shown that an appropriate run off rate and storage provision has been chosen and supported by calculations.
- o Insufficient evidence has been submitted to demonstrate suitable water quality treatment, as outlined in chapter 26 of the CIRIA SuDs Manual C753.
- o The submitted details fail to provide an indicative drainage plan to demonstrate the proposed location and sizing of all SuDs features. The absence of the above information prevents the Local Planning Authority being in a position to clearly assess if the proposal could give rise to increased surface water flooding in the locality.

Application No : 17/00228/FUL Decision : **Application Permitted**
Location : 289 Ferry Road Hullbridge SS5 6NA
Proposal : Demolish Existing Dwelling and Construct Part Two-Storey
Part Three Storey Building To Comprise Of 10 no Two
Bedroomed And 2 no Three Bedroomed Flats With Parking
Applicant : CJD Artillery Lane Ltd

Application No : 17/00230/LDC Decision : **LDC For Existing Use Approved**
Location : Tyndol Chelmsford Road Rawreth
Proposal : Application for a certificate of lawfulness for existing mixed use of land for vehicle and tyre repair, storage and sales, and also residential use
Applicant : Mr Colin Haywood

Application No : 17/00260/FUL Decision : **Refuse Planning Permission**
Location : Site Of 31 And 33 White Hart Lane Hawkwell
Proposal : Demolish Existing Dwellings and Construct Development Of 3 No. Four Bedroomed Houses and 4 No. Three Bedroomed Bungalows
Applicant : Mr D Frost - Frost Homes (UK) Ltd

Reason(s) for Refusal

- 1 The site lies within a critical drainage area as defined by Essex County Council. The submitted application fails to demonstrate the adequacy of the proposed surface water drainage arrangements and therefore the submitted drainage strategy does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

In particular, the submitted strategy fails to:

- o Provide a drainage scheme that meets local and national standards for surface water drainage

More detail should be submitted to show how the drainage scheme complies with local and national standards. It should be shown that an appropriate run-off rate and storage provision has been chosen and provide information on water quantity with support of 2 calculations and water quality which is shown to be in line with the CIRIA SuDs Manual C753. In the absence of this it is considered that the Local Planning Authority cannot properly consider the proposal and be clear about how the proposed drainage will ensure that the risk of flooding is not increased by surface water runoff from the site contrary to Policy DM28 of the Rochford District Council Local Development Framework Development Management Plan (2014).

Application No : 17/00282/FUL Decision : **Application Permitted**
Location : 158 London Road Rayleigh SS6 9DT
Proposal : Vehicle Crossover
Applicant : Miss Faith Inwood

Application No : 17/00288/FUL Decision : **Refuse Planning
Permission**
Location : 388 Rectory Road Hawkwell
Proposal : Construct New Vehicle Crossover, Detached Garage to
Rear and Alterations and Extensions to Convert Existing
Bungalow into House
Applicant : Mr and Ms Tullet and Pickrell

The proposals involve raising the roof of the existing dwelling house in addition to increasing the overall habitable floor space of the property in excess of 83 square metres which would equate to an overall increase in floor space in excess of 130% of the original building and way in excess of that considered proportionate under the provisions of national policy and local Policy DM 17. The extension proposed would therefore be inappropriate. Furthermore, the increase in height and resultant bulk of the enlarged dwelling would reduce openness and further urbanise that part of the Green Belt in which the site is situated.

It is considered that the development by reason of the proposed disproportionate additions would constitute inappropriate development by definition of paragraph 89 of the National Planning Policy Framework (NPPF) 2012 which the Framework states is, by definition harmful to the Green Belt. Added to the harm of being inappropriate development is the level of impact that the development would have in diminishing the openness of this part of the Green Belt.

The development is considered contrary to the fundamental principles of Rochford District Council's Core Strategy policy GB1 (Green Belt Protection), policy DM17 of Rochford Council's Development Management Plan (adopted December 2014) and the provisions of Section 9 The National Planning Policy Framework (NPPF) 2012.

Application No : 17/00300/FUL Decision : **Application Permitted**
Location : Springfield Stambridge Road Stambridge
Proposal : Two Storey Front, Side and Rear Extensions
Applicant : Mr Jason Clement

Application No : 17/00356/FUL Decision : **Refuse Planning
Permission**
Location : 4 Sunnyfield Gardens Hockley
Proposal : Extension to Garage, First Floor Side Extension Over and
New Roof Over Porch and Garage
Applicant : Mr Steve Weidner

Reason(s) for Refusal

- 1 It is considered that the proposed extension by virtue of closing the gap at first floor level between the application site and Number 2 the neighbouring property will constitute a visual interruption to the character of the built form

from the public realm and which is considered to be out of character with the established pattern of built form within the street scene.

