

**PLANNING DECISIONS December 2017**

Application No : 17/00633/DOC      Decision : **Discharge Of Conditions**  
Location : Frances Cottee Lodge Clarence Road Rayleigh  
Proposal : Discharge of Planning Condition 3 of Approved Application  
Ref: 16/01159/FUL dated 30th January 2017  
Applicant : Sanctuary Group

Application No : 17/00764/FUL      Decision : **Application Permitted**  
Location : 1 Milton Hall Close Great Wakering  
Proposal : Erect Fence to Front  
Applicant : Mr Marc Huxley

Application No : 17/00774/FUL      Decision : **Application Permitted**  
Location : 32 Nelson Gardens Rayleigh SS6 8HD  
Proposal : Remove Existing Lean-to and Construct a Single Storey  
Rear Extension with Roof Lanterns and Extend Existing  
Garage to Front  
Applicant : Mr Craig La Thangue

Application No : 17/00793/FUL      Decision : **Application Permitted**  
Location : 51 Bull Lane Rayleigh SS6 8JE  
Proposal : Hip to Gable Roof Extension with Pitched Roof Front  
Dormer and First Floor Front and Rear Extensions  
Applicant : Mr Lofthouse

Application No : 17/00795/FUL      Decision : **Application Permitted**  
Location : 47 Golden Cross Road Ashingdon SS4 3DL  
Proposal : Construct Single Storey Rear and Side Extension, Hip to  
Gable Roof Extension, Pitched Roofed Front Dormer and  
Flat Roofed Rear Dormer with 2 No. Juliet Balconies  
Applicant : Mr & Mrs Wright

Application No : 17/00834/FUL      Decision : **Application Permitted**  
Location : 70A Sutton Court Drive Rochford  
Proposal : Pitched Roof Front Dormers  
Applicant : Mr Danny Lemon

Application No : 17/00860/LDC      Decision : **Refuse Lawful  
Development  
Certificate**  
Location : Garwood Cottage Church Road Rawreth  
Proposal : Application for a Certificate of Lawfulness for Proposed  
Detached Garage and Swimming Pool Enclosure  
Applicant : Mr Millington

Reason(s) for Refusal

- 1 Both the proposed buildings exceed 3 metres in height, and do not have dual pitched roofs. Therefore, the proposal would fail to comply with part (e) of the General Permitted Development Order (2015) (as amended).
- 2 The height of the eaves on the north elevation of the proposed pool house would exceed 2.5 metres. Therefore, the proposal would fail to comply with part (f) of the General Permitted Development Order (2015) (as amended).

Application No : 17/00892/FUL      Decision : **Application Permitted**  
Location : 2 Polstead Close Rayleigh SS6 9TW  
Proposal : Proposed rear two storey extension  
Applicant : Mr P Coath

Application No : 17/00898/DOC      Decision : **Discharge Of  
Conditions**  
Location : Land Rear Of 29 Malting Villas Road North Street Rochford  
Proposal : Discharge of Conditions No.2 (Materials), 9  
(Loading/Unloading) and 11 (Replacement Tree) of  
Approved Application Ref: 16/01022/FUL  
Applicant : Silver City Estates Ltd

Application No : 17/00923/FUL      Decision : **Application Permitted**  
Location : 4 Kingswood Crescent Rayleigh SS6 7BH  
Proposal : First Floor Pitched Roof Rear Extension  
Applicant : Mr Alister Thompson

Application No : 17/01021/FUL      Decision : **Application Permitted**  
Location : 40 London Road Rayleigh  
Proposal : Single Storey Rear and Side Extension With Roof Lantern  
to Rear Element and Alter/Extend Rear Dormer  
Applicant : Mr Mac Macovey

Application No : 17/00931/FUL      Decision : **Application Permitted**  
Location : 79 Clarence Road Rayleigh SS6 8TB  
Proposal : Part Two/Part Single Storey Side and Rear Extension,  
Garage to to Demolished  
Applicant : Mrs Sarah Rabey

Application No : 17/00933/FUL      Decision : **Application Permitted**  
Location : 14 Spindle Beams Rochford SS4 1EH  
Proposal : First Floor Rear Extension with Balcony  
Applicant : Mr & Mrs Condron

