

PLANNING DECISIONS July 2017

Application No : 16/00668/OUT Decision : **Application Permitted**
Location : Land Between Star Lane And Alexandra Road South Of
High Street Great Wakering
Proposal : Outline application for residential development of up to 180
dwellings with all matters reserved except access
Applicant : Taylor Wimpey East London Ltd & Swan Hill Homes Ltd

Application No : 17/00231/FUL Decision : **Application Permitted**
Location : 19 Hockley Rise Hawkwell SS5 4PT
Proposal : Proposed Extension To Existing Rear Dormer
Applicant : Mr Frank Harvey

Application No : 17/00240/DOC Decision : **Discharge Of
Conditions**
Location : 22 South Street Rochford
Proposal : Discharge of conditions 2, 3, 5 of approval 16/01031/FUL
Applicant : PBM Developments - Mr Paul Bar

Application No : 17/00253/FUL Decision : **Application Withdrawn**
Location : 47 Southend Road Rochford SS4 1HH
Proposal : Demolish Existing Dwelling Erect New 4-bed Dwelling
Applicant : Hollybrook Limited

Application No : 17/00285/FUL Decision : **Application Permitted**
Location : 98 Broad Walk Hockley SS5 5DG
Proposal : Construct Single Storey Rear Extension, Hip to Gable Roof
Extension and Form Rooms in Roofspace Incorporating
Flat Roofed Rear Dormer and Pitched Roofed Front
Dormer and Rooflight
Applicant : Ms Niki Caiger

Application No : 17/00298/FUL Decision : **Refuse Planning Permission**
Location : Glen Ross Goldsmith Drive Rayleigh
Proposal : Demolish Existing Dwelling And Construct Replacement
Five Bedroomed House
Applicant : Mr Burke

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 replacement dwelling would be materially larger than the one it replaces and it would also exceed the 25% limit for replacement dwellings set out in the Rochford District Council Local Development Framework Development Management Plan, Policy DM 21. 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 fallback position in terms of the lawful extension of the existing dwelling is not considered to amount to the very special circumstances that clearly outweigh the harm by reason of inappropriateness or the other harm identified. 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 : 17/00307/FUL Decision : **Refuse Planning Permission**
Location : 8 Mornington Avenue Rochford
Proposal : Extend Roof Over Existing Flat Roof to Rear and Insert Flat
Roof Dormers to Both Sides
Applicant : Mr Derek Locke

Reason(s) for Refusal

- 1 It is considered that the development will constitute inappropriate development in that the two dormer features proposed on both roof elevations of the property will appear overbearingly conspicuous by reason of their scale, their degree of projection and by reason of their height which will in turn have a significantly detrimental impact on the character of the street scene at this location. It is considered that the dormer insertions, which will be conspicuous from Mornington Avenue will visually interrupt the continuity of the existing roof line, which given the design and orientation of the dwelling and its relationship to the public realm will render the dormer extensions incongruous and distinctly out of place at this location. For these reasons it is considered that the proposed development would fundamentally conflict with policies DM1, DM3 of Rochford District Council Local Development Framework Development Management Plan adopted 16th December and Rochford

Application No : 17/00330/FUL Decision : **Application Permitted**
Location : 9 Hillview Road Rayleigh SS6 7HX
Proposal : Single storey pitched roofed rear extension with alterations
to fenestration on front/side elevations and new entrance
porch to font/side
Applicant : Mr J Linton

Application No : 17/00368/FUL Decision : **Application Permitted**
Location : 24 Coronation Close Great Wakering
Proposal : Roof Extension and First Floor Side Extension
Applicant : Mr Daniel Ellis

Application No : 17/00378/ADV Decision : **Application Permitted**
Location : Car Dealership D2 Rochford Business Park Cherry Orchard
Way
Proposal : Car Dealership Signage Comprising 1no. Illuminated 6m
High Totem Sign, 3no Illuminated Chevron Signs, 1no.
Illuminated Salon Totem sign, 1no. Non-illuminated Dealer
Sign, 3no. Non-illuminated Entrance Signs and 2no. Non-
illuminated Portal Signs
Applicant : TOOMEY - Citroen

Application No : 17/00379/FUL Decision : **Application Permitted**
Location : 11 Bullwood Road Hockley SS5 4RA
Proposal : Ground floor rear extension, new roof incorporating pitched
roofed front and flat roofed rear dormers
Applicant : Mr James Devoir