It is considered that the proposed extension would introduce a discordant visual element at first floor level within the street scene at this particular location thus conflicting with policy DM1 of the council's Development Management Plan (adopted December 2014) the same time as undermining the objectives of Supplementary Planning Document 2 (Housing Design) which requires consideration be given to the relationship between existing and proposed buildings and the impact of coalescence of built form on the character of streets

Application No : 17/00367/FUL Decision : **Refuse Planning
Permission**
Location : 12 High Mead Rayleigh
Proposal : Construct Two Storey Side and Rear Extension and Porch
to Front
Applicant : Mr James Oakley

Reason(s) for Refusal

- 1 The proposed extension to the rear of the property would have a materially adverse impact on the neighbour at no. 14 High Mead by reason of its excessive depth and height in close proximity to the shared boundary. It would result in the loss of light to the nearest habitable room and appear overbearing and visually dominant from the neighbour's rear garden area. Accordingly the proposed development would not be in accordance with the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design, Policy CP1 of the Core Strategy and Policy DP1 of the Development Management Plan.

Application No : 17/00393/FUL Decision : **Application Permitted**
Location : 15 Hawthorne Gardens Hockley SS5 4SW
Proposal : Erection of Amateur Radio Mast and Aerials
Applicant : Mr Jon Stow

Application No : 17/00400/FUL Decision : **Refuse Planning
Permission**
Location : The Barn Trenders Avenue Rayleigh
Proposal : Demolish Part Of Cart Lodge, Raise Roof to Part, Construct
Single Storey Extensions, Add Chimneys and Convert
Office Building to Form 2 No. Dwellings and Form Two
Accesses Onto Trenders Avenue and Construct 2 No.
Detached Garages
Applicant : Mr Greenwood

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green Belt. Within the Green Belt, as defined in the NPPF and the Council's supporting Green Belt Policies within the adopted Core Strategy and Development

Management Plan, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use and extension of existing buildings (other than reasonable, proportionate extensions to existing structures). Any development, which is permitted, shall be of a scale, design and siting, such that the openness of the countryside is not impaired.

The proposed development of the existing barn would amount to an increase in internal floorspace of approximately 145.39 square metres which is an increase upon the original floor space of approximately 56%. This is considered to be an excessive increase in floorspace which is disproportionate to that of the existing building causing harm to the character of the Green Belt. The proposed development also includes the construction of two cart lodges which would amount to new development upon Green Belt land, which is deemed inappropriate.

The proposed development is considered excessive, rather than reasonable, resulting in a substantial change in the floorspace of the original property and additional separate built forms and is therefore deemed detrimental to the openness of the Green Belt and thus considered inappropriate development. 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. Therefore the proposal is considered to be inappropriate development upon Green Belt land, negatively impacting upon its open character, contrary to Policies DM10 and DM11 (iii) of the Development Management Plan, GB1 of the Core Strategy as well as the Green Belt guidance provided within the NPPF.

Application No : 17/00422/FUL Decision : **Refuse Planning
Permission**
Location : 98 Warwick Road Rayleigh SS6 8TF
Proposal : Change of Use of Verge Area to Garden and Enclose with
1.8m High Fence
Applicant : Colin Keys

Reason(s) for Refusal

- 1 The incorporation of the grass verge into the garden area of the property and its enclosure with high level fencing abutting the highway boundary would disrupt the openness of the street resulting in a significantly negative change to the overall design, layout and therefore character of the locality to the detriment of the amenity of all surrounding residents who may use or reside in the area contrary to policy CLT5 of the Core Strategy and paragraph 16 of Supplementary Planning Document 2.

Application No : 17/00453/OUT Decision : **Grant Outline Planning Permission**
Location : Builders Yard And Store 1 Websters Way Rayleigh
Proposal : Outline Application for Proposed Two Storey Extension to Existing Building and Change Use From Storage to One Bedroomed Detached House. Construction of Two Storey Building to Provide 2 x Two Bedroomed Flats. Create Parking and Amenity Area to Serve New Dwellings.
Applicant : Mr D Dowling

Application No : 17/00457/FUL Decision : **Application Permitted**
Location : 3 Weir Pond Road Rochford
Proposal : Two Storey Extension to Form Restaurant at Ground Floor with 2-bed Flat Above over Two Storeys with Roof Garden/Amenity Area
Applicant : Mr Robert Dye

Application No : 17/00459/FUL Decision : **Application Permitted**
Location : 1 Royer Close Hawkwell SS5 4LR
Proposal : Single Storey Flat Roofed Rear Extension With Roof Lantern
Applicant : Mrs Elvira Miles

Application No : 17/00481/FUL Decision : **Application Permitted**
Location : 3 Nelson Close Rayleigh SS6 8HE
Proposal : Two Storey Rear Extension Altering Flat Roof Rear Dormer to Four Pitched Roof Dormers
Applicant : Mr & Mrs P. Russell

Application No : 17/00484/LDC Decision : **Grant Lawful Development Certificate**
Location : Murrells Hall Blountswood Road Hullbridge
Proposal : Application for a Certificate of Lawfulness for Proposed Games Room And Changing Rooms Outbuilding
Applicant : Mr Matthew Voigts