Application No : 17/00952/FUL      Decision : **Refuse Planning  
Permission**  
Location : Stonebridge Paddocks Barrow Hall Road Barling Magna  
Proposal : Covered Parking Facility and Front Boundary Wall  
Applicant : Mr Henry Hyde

Reason(s) for Refusal

- 1 The application site lies within the Green Belt as identified in the Rochford District Council Local Development Framework Allocations Plan. The National Planning Policy Framework sets out the general presumption against inappropriate development within the Green Belt. Such development should not be approved except in very special circumstances. Very special circumstances to justify inappropriate development will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 2 Stonebridge Paddocks is a replacement dwelling which is substantially larger than the dwelling it replaced. As a result, the proposed parking facility would exceed the 25% limit for extensions set out in the Rochford District Council Local Development Framework Development Management Plan, Policy DM17. Accordingly the proposal is considered to be inappropriate development.
- 3 No very special circumstances have been demonstrated sufficient to outweigh the harm by reason of inappropriateness or the other harm identified. The development would, therefore, be contrary to Policy DM17 of the Rochford District Council Local Development Framework Development Management Plan and the guidance in the National Planning Policy Framework.

Application No : 17/00955/FUL      Decision : **Application Permitted**  
Location : 79 Nelson Road Rayleigh SS6 8HQ  
Proposal : Single Storey Flat Roofed Rear Extension with Roof  
Lantern  
Applicant : Mr Anthony Smith

Application No : 17/00958/FUL Decision : **Application Permitted**  
Location : 34 Claremont Crescent Rayleigh  
Proposal : Single Storey Rear Extension (Conservatory)  
Applicant : Mr And Mrs Knight

Application No : 17/00967/FUL Decision : **Application Permitted**  
Location : 34 Avondale Road Rayleigh  
Proposal : Proposed alterations to existing first floor and increase roof height. Extend kitchen and add new garden room. Form porch to side of property  
Applicant : Mr & Mrs Chris Rackham

Application No : 17/00965/FUL Decision : **Application Permitted**  
Location : 124 Bull Lane Rayleigh SS6 8NH  
Proposal : Single Storey Front Extension  
Applicant : Ms Ellie Rowley

Application No : 17/00972/FUL Decision : **Application Permitted**  
Location : 21 Grasmere Avenue Hullbridge SS5 6LB  
Proposal : Single Storey Rear and Side Extension with Rooflights  
Applicant : Mr & Mrs N Felice

Application No : 17/00977/FUL Decision : **Application Permitted**  
Location : 50 Nutcombe Crescent Rochford  
Proposal : Construct Single storey Rear Extension With Roof Lantern  
Applicant : Mr D Irons

Application No : 17/00978/FUL Decision : **Application Permitted**  
Location : 5 Spruce Drive Hawkwell  
Proposal : Construct Two Storey Side/Rear Extension and Make Alterations to Front Door  
Applicant : Mr Higgs

Application No : 17/01001/FUL Decision : **Application Permitted**  
Location : 142 London Road Rayleigh  
Proposal : Hip to Gable Roof Extension with Rear Flat Roof Dormer, Front Pitched Roof Dormer and Rooflight  
Applicant : Mr Ben Saveall

Application No : 17/01008/FUL Decision : **Application Permitted**  
Location : 29 Heron Gardens Rayleigh  
Proposal : Remove Existing Conservatory and Construct Single Storey Rear Extension with Roof Lantern  
Applicant : Mr Buhagiar

Application No : 17/01010/FUL      Decision : **Application Permitted**  
Location : 8 Broad Oak Way Rayleigh SS6 8JU  
Proposal : Single Storey Side and Rear Extension to Create an  
Annexe  
Applicant : Mr & Mrs Wilson

Application No : 17/01012/FUL      Decision : **Application Permitted**  
Location : 15 Ronald Drive Rayleigh  
Proposal : Single Storey Rear Extension (Conservatory)  
Applicant : Mr Ian Springall

Application No : 17/01014/FUL      Decision : **Application Permitted**  
Location : 92 Langham Drive Rayleigh SS6 9TA  
Proposal : Proposed single storey rear extension with a hipped roof  
over.  
Applicant : Mrs Nyssa Forde