Application No : 17/00371/FUL Decision : **Application Permitted**
Location : 355 Eastwood Road Rayleigh
Proposal : Single Storey Side and Rear Extension
Applicant : Mrs C McQuibben

Application No : 17/00401/FUL Decision : **Application Withdrawn**
Location : 386A Rectory Road Hawkwell SS5 4JU
Proposal : Demolish Existing Garage and Construct Single Storey
Rear and Side Extension and Insert Roof Lights
Applicant : Mr Ben Hart

Application No : 17/00402/DOC Decision : **Discharge Of Conditions**
Location : 6 North Street Rochford SS4 1AB
Proposal : Application to discharge condition no 2 (external materials) and condition no 8 (submission of programme of archaeological work) to permission granted 4th May 2016 under application 15/00855/FUL for development of six flats
Applicant : Balgores Properties - N Cochran

Application No : 17/00411/FUL Decision : **Application Permitted**
Location : 64 Ferry Road Hullbridge SS5 6EY
Proposal : Construct Single Storey Rear Extension.
Applicant : Ms A Francis

Application No : 17/00413/LBC Decision : **Grant Listed Building Consent**
Location : 1 The Chaseway The Chase Paglesham
Proposal : Replacement Windows
Applicant : Miss Joanna Timothy

Application No : 17/00432/FUL Decision : **Refuse Planning Permission**
Location : 10 Mill Lane Stambridge
Proposal : Proposed Two Storey Side Extension
Applicant : Mr & Mrs Deacon

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 : 17/00523/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Rosebud The Chase Ashingdon
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4m.
Applicant : Mr David Trigger

Application No : 17/00444/ADV Decision : **Grant Advertisement
Consent**
Location : 85 High Street Rayleigh SS6 7EJ
Proposal : Non-illuminated Fascia Sign
Applicant : Boots Opticians

Application No : 17/00446/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : 9 Wedgwood Way Ashingdon SS4 3AS
Proposal : Application for a certificate of lawfulness for single storey
rear extension
Applicant : Mrs Melanie Cottey

Reason(s) for Refusal

- 1 The proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse and, with a width of some 8 metres, would have a width greater than half the width of the original dwellinghouse. It would therefore fail to comply with part (j) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and would not be permitted development.

Application No : 17/00447/FUL Decision : **Application Permitted**
Location : 38 Hilary Crescent Rayleigh SS6 8ND
Proposal : Single Storey Side Extension
Applicant : Mr Peter Lynam

Application No : 17/00448/FUL Decision : **Application Permitted**
Location : 135 Eastwood Road Rayleigh SS6 7LA
Proposal : Construct First Floor Side Extension, Single Storey Rear
Extension and Form Room In Roof Space Incorporating 3
No. Pitched Roofed Rear Dormers
Applicant : Mr & Mrs Jonathan Parker

Application No : 17/00449/FUL Decision : **Application Permitted**
Location : 10 Chevening Gardens Hockley SS5 4UR
Proposal : Construct First Floor Rear Extension with Hipped Roof,
New Chimney Flue, New First Floor Cladding,
Repair/Replacement of Boundary Wall
Applicant : Mr & Mrs Gibson

Application No : 17/00452/FUL Decision : **Application Permitted**
Location : 4 Fairmead Rayleigh SS6 9DF
Proposal : Demolish Conservatory And Construct Single Storey
Pitched Roofed Side Extension Incorporating Rebuild Of
Outbuilding
Applicant : Selena Connell

Application No : 17/00455/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 326 Plumberow Avenue Hockley SS5 5NP
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Side and Rear Extension
Applicant : Mr S Grew

Application No : 17/00458/FUL Decision : **Application Permitted**
Location : 406 Little Wakering Road Barling Magna SS3 0LP
Proposal : First Floor Rear Extension and Flat Roof Front Dormer
Applicant : Mr Mitchell

Application No : 17/00460/FUL Decision : **Application Permitted**
Location : 8 Eastern Road Rayleigh SS6 7AN
Proposal : Single Storey Rear Extension With Roof Lanterns and First
Floor Side Extension
Applicant : Mr Turburville

Application No : 17/00461/FUL Decision : **Application Permitted**
Location : 8 Eastern Road Rayleigh SS6 7AN
Proposal : Single Storey Rear Extension with Roof Lanterns
Applicant : Mr Turburville

Application No : 17/00462/FUL Decision : **Application Permitted**
Location : 31 Abbey Road Hullbridge SS5 6DG
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
(Revised Application Following Refusal of 17/00123/FUL)
Applicant : Jonathon Byham