Application No : 17/00492/FUL Decision : **Application Permitted**
Location : 33 Crouch Avenue Hullbridge SS5 6BS
Proposal : Single Storey Side/Rear Extension with Roof Lantern
Applicant : Mr Pracy

Application No : 17/00497/FUL Decision : **Refuse Planning Permission**

Location : 3 The Drive Hullbridge SS5 6LZ
Proposal : Single Storey Rear Extension with Rooflights and Two Storey Side Extension
Applicant : Mr Richard Murphy

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 1 The Drive 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 : 17/00502/FUL Decision : **Refuse Planning Permission**

Location : 8 Harrow Close Hawkwell SS5 4HQ
Proposal : Outbuilding to Rear for use as a Playhouse
Applicant : Mr Stephen Bliss

Reason(s) for Refusal

- 1 The proposed erection of an out building close to the rear boundary of the application site would result in a visually dominant and over bearing structure that would appear incongruous in the rear garden area of neighbouring properties and materially harmful to the visual amenities of occupiers.

Application No : 17/00519/LBC Decision : **Grant Listed Building Consent**

Location : All Saints Church Sutton Road Rochford
Proposal : Removal of Memorial from All Saints Church to St Andrews Church, Rochford.
Applicant : Mr Martin Stuchfield

Application No : 17/00512/COU Decision : **Refuse Planning Permission**

Location : 11 West Street Rochford
Proposal : Convert Kings Head Public House To 12 no Multiple Occupancy Bed Sitting Units And Alterations
Applicant : Parabar Development Ltd

Reason(s) for Refusal

- 1 The proposed loss of the ground floor commercial premises within this

important town centre location would have an adverse impact on the commercial vitality of Rochford Town Centre and would be contrary to Policy 3 of the Rochford Town Centre Area Action Plan , Policies RTC1 and RTC5 of the Core Strategy 2011, and Policy DM34 of the Development Management Plan 2014

Application No : 17/00513/LBC Decision : **Grant Listed Building Consent**

Location : 11 West Street Rochford
Proposal : Convert Kings Head Public House to 12no. Multiple Occupancy Bed Sitting Units and Alterations
Applicant : Parabar Development Ltd

Application No : 17/00527/FUL Decision : **Application Permitted**

Location : 21 Tudor Way Hawkwell
Proposal : Hip to Gable Roof Extension to Provide Two Pitched Roof Front Dormers and Flat Roof Rear Dormer and Single Storey Flat Roof Rear Extension
Applicant : Mr Simon Still

Application No : 17/00528/FUL Decision : **Application Permitted**

Location : 26 Trinity Road Rayleigh SS6 8QD
Proposal : Part Two Storey/Part Single Storey Rear Extension with Roof Lantern, Pitched Roof Front Dormer and Flat Roof Rear Dormer
Applicant : Mr & Mrs Blackmore

Application No : 17/00531/FUL Decision : **Application Permitted**

Location : Land South of 27 Church Road Barling Magna
Proposal : Proposed Detached 4-bedroom Dwelling
Applicant : Mr Matthew Lawrence

Application No : 17/00534/FUL Decision : **Refuse Planning Permission**

Location : 49 Ambleside Gardens Hullbridge SS5 6ES
Proposal : Part Two/Part Single Storey Side Extension with Rooflights to Single Storey Element
Applicant : Mr Chris Harris

Reason(s) for Refusal

- 1 The proposed extension would, by reason of its excessive bulk and depth have a materially harmful visual impact on the streetscene and would in addition create a significant imbalance with its attached neighbour which together would be materially harmful to the character and appearance of the area. Accordingly the proposed development would not be in accordance with the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design, Policy CP1 of the Core Strategy and Policy DP1 of the Development Management Plan.

Application No : 17/00540/FUL Decision : **Application Permitted**
Location : The Crouch Kingsmans Farm Road Hullbridge
Proposal : Proposed Pontoon for Mooring
Applicant : Mr Nicholas Contopoulos

Application No : 17/00541/FUL Decision : **Application Permitted**
Location : Browhead Kingsmans Farm Road Hullbridge
Proposal : Construct Pontoon For Mooring
Applicant : Mrs Barbara Contopoulos

Application No : 17/00542/FUL Decision : **Application Permitted**
Location : 386 Little Wakering Road Barling Magna SS3 0LN
Proposal : Demolition of existing single storey rear extension. New
single storey rear extension
Applicant : Mr Paulo Genta

Application No : 17/00551/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 5 Badgers Mount Hockley
Proposal : Application for a Lawful Development Certificate for
Proposed Outbuilding to Rear
Applicant : Mr Melvyn Mason

Application No : 17/00562/FUL Decision : **Refuse Planning
Permission**
Location : 1 Turret Cottages High Road Hockley
Proposal : Construct Single Storey Side Extension
Applicant : Mr Norman McPherson