Application No : 17/01016/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 6 New Row Waterside Road Paglesham  
Proposal : Application for a Lawful Development Certificate for  
Proposed Single Storey Extension to Existing Garage  
Applicant : Mr Tony Leggett

Application No : 17/01017/LDC      Decision : **Refuse Lawful  
Development  
Certificate**  
Location : 56 Lower Road Hullbridge SS5 6DF  
Proposal : Application for a Lawful Development Certificate for  
Proposed Outbuilding  
Applicant : Mr Paul Lestrangle

Reason(s) for Refusal

- 1 Application ref: ROC/611/80 granted planning permission to use the land in which the proposed outbuilding would be situated as domestic garden. This permission had a planning condition attached to it (no.2) removing permitted development rights for any new buildings within this area. Therefore, permitted development rights have been removed for the proposed outbuilding, and full planning permission would be required.

Application No : 17/01023/FUL      Decision : **Refuse Planning Permission**  
Location : Mayfield Pudsey Hall Lane Canewdon  
Proposal : Single Storey Rear Extension and Insert Rooflight to Existing Rear Projection  
Applicant : Mr & Mrs Pratt

Reason(s) for Refusal

- 1 The proposal is located in the Metropolitan Green Belt, and would constitute an increase in internal floorspace that would be greater than 25% of the floorspace of the original dwelling. The proposed extension would therefore fail to comply with Policy DM17 of the Local Development Framework Development Management Plan (2014). As the dwelling has already been extended significantly, it is considered that any further development would constitute further harm to the openness of the Green Belt, and would constitute inappropriate development.
- 2 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. No very special circumstances have been demonstrated sufficient to outweigh the harm by reason of inappropriateness or the other harm identified. The development would, therefore, be contrary to Policy DM17 of the Rochford District Council Local Development Framework Development Management Plan and the guidance in the National Planning Policy Framework.

Application No : 17/01024/FUL      Decision : **Application Permitted**  
Location : 15 Leslie Road Rayleigh  
Proposal : Insert window to side at first floor  
Applicant : Mrs J Joslin

Application No : 17/01032/FUL      Decision : **Application Permitted**  
Location : 21 Ash Green Canewdon  
Proposal : Single Storey Flat Roof Front Extension  
Applicant : Mr And Mrs Hoare

Application No : 17/01039/FUL      Decision : **Application Permitted**  
Location : 19 Canterbury Close Rayleigh SS6 9PS  
Proposal : Flat Roof Rear Dormer and Two Rooflights to Front  
Applicant : Mr Alex Mashedor

Application No : 17/01040/LDC      Decision : **Grant Lawful Development Certificate**  
Location : 1 Broadlands Road Hockley SS5 5DT  
Proposal : Application For a Certificate of Lawfulness For Proposed Single Storey Side Extension  
Applicant : Mrs Cook

Application No : 17/01041/FUL      Decision : **Application Permitted**  
Location : 29 Elm Drive Rayleigh SS6 8AB  
Proposal : New Upper Storey Bedroom Extension to Front of Property with Single Storey Front Extension Previously Approved Under Ref: 11/00690/FUL  
Applicant : Mr Robert Horwell

Application No : 17/01042/FUL      Decision : **Application Permitted**  
Location : 30 Oak Walk Hockley  
Proposal : Detached Single Garage  
Applicant : Mr Flint

Application No : 17/01044/FUL      Decision : **Application Permitted**  
Location : 49 Langham Drive Rayleigh SS6 9TA  
Proposal : Single storey side extension  
Applicant : Martin Carson

Application No : 17/01048/LDC      Decision : **Grant Lawful Development Certificate**  
Location : 386A Rectory Road Hawkwell  
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Rear Extension with Roof Lanterns, Side Extension all with Parapet Walls  
Applicant : Mr & Mrs Ben Hart

Application No : 17/01050/FUL      Decision : **Application Permitted**  
Location : 5 Copelands Ashingdon  
Proposal : Construct First Floor Front Extension Over Existing Garage  
Applicant : Mr & Mrs French