Application No : 17/00463/FUL Decision : **Application Permitted**
Location : 23 Laburnum Way Rayleigh SS6 9GN
Proposal : Single storey pitched roofed rear extension
Applicant : Mr Gavin Milton

Application No : 17/00466/FUL Decision : **Application Permitted**
Location : 38 White Hart Lane Hawkwell SS5 4DW
Proposal : Single Storey Side Extension
Applicant : Mr David Moule

Application No : 17/00467/FUL Decision : **Application Permitted**
Location : 8 Millview Meadows Rochford SS4 1EF
Proposal : Convert Garage to Habitable Room and Construct Link
Extension
Applicant : Mr John Thompsett

Application No : 17/00472/FUL Decision : **Application Permitted**
Location : Hockley Primary School Chevening Gardens Hockley
Proposal : Single Storey Modular Building
Applicant : Hockley Primary School - Mrs Melissa Heatherson - Head

Application No : 17/00474/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 2 Elm Close Rayleigh SS6 8AD
Proposal : Application for a Certificate of Lawfulness for Proposed Loft
Conversion Incorporating Side Dormers
Applicant : Mr M Crompton

Application No : 17/00491/NMA Decision : **Application Permitted**
Location : Land Rear Of 81 New Road Great Wakering
Proposal : Application for a Non-Material Amendment to Approval
Reference 15/00928/FUL Incorporating Change of
Storage/Garage Room to Storage/Dining Room Including
Replacement of Garage Door with Window and Plinth and
Insertion of Additional Roof Light to Front Elevation
Applicant : Graham Browne - Lawrence & Browne Ltd

Application No : 17/00477/FUL Decision : **Application Permitted**
Location : 8 Hall Road Rochford SS4 1NN
Proposal : Two Storey Side and Rear Extension
Applicant : Mr B O'Hare

Application No : 17/00478/FUL Decision : **Application Permitted**
Location : 50 Trinity Road Rayleigh Essex
Proposal : Demolish Conservatory and Construct Single Storey Side
And Rear Extension
Applicant : Mrs Becky Grout

Application No : 17/00479/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : 23 Daws Heath Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.5m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.6m
Applicant : Mr Daniel Rowe

Reason(s) for Refusal

- 1 Given the significant height and depth of the proposed extension, in the context of the site, particularly notable sloping land levels, it is considered that the extension as proposed would cause significant harm to the amenity of neighbouring dwellings, namely No(s). 19 and 25 Daws Heath Road, by way of overshadowing and creating an unacceptable degree of overbearing.

Application No : 17/00485/FUL Decision : **Application Permitted**
Location : 28 Ashcombe Rochford SS4 1SW
Proposal : Single Storey Side Extension Incorporating Garage and
Extend Existing Rear Dormer Over (Amended Proposal
Following Refusal of 17/00087/FUL)
Applicant : Mr Bell

Application No : 17/00487/FUL Decision : **Refuse Planning Permission**
Location : 70 Alexandra Road Great Wakering SS3 0HW
Proposal : Proposed Single Storey Rear Extension with Roof Lantern
Applicant : Miss R Obeney & Mr J Osborne

Reason(s) for Refusal

- 1 The proposed extension would prevent access to the rear parking area of the host dwelling. Given that the front elevation is set back only 4m from the highway boundary and also that the site has a limited frontage a suitably sized parking space, in accordance with the Council's parking standard, could not be accommodated within the site area. This would lead to the dwellings occupiers and visitors having to park on the vehicle highway leading to congestion and increased dominance of parked vehicles on the streets to the detriment of visual amenity afforded to the street scene. This would also result in noise and increased disturbance detrimental to the amenity occupiers fronting the street ought to reasonably expect to enjoy.

Application No : 17/00489/DPDP3M Decision : **Prior Approval of Details Not Required**
Location : Agricultural Building Adjacent Rose Wood Gardiners Lane Canewdon
Proposal : Application for Prior Approval for Proposed Change of Use of Agricultural Building to Dwellinghouse
Applicant : Mr C Spencer

Application No : 17/00493/FUL Decision : **Refuse Planning Permission**
Location : 2 Potash Cottages Hall Road Rochford
Proposal : Single Storey Side Extension (Conservatory)
Applicant : Mrs Heaver

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 of the property 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 to the detriment of the openness of the Green Belt. The additions are considered to represent a disproportionate extension to the property

contrary to paragraph 89 of the National Planning Policy Framework (NPPF) and are 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 : 17/00499/LDC Decision : **LDC Part Permitted
Part Refused**
Location : 92 Downhall Park Way Rayleigh SS6 9QZ
Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Pitched Roofed Rear Extension And Convert
Part Of Garage To Utility Room
Applicant : Mr & Mrs Richard Gandy