Reason(s) for Refusal

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

The proposed side extension would significantly exceed the 25% limit for extensions set out in the Rochford District Council Local Development Framework Development Management Plan, Policy DM 17, especially when the existing rear extension is taken into account. Accordingly the proposal is considered to be inappropriate development in terms of the National Planning Policy Framework that would be materially harmful to the openness of the Green Belt in this location. The proposal is to provide accommodation for a disabled person and there would be a fallback position in terms of a smaller

side extension under permitted development. While these are material considerations they are not considered to amount to the very special circumstances that would clearly outweigh the harm by reason of inappropriateness. The development would, therefore, be contrary to Policy DM21 of the Rochford District Council Local Development Framework Development Management Plan and the National Planning Policy Framework.

Application No : 17/00565/FUL Decision : **Refuse Planning
Permission**
Location : Land South Of The Limes Church Road Hockley
Proposal : Demolish Existing Garage and Construct Two 4-Bed
Detached Houses
Applicant : Mr S Page

Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt where permission will not be given, except in very special circumstances, for the construction of new buildings (other than the reasonable extension of existing buildings or the replacement of existing buildings) as defined at paragraph 89 to the National Planning Policy Framework (2012).

The proposal for the development of the site does not fall within any of the excepted categories and is inappropriate. It is the opinion of the Local Planning Authority that no very special circumstances have been presented to sufficiently outweigh the harm to the Metropolitan Green Belt by way of inappropriateness and the harm caused by the piecemeal urbanisation to the area, sufficiently to justify overriding the strong presumption against the construction of new dwellings in the Green Belt.

Application No : 17/00568/FUL Decision : **Application Permitted**
Location : 284 Ashingdon Road Rochford
Proposal : Demolish Existing Conservatory and Construct Single
Storey Flat Roof Rear Extension
Applicant : Mr & Mrs Clark

Application No : 17/00569/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 4 Kendal Close Rayleigh SS6 8LF
Proposal : Application for a Lawful Development Certificate for
Proposed Flat Roof Single Storey Rear Extension with Roof
Lantern and Pitched Roof Front Porch
Applicant : Mr & Mrs Jimi & Victoria Chittock & Smith

Application No : 17/00570/FUL Decision : **Application Permitted**
Location : 4 Kendal Close Rayleigh SS6 8LF
Proposal : Construct Vehicle Crossover
Applicant : Mr Jimi Chittock & Mrs Victoria Smith

Application No : 17/00571/FUL Decision : **Application Permitted**
Location : 54 Woodlands Road Hockley SS5 4PY
Proposal : Demolish Existing Dwelling and Construct 5-bed Detached House
Applicant : Mr & Mrs S Cheshire

Application No : 17/00572/FUL Decision : **Application Permitted**
Location : 3 Woodpond Avenue Hockley
Proposal : Shed structure (retrospective)
Applicant : Mr S Weinder

Application No : 17/00573/FUL Decision : **Application Permitted**
Location : 52 The Bramleys Rochford
Proposal : Proposed Side Extension, and Create Rooms in Roof with Front and Rear Flat Roof Dormers
Applicant : Mr Lee Smith

Application No : 17/00575/FUL Decision : **Application Permitted**
Location : 10 Mortimer Road Rayleigh SS6 9NX
Proposal : Construction of first floor rear extension
Applicant : Mr Howard Levene

Application No : 17/00576/FUL Decision : **Application Permitted**
Location : 49 Park Gardens Hawkwell SS5 4HF
Proposal : Construct Single Storey Side Extension With Flat Roof Over and Lantern.
Applicant : Mr Craig Albon

Application No : 17/00583/LDC Decision : **Grant Lawful Development Certificate**
Location : 6 New Row Waterside Road Paglesham
Proposal : Application For a Certificate Of Lawfulness For Proposed Extension to Existing Garage and New Outbuilding For Use as Gymnasium
Applicant : Mr Anthony Leggett

Application No : 17/00584/LDC Decision : **Grant Lawful Development Certificate**
Location : 6 New Row Waterside Road Paglesham
Proposal : Application For a Certificate of Lawfulness For Proposed Single Storey Rear Extension
Applicant : Mr Anthony Leggett

Application No : 17/00586/LDC Decision : **Refuse Lawful Development Certificate**

Location : 45 Southend Road Hockley SS5 4PZ
Proposal : Application for a Lawful Development Certificate for Proposed Rear Dormer
Applicant : E Smiles Ltd - Mr Zaheed Harunani

Reason(s) for Refusal

- 1 Buildings falling with Class D1 of the Use Classes Order do not benefit from any permitted development rights relating to extensions to their roofs. It is therefore considered that the development described, and as shown on the submitted drawings, could not lawfully be permitted development within the provisions of the Town and Country Planning (General Permitted Development) Order 2015, and would require planning permission.