Application No : 17/01053/FUL      Decision : **Application Permitted**  
Location : Selsey Cottage 34 Nore Road Eastwood  
Proposal : Single Storey Rear Extension  
Applicant : Ms Anne Langford

Application No : 17/01055/LDC      Decision : **Grant Lawful Development Certificate**  
Location : 275 Main Road Hawkwell SS5 4NR  
Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Rear Extension  
Applicant : Mr Rob Tubb

Application No : 17/01056/FUL      Decision : **Application Permitted**  
Location : 11 Willingale Avenue Rayleigh SS6 9HD  
Proposal : Two Storey Side Extension Amended Proposal  
Applicant : Mr West

Application No : 17/01058/FUL      Decision : **Application Permitted**  
Location : 1 Wheatley Close Rochford  
Proposal : Single Storey Rear Extension  
Applicant : Mr And Mrs Bennett

Application No : 17/01061/LDC      Decision : **Refuse Lawful Development Certificate**  
Location : Clydesdale Trinity Wood Road Hockley  
Proposal : Application for a lawful development certificate for a proposed addition of a single storey out building ( detached double garage with games room, car port and garden store)  
Applicant : Mr Trevor Beaman

Reason(s) for Refusal

- 1      The proposed outbuilding would exceed 4 metres in height and would have an eaves height exceeding 2.5 metres. Therefore the proposed development would fail to comply with parts (e) and (f) to Class E to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order (England) 2015, and would not be lawful.

Application No : 17/01062/FUL      Decision : **Refuse Planning Permission**  
Location : 152 London Road Rayleigh SS6 9DT  
Proposal : Part Two Storey/Part Single Storey Side and Rear Extension  
Applicant : Mr Tom & Sophie Royce

Reason(s) for Refusal

- 1      Due to the scale, design and siting of the proposed extension, it is considered that the proposed two storey flat-roofed side extension would appear overly dominant, creating a detrimental impact upon the appearance of the host dwelling and the visual amenity of the street scene. This would be contrary to Policy DM1 of the Development Management Plan (2014) and Policy CP1 of the Core Strategy (2011). The guidance set out in "SPD2" states that



extensions to existing dwellings must be harmonious in character, scale, form, and materials used in external construction with the existing dwelling. The proposed side extension would clearly radically alter the character of the existing dwelling and would be out of scale with the rest of the dwelling.

Application No : 17/01065/FUL      Decision : **Application Permitted**  
Location : 4 Gay Bowers Hockley SS5 4SN  
Proposal : First floor extension at the rear  
Applicant : Ms Sarah Martin

Application No : 17/01069/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 54 Sandy Crescent Great Wakering  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 3m from Original Rear Wall, Eaves  
Height 2m, Maximum Height 3m  
Applicant : Mr Simon Millen

Application No : 17/01066/FUL      Decision : **Application Permitted**  
Location : High Pines Barling Road Barling Magna  
Proposal : Convert Detached Garage to Games Room  
Applicant : Miss Conway

Application No : 17/01076/FUL      Decision : **Application Withdrawn**  
Location : 50 The Bramleys Rochford SS4 3BA  
Proposal : Construct Single Storey Rear Extension  
Applicant : Mr Danny Perkins

Application No : 17/01080/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 386 Rectory Road Hawkwell  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 8m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 4m  
Applicant : Mr Daniel Vermeulen

Application No : 17/01078/FUL      Decision : **Application Permitted**  
Location : 10 Rookery Close Rayleigh SS6 7DN  
Proposal : Proposed first floor side extension  
Applicant : Mr Mike Crowley

Application No : 17/01083/FUL      Decision : **Application Permitted**  
Location : 3 Downhall Park Way Rayleigh SS6 9QP  
Proposal : Proposed Single Storey Rear Extension With Balcony, Roof  
Alteration To Front Entrance and Part Garage Conversion.  
Applicant : Mr & Mrs Greame Ventris

Application No : 17/01085/FUL      Decision : **Application Permitted**  
Location : 25 Willow Walk Hockley SS5 5DQ  
Proposal : Single storey rear extension  
Applicant : Mr & Mrs G Pezzuolo

Application No : 17/01086/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 2 Central Avenue Ashingdon  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 8m from Original Rear Wall, Eaves  
Height 2.4m, Maximum Height 2.7m  
Applicant : Mr And Mrs Dan And Amelia Crocker