Application No : 17/00500/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 47 Southend Road Rochford
Proposal : Lawful Development Certificate for a proposed single storey
rear extension and loft conversion with pitched roofed rear
dormer and roof lights
Applicant : Hollybrook - Mr Cox

Application No : 17/00501/FUL Decision : **Application Permitted**
Location : Mizaire Southend Road Great Wakering
Proposal : Construct Single Storey Side and Rear Extension, Including
Front Projection With Front Porch and Pitched Roof.
Applicant : Mr & Mrs Smith

Application No : 17/00503/FUL Decision : **Application Permitted**
Location : 8 Thorpe Road Hawkwell SS5 4EP
Proposal : Single Storey Flat Roof Rear Extension with Roof Lantern
Applicant : Mr Hill

Application No : 17/00504/FUL Decision : **Application Permitted**
Location : 39 Woodlands Road Hockley SS5 4PL
Proposal : First Floor Extension to Bungalow and Part Two/Part Single
Storey Rear Extension with Rooflights
Applicant : Mr Cox

Application No : 17/00505/FUL Decision : **Application Permitted**
Location : 40 Woodstock Crescent Hockley SS5 4XG
Proposal : Single Storey Rear Extension with Roof Lantern
Applicant : Mrs Jenna Ely

Application No : 17/00515/FUL Decision : **Application Permitted**
Location : 18 Hillview Road Rayleigh
Proposal : Single Storey Flat Roofed Side Extension With Roof
Lantern, Raise Roof to Form Pitched Roofed Front Dormer
and Roof Lights
Applicant : Mr & Mrs K & M Delve

Application No : 17/00516/DPDP1 Decision : **Prior Approval
Required - Approved**
Location : 7 Goose Cottages Chelmsford Road Rawreth
Proposal : Householder Prior Approval for Single Storey Rear and
Side Extension. Projection 6.0m from Original Rear Wall,
Eaves Height 2.5m, Maximum Height 4.0m
Applicant : Mr Tony Deane

Application No : 17/00517/DPDP3J Decision : **Prior Approval
Required - Approved**
Location : Alder House High Road Rayleigh
Proposal : Prior Approval Application for Proposed Change Of Use
From Office Building (B1) to Residential, Two Flats (C3)
Applicant : Mr John Browning

Application No : 17/00520/FUL Decision : **Application Permitted**
Location : 2 York Close Rayleigh
Proposal : Part Single/Part Two Storey Side Extension With Two
Storey Front Extension
Applicant : Mr Debono

Application No : 17/00521/FUL Decision : **Application Permitted**
Location : 24 Meesons Mead Rochford SS4 1RN
Proposal : Front and Rear Flat Roof Dormers
Applicant : G & P and S. Finch and Simpson

Application No : 17/00522/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 14 Harrow Gardens Hawkwell SS5 4HG
Proposal : Application for a Lawful Development Certificate for
proposed loft conversion including hip to gable extension,
flat roofed rear dormer and roof lights
Applicant : Mr & Mrs Devine

Application No : 17/00525/FUL Decision : **Application Permitted**
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

Application No : 17/00526/DOC Decision : **Discharge Of
Conditions**
Location : 200 Main Road Hawkwell
Proposal : Discharge of Condition no 2 (Materials) to planning
permission 15/00814/FUL granted on 13th January 2016 to
demolish restaurant and construct two detached houses
Applicant : Sterling Management And Investment

Application No : 17/00529/FUL Decision : **Application Permitted**
Location : 23 Kilnwood Avenue Hockley
Proposal : Rear extension
Applicant : Dantel Construction - Mr Callaghan

Application No : 17/00532/FUL Decision : **Application Permitted**
Location : 218 Rectory Road Hawkwell SS5 4LG
Proposal : New Vehicle Crossover
Applicant : Miss Leah Wagstaff

Application No : 17/00535/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : 27 Oakley Avenue Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.5m
Applicant : Mr Baxter

Reason(s) for Refusal

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

Application No : 17/00536/LDC Decision : **Grant Lawful Development Certificate**
 Location : 27 Twyford Avenue Great Wakering
 Proposal : Application for a Certificate of Lawfulness for Proposed Loft Conversion With Flat Roofed Rear Dormer
 Applicant : Ms Valerie Brown