Application No : 17/00587/FUL Decision : **Refuse Planning Permission**

Location : 33 Caversham Park Avenue Rayleigh SS6 9QA
Proposal : Construct Part Two Storey, Part Single Storey Side Extension and Single Storey Rear Extension. New Window to First Floor Side Elevation.
Applicant : Mr Andrew Osborne

Reason(s) for Refusal

- 1 The proposed two-storey side extension would create an addition of an excessive bulk in relation to the application site and associated dwelling, which would cause a negative impact on the street scene and the overall character of the area. The proposed addition would create a detrimental impact on outlook and visual appearance of the area, causing a negative impact on the visual amenity of the locality as well as creating an overbearing impact on the neighbouring dwellings at numbers 35 and 37 Caversham Park Avenue. The proposed development is therefore considered to be contrary to Policy CP1 of Rochford District Council's Core Strategy as well as Policies DM1 and DM3 of Rochford District Council's Development Management Plan.

Application No : 17/00656/FUL Decision : **Refuse Planning Permission**

Location : 79 Clarence Road Rayleigh SS6 8TB
Proposal : PartTwo/Part Single Storey Storey Side and Rear Extension with Roof Lights to Rear Element. Garage to be Demolished
Applicant : Mrs Sarah Bromage

Reason(s) for Refusal

- 1 The flat roofed design of the proposed two-storey rear extension would be considered incongruous with the design of the surrounding properties creating

an unattractive, poorly designed, incompatible feature which would cause a negative impact on the visual appearance of the dwelling causing detriment to the visual amenity of the neighbouring dwellings and the character of the area as a whole. It is therefore considered that the proposed roof design of this element of the development would be contrary to Supplementary Planning Document 2 - Housing Design (2007) as well as Policy CP1 of Rochford District Council's Core Strategy and Policy DM1 of the Rochford District Council's Development Management Plan, which requires high quality design promoting the character of the locality to ensure that the development positively contributes to the surrounding natural and built environment and residential amenity.

- 2 The proposed development fails to provide a satisfactory side isolation space between the resultant building and the site boundary with 77 Clarence Road at first floor level. The proposal conflicts the Council's Supplementary Planning Document 2 - Housing Design (2007) which seeks 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 is also contrary to Policy DM1 in relation to visual amenity and the creation of an overbearing impact on this neighbouring dwelling. If permitted the proposal would also lack suitable space about the resultant buildings proving visually detrimental to the pattern of development within the street and the overall appearance of the streetscene.

Application No : 17/00592/FUL Decision : **Application Permitted**
Location : 15 Chestnut Close Hockley SS5 5EJ
Proposal : Hip to Gable Roof Extension and Add Two Pitched Roof
Front Dormers and Flat Roof Rear Dormer with Juliet
Balcony at First Floor
Applicant : Mrs R Watson

Application No : 17/00593/FUL Decision : **Application Permitted**
Location : Land Adjacent 29 Dalys Road Rochford
Proposal : Construct 3-Bed Detached House
Applicant : Mr Adam Porter

Application No : 17/00596/FUL Decision : **Application Permitted**
Location : 58 The Chase Rayleigh
Proposal : Alterations to Existing Porch, Bay Window to Front With
Extended Roof Over Bay Window
Applicant : Mr Nathan Pavitt

Application No : 17/00594/FUL Decision : **Application Permitted**
Location : 34 South Avenue Hullbridge SS5 6HA
Proposal : Single storey flat roofed side addition and sloped roof to
front projection
Applicant : Mr Law

Application No : 17/00597/FUL Decision : **Refuse Planning Permission**

Location : Tethers End Old London Road Rawreth
Proposal : Remove Existing Conservatory, Construct Infill Rear Extension, Front Roof Light, Two Additional Pitched Roof Rear Dormers and Roof Lights, Alterations to Fenestration and Raised Patio to Rear.

Applicant : Mr & Mrs Paul Bagshaw

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 : 17/00599/FUL Decision : **Application Permitted**

Location : 214 Ashingdon Road Rochford SS4 1TB
Proposal : Single Storey Flat Roofed Rear Extension with Roof Lantern, Raise and Extend Roof Forming Front and Rear Pitched Roof Dormers

Applicant : Mr Newman

Application No : 17/00602/OUT Decision : **Refuse Planning Permission**

Location : Bramblehurst Farm Hyde Wood Lane Canewdon
Proposal : Outline Application for Dwelling to Replace Existing Mobile Home

Applicant : Ms C Buckingham

Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt where permission will not be given, except in very special circumstances, for the

construction of new buildings (other than the reasonable extension of existing buildings or the replacement of existing buildings) as defined at paragraph 89 to the National Planning Policy Framework (2012).

The proposal for the development of the site does not fall within any of the excepted categories, and is inappropriate. It is the opinion of the Local Planning Authority that no very special circumstances have been presented to sufficiently outweigh the harm to the Metropolitan Green Belt by way of inappropriateness and harm to openness, sufficiently to justify overriding the strong presumption against the construction of new dwellings in the Green Belt.