Application No : 17/01087/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 70 Temple Way Rayleigh SS6 9PP  
Proposal : Application for a Lawful Development Certificate for  
Proposed Pitched Roof Rear Dormers  
Applicant : Mr & Mrs Stuart & Danielle Belton

Application No : 17/01092/FUL      Decision : **Application Permitted**  
Location : 11 Nightingale Close Rayleigh SS6 9GE  
Proposal : Proposed Single Storey Rear Extension.  
Applicant : Mr & Mrs Lee Head

Application No : 17/01093/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 114 Grove Road Rayleigh SS6 8RN  
Proposal : Application for a Lawful Development Certificate for  
Proposed Loft Conversion with Flat Roof Rear Dormer  
Applicant : Mr Sangeet Prasad

Application No : 17/01094/FUL      Decision : **Application Permitted**  
Location : 114 Grove Road Rayleigh SS6 8RN  
Proposal : Convert Outbuilding into Habitable Accommodation  
(Office). Replace Flat Roof with Pitched Roof  
Applicant : Mr Sangeet Prasad

Application No : 17/01096/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 28 Eastcheap Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4.9m from Original Rear Wall, Eaves  
Height 2.7m, Maximum Height 3.4m  
Applicant : Mr And Mrs Thurgood

Application No : 17/01099/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 1 Talbot Avenue Rayleigh SS6 9HP  
Proposal : Application for a Lawful Development Certificate for  
Proposed Flat Roof Rear Dormer and Rooflights to Front  
Applicant : Mr Stephen Roberts

Application No : 17/01106/FUL      Decision : **Application Permitted**  
Location : 33 Lower Lambricks Rayleigh  
Proposal : Two Storey Side Extension  
Applicant : Mr And Mrs Clayton

Application No : 17/01107/LDC      Decision : **Refuse Lawful  
Development  
Certificate**  
Location : 34 Dawlish Crescent Rayleigh SS6 9PN  
Proposal : Application for a Lawful Development Certificate for  
Proposed Use - Demolish rear extension and construct  
single storey rear extension. Reduce depth of existing  
garage  
Applicant : Miss Latchford

Reason(s) for Refusal

- 1 The submitted plans indicate that the proposed extension would extend beyond the rear wall of the original dwellinghouse by over 3 metres. To be permitted development within the 'Larger Home Extensions' provisions of part (g) to Class A of Schedule 2, Part 1 of the GPDO, the applicant must apply to the local planning authority to ascertain whether prior approval is required, following consultation with the occupiers of neighbouring dwellings. In this case, the prior approval of the local planning authority has not been sought, and therefore the proposed extension could not lawfully be undertaken as permitted development.

Application No : 17/01108/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 4 Leicester Avenue Rochford  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.3m from Original Rear Wall, Eaves Height 2.49m, Maximum Height 2.87m  
Applicant : Mr Tim Sedgwick

Application No : 17/01122/DPDP1 Decision : **Prior Approval Required - Refused**

Location : 115 Daws Heath Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m  
Applicant : Mr And Mrs Reid

Reason(s) for Refusal

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

Application No : 17/01142/NMA Decision : **Application Permitted**

Location : 55 Harrogate Road Hockley SS5 5HT  
Proposal : Application for Non-Material Amendment to Planning Permission Reference: 17/00663/FUL - to create an eaves overhang of 1m  
Applicant : Mr Adam Gould

Application No : 17/01158/NMA Decision : **Application Permitted**

Location : Sutton Bridge Farm Sutton Road Rochford  
Proposal : Application for a non-material amendment following approval of 16/00838/FUL: Alteration and Single Storey Extensions to Outbuilding  
Applicant : Hamelin Trust - Mr Steve Fisher

Application No : 17/01168/NMA Decision : **Application Permitted**

Location : Land Adjacent 6 Bosworth Close Hawkwell  
Proposal : Non-material amendment following planning permission 16/00496/FUL dated 3rd August 2016 - 1-The south boundary has been found not to be a straight line 2-the external materials are the same as approved but changed in location on the building  
Applicant : DDW Developments