Application No : 17/00605/FUL Decision : **Application Permitted**
Location : 33 Teignmouth Drive Rayleigh SS6 9PE
Proposal : Two Storey Rear/Side Extension. Reposition Pergola Structure.
Applicant : Mr Nitin Khandhia

Application No : 17/00606/FUL Decision : **Application Permitted**
Location : 6 Banyard Way Rochford SS4 1UQ
Proposal : Two Storey Side Extension
Applicant : Mr & Mrs J Lord

Application No : 17/00607/FUL Decision : **Application Permitted**
Location : 17 Warren Close Rayleigh SS6 7BD
Proposal : Construct Two Storey Front Extension. Changes to Fenestration
Applicant : Ms Mia Gardner

Application No : 17/00609/LBC Decision : **Application Withdrawn**
Location : 35 Back Lane Rochford
Proposal : Change of Use of Premises To Provide Tea Garden
Applicant : Ms Janice Watts

Application No : 17/00610/COU Decision : **Application Permitted**
Location : 35 Back Lane Rochford
Proposal : Change of Use of Premises to Provide Tea Garden
Applicant : Ms Janice Watts

Application No : 17/00614/FUL Decision : **Refuse Planning Permission**
Location : Black Barns Church Road Hockley
Proposal : Retrospective Application to Retain Approved Stable Building For Use as Class B1 (office), B8 (storage) and Equine/Agricultural Use And Change Use of Hay Barn For Mix of Employment Uses Under Classes B1(a) and B8
Applicant : Mrs Belinda Cripps

Reason(s) for Refusal

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

While the proposed change of use of the former hay store would be appropriate development in the Green Belt and is considered acceptable, the proposal for an additional building for commercial use would be inappropriate development in terms of the National Planning Policy Framework paragraphs 87 and 88. As a consequence it would be materially harmful to the openness of the Green Belt in this location. The details submitted in the Planning Statement in support of the application are not considered to amount to the very special that would clearly outweigh this harm by reason of inappropriateness. The development would, therefore, be contrary to Policies GB1 and GB2 of the Rochford District Council Local Development Framework Core Strategy, Policies DM11 and DM12 of the Development Management Plan and the National Planning Policy Framework.

Application No : 17/00616/FUL Decision : **Application Permitted**
Location : 44 Westbury Rochford
Proposal : Attached Flat Roofed Garage
Applicant : Mr Douglas Marston

Application No : 17/00617/FUL Decision : **Application Permitted**
Location : 23 Temple Way Rayleigh
Proposal : Side Extension to Create Link Between Garage and Dwelling and Convert Garage to Habitable Accommodation
Applicant : Mr And Mrs Maynard

Application No : 17/00623/DPDP1 Decision : **Not Permitted Development**
Location : 1 Wheatley Close Rochford
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 2.5m, Maximum Height 2.7m
Applicant : Mr And Mrs Bennett

Application No : 17/00624/FUL Decision : **Application Permitted**
Location : 35 Rectory Road Rochford SS4 1UD
Proposal : Single Storey Side and Rear Extension with Roof Lantern to Rear Element
Applicant : Mr Martin Hawkes

Application No : 17/00626/FUL Decision : **Application Permitted**
Location : 5 Warren Close Rayleigh
Proposal : First Floor/Part Two Storey Side Extensions Incorporating
Pitched Roof Front and Rear Dormers. Front Porch
Extension with Canopy Roof Over
Applicant : Mr And Mrs Rider

Application No : 17/00628/FUL Decision : **Application Permitted**
Location : 19 Rectory Avenue Rochford SS4 3AQ
Proposal : Two Storey Front Extension and re-pitch roof over existing
single storey front projection
Applicant : Mr & Mrs B Smith

Application No : 17/00629/FUL Decision : **Application Permitted**
Location : 21 Rectory Avenue Rochford SS4 3AQ
Proposal : Single Storey Rear Extension, Two Storey Front Extension
and Re-pitch Roof Over Existing Single Storey Front
Projection
Applicant : Mr & Mrs J Smith

Application No : 17/00632/DPDP1 Decision : **Not Permitted
Development**
Location : Lochbie Mount Bovers Lane Hawkwell
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 2.7m, Maximum Height 2.9m
Applicant : Mr And Mrs Crocker

Application No : 17/00635/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 14A Albert Road Rayleigh SS6 8HN
Proposal : Application for a Lawful Development Certificate for a
Proposed Use: Use of Land for Siting of a Mobile Home for
Use Incidental to the Main Dwelling
Applicant : Mr & Mrs Jones

Application No : 17/00640/FUL Decision : **Application Permitted**
Location : 327 Eastwood Road Rayleigh SS6 7LH
Proposal : Demolish Existing Extension and Construct Single Storey
Rear Extension
Applicant : Miss Lysanne Eddy

Application No : 17/00646/FUL Decision : **Refuse Planning Permission**

Location : 74 Malting Villas Road Rochford SS4 1AF
Proposal : Sub-divide Plot and Construct Detached Chalet Style Dwelling With New Access onto Bobbing Close
Applicant : Ms Theresa Hodson

Reason(s) for Refusal

- 1 The proposed development is considered to constitute back land development to a plot restricted in width and for a dwelling lacking suitable side isolation space between the built form and the plot boundaries would not relate well to the existing street scene, negatively impeding upon the character of the area. The dwelling would be out of context with the surrounding built forms and would appear as an incongruous and isolated development on the south side of Bobbing Close which would not follow the presiding pattern of development. The subdivision of the plot would also have negative impact on the frontage onto Malting Villas Road, through the disturbance of the pattern of plot frontages. The development would be deemed contrary to Policies H1 and CP1 of Rochford District Council's Core Strategy, Policies DM1, DM2 and DM3 of Rochford District Council's Development Management Plan as well as the National Planning Policy Framework.

Policy DM1 of the Rochford District Council Development Management Plan requires that new developments should carefully consider design and positively contribute to the surrounding natural and built environment and residential amenity. The proposal would not create a positive contribution to the surrounding area and would therefore be deemed contrary to Policy DM1 of the Development Management Plan (2014), Policy CP1 of the Rochford District Core Strategy (2011) and would not achieve the high quality design and good standard of amenity contrary the NPPF.

- 2 Due to the poor relationship between the proposed and the existing dwelling on the site an unacceptable level of overlooking would be caused through the lack of separation and the tandem relationship created, contrary to Policy DM1 of the Development Management Plan (2014).
- 3 The proposed rear garden space for use of the proposed additional dwelling on the site would fall below minimum space guidance provided within Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design which is supported by Policy CP1 of Rochford District Council's Core Strategy as well as Policies DM1 and DM3 of Rochford District Council's Development Management Plan.

Application No : 17/00649/DOC Decision : **Discharge Of Conditions**

Location : River View Lodge Fambridge Road South Fambridge
Proposal : Application for discharge condition 3 (external materials) to permission granted on 7th June 2017 under Ref: 17/00351/FUL
Applicant : Mr Paul Wale

Application No : 17/00653/ADV Decision : **Grant Advertisement Consent**
Location : Land Junction Of South Street And Bradley Way Rochford
Proposal : Provide Illuminated metal " Merry Christmas" sign and pvc occasional event banner sign, mounted between tubular posts 4m high
(renewal of application no 12/00501/ADV)
Applicant : Mrs Janice Rigby - Rochford Parish Council

Application No : 17/00662/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 117 Conway Avenue Great Wakering
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 2.26m from Original Rear Wall, Eaves Height 2.5m, Maximum Height 3m
Applicant : Mr Shinn

Application No : 17/00663/FUL Decision : **Application Permitted**
Location : 55 Harrogate Road Hockley SS5 5HT
Proposal : Single Storey Rear Extension with Roof Lantern
Applicant : Mr Adam Gould

Application No : 17/00664/FUL Decision : **Application Permitted**
Location : 72 Hockley Road Rayleigh
Proposal : Demolish existing dilapidated classroom and construct single storey modular building
Applicant : The FitzWimarc School - Mrs Debbie Le Monde

Application No : 17/00670/FUL Decision : **Application Permitted**
Location : The Bay Tree Rebels Lane Great Wakering
Proposal : Replacement Roof to Front Dormer to Three Pitches. First Floor Side Extension Including Extending Existing Rear Dormer
Applicant : Mr & Mrs Brannan

Application No : 17/00673/ADV Decision : **Application Permitted**
Location : 97 High Street Rayleigh
Proposal : One Externally Illuminated Fascia Sign and One Non-illuminated Projecting Sign and Window Graphics
Applicant : Ms Karen Darler - TUI UK Limited

Application No : 17/00676/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 2 London Road Rawreth
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 4.0m
Applicant : Axestar Ltd

Application No : 17/00682/LDC Decision : **LDC For Existing Use
Approved**

Location : The Bungalow Stambridge Road Stambridge
Proposal : Application for a Lawful Development Certificate for
Existing Use Continuous Breach of Agricultural Occupancy
Condition
Applicant : Mr Michael Hughes

Application No : 17/00684/FUL Decision : **Refuse Planning
Permission**

Location : 11 Willingale Avenue Rayleigh SS6 9HD
Proposal : Demolish Existing Garage and Construct Two Storey Side
Extension
Applicant : Mr West

Reason(s) for Refusal

- 1 The proposed side extension due to its scale, form and appearance would appear visually dominant within the streetscene and have a materially adverse impact on the character and appearance of the area. Accordingly the proposed development would not be in accordance with the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design 2007, Policy CP1 of the Core Strategy 2011 and parts (ix), (x) and (xi) to Policy DM1 of the Development Management Plan 2014.

Application No : 17/00685/FUL Decision : **Application Permitted**

Location : 31 Grasmere Avenue Hullbridge SS5 6LB
Proposal : Demolish Existing Dwelling and Construct Detached
Bungalow
Applicant : Mr Johnson

Application No : 17/00690/DPDP24 Decision : **Prior Approval
Required - Approved**

Location : Land Adjacent Container Site New Hockley Hall Farm
Lower Road
Proposal : Application for Prior Notification for Proposed Installation of
Telecommunications Base Station
Applicant : Telefonica UK Ltd.

Application No : 17/00693/LDC Decision : **Grant Lawful Development Certificate**
 Location : Greenacre Hyde Wood Lane Canewdon
 Proposal : Application for a lawful development certificate for a proposed single storey dual pitched outbuilding
 Applicant : Mr John Morley

Application No : 17/00695/FUL Decision : **Application Permitted**
 Location : 23 Rosslyn Close Hockley SS5 5BP
 Proposal : Single Storey Rear and Front Extensions and Replace Existing Flat Roof with Pitched Roof
 Applicant : Glynn

Application No : 17/00697/FUL Decision : **Application Permitted**
 Location : 49 Victoria Avenue Rayleigh
 Proposal : Extend Existing Side Dormer
 Applicant : Mr Paul Marchant

Application No : 17/00707/FUL Decision : **Application Permitted**
 Location : 45 Victoria Avenue Rayleigh
 Proposal : Extend Existing Side Dormer
 Applicant : Mr Brian Robertson

Application No : 17/00722/DPDP1 Decision : **Prior Approval of Details Not Required**
 Location : New Hall Farm Lower Road Hockley
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m
 Applicant : Mr Martin Croucher

Application No : 17/00733/FUL Decision : **Application Withdrawn**
 Location : 5 Percy Cottis Road Rochford
 Proposal : Remove Existing Rear Porch Addition and Construct Single Storey, Flat Roof Rear Extension With Roof Lantern
 Applicant : Mrs Linda Tur

Application No : 17/00731/DOC Decision : **Discharge Of Conditions**
Location : Land West Of Oak Road And North Of Hall Road Rochford
Proposal : Revised application to discharge condition 28 (timetable for provision of landscaped buffers and open space) and condition 31 (timetable for provision of play equipment to landscaped areas) to outline planning permission granted on 1st July 2013 under application ref: 10/00234/OUT for residential development of 600 dwellings
Applicant : Bellway Homes

Application No : 17/00735/DPDP1 Decision : **Prior Approval Required - Refused**
Location : 27 Oakley Avenue Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.0m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.5m
Applicant : Mr Baxter

- 1 The local planning authority hereby refuses its prior approval, as the proposed extension, given its significant height and depth in this context, particularly the staggered footprint of neighbouring dwellings and narrow plots, is considered to cause significant harm to neighbourhood amenity by creating a sense of overbearing and causing overshadowing.

Application No : 17/00738/DOC Decision : **Discharge Of Conditions**
Location : Site Of 64 Windermere Avenue Hullbridge
Proposal : Application to Discharge of Conditions 2, 5 and 6 to Permission Granted on 14th October 2016 Under Application Reference 16/00706/FUL
Applicant : Mr John Burks

Application No : 17/00744/NMA Decision : **Application Permitted**
Location : 30 Heron Gardens Rayleigh
Proposal : Non-Material Amendment Following Approval of 17/00238/FUL Incorporating Addition of First Floor Window With Pitched Roof Over to Front Elevation and Removal of First Floor Window to Rear Elevation
Applicant : Mr And Mrs D Wood

Application No : 17/00745/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 51 High Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.3m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.9m

Applicant : Mr S Vidler

Application No : 17/00748/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 37 Highfield Crescent Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3.4m

Applicant : Mr And Mrs Isaacs

Application No : 17/00759/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 386A Rectory Road Hawkwell SS5 4JU
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4m

Applicant : Mr And Mrs B Hart

Application No : 17/00761/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 100 Daws Heath Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 3.45m from Original Rear Wall, Eaves
Height 2.57m, Maximum Height 3.89m

Applicant : Mr And Mrs Ward

Application No : 17/00765/DOC Decision : **Discharge Of
Conditions**

Location : 6 Brook Court 121 High Road Rayleigh
Proposal : Request to Check Compliance With Conditions on Planning
Approval 03/00931/FUL

Applicant : Mr Melvyn Jarvis

Application No : 17/00809/DOC Decision : **Discharge Of
Conditions**

Location : 8A Willow Close Rayleigh
Proposal : Discharge of Conditions 2 and 4 on approved application
14/00758/FUL: Demolish existing dwelling and construct 1
no. 4 bedroomed bungalow and 1no. 4 bedroomed Chalet

Applicant : Hilton Homes