Application No : 17/00543/FUL Decision : **Application Permitted**
 Location : 1 Merryfields Avenue Hockley SS5 5AN
 Proposal : Convert existing house into 2no one bedroomed flats and changes to windows
 Applicant : Mr Woodrow Barker

Application No : 17/00544/FUL Decision : **Application Permitted**
 Location : 57 Somerset Avenue Rochford SS4 1QB
 Proposal : Single Storey Flat Roof Rear Extension
 Applicant : Mr & Mrs Giddings

Application No : 17/00548/DPDP1 Decision : **Prior Approval of Details Not Required**
 Location : 90 Oxford Road Rochford
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.5m from Original Rear Wall, Eaves Height 2.6m, Maximum Height 2.4m
 Applicant : Mr Paul Simpson

Application No : 17/00545/FUL Decision : **Application Permitted**
 Location : 436 Ashingdon Road Ashingdon SS4 3ET
 Proposal : Construct Single Storey Front Extension
 Applicant : Pallant

Application No : 17/00549/FUL Decision : **Application Permitted**
 Location : 12 Belchamps Way Hawkwell Essex
 Proposal : Single storey rear extension
 Applicant : Mrs Josephne Appleyard

Application No : 17/00550/FUL Decision : **Application Permitted**
 Location : 9 West Avenue Hullbridge SS5 6JU
 Proposal : Construct Detached Summer House
 Applicant : Mrs Eileen Murphy

Application No : 17/00553/LDC Decision : **Application Withdrawn**
Location : 10 Southview Road Hockley SS5 5DX
Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Rear Extension
Applicant : Mr Sean Chittenden

Application No : 17/00554/FUL Decision : **Application Permitted**
Location : 61 Broad Walk Hockley SS5 5DG
Proposal : Construct Single Storey Rear Extension
Applicant : Ms Christina Lowe

Application No : 17/00555/FUL Decision : **Application Permitted**
Location : 20 Station Avenue Rayleigh
Proposal : Demolish Existing Garage and Construct Two Storey Side
Extension Incorporating Garage and Roof Lantern to Rear
Extension, New Roof and Raise Ridge Height to Provide
Flat Roof Rear Dormer, New Driveway and Vehicle
Crossover onto Station Avenue
Applicant : Mrs M Oakley

Application No : 17/00556/FUL Decision : **Application Permitted**
Location : 2 Aldham Gardens Rayleigh
Proposal : Construct Single Storey Flat Roofed Rear Extension
Applicant : Mr & Mrs Judge

Application No : 17/00560/FUL Decision : **Application Permitted**
Location : 73 White Hart Lane Hawkwell
Proposal : Garage Conversion With New Pitched Roof
Applicant : Mr Keith Mills

Application No : 17/00567/FUL Decision : **Application Permitted**
Location : 196 London Road Rayleigh
Proposal : Single Storey Rear Extension (Conservatory)
Applicant : Mr And Mrs Wilson

Application No : 17/00574/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 48 Waltham Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3m
Applicant : Mrs Dee Esgrove

Application No : 17/00625/FUL Decision : **Application Permitted**
Location : 43 The Westerings Hawkwell
Proposal : Proposed Single Storey Rear Extension with Roof Lantern
Applicant : Mr Stuart Mangion

Application No : 17/00566/DPDP1 Decision : **Not Permitted
Development**
Location : 51 High Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.3m from Original Rear Wall, Eaves
Height 3.2m, Maximum Height 3.9m
Applicant : Mr S Vidler

Application No : 17/00581/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Hall Green London Road Rawreth
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 2.3m, Maximum Height 2.7m
Applicant : Mr Steve Wilkins

Application No : 17/00591/FUL Decision : **Refuse Planning
Permission**
Location : 8 Graysons Close Rayleigh SS6 8LJ
Proposal : Two storey side extension, single-storey rear extension with
roof lights and new ramped access to front
Applicant : Ms Rachael Jordan

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 7 Graysons Close 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 be built up to the boundary at first floor level leading to a potential coalescence of dwellings, should the adjacent site carry out a similar development, it would also lack suitable space about the resultant buildings proving visually detrimental to the uniformity present within the street and the overall appearance of the streetscene.

Application No : 17/00603/DPDP1 Decision : **Not Permitted Development**
Location : 31 Daws Heath Road Rayleigh x
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 2.6m, Maximum Height 2.9m
Applicant : Mr Paul Lunn

Application No : 17/00595/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 2.65m, Maximum Height 4m
Applicant : Mr And Mrs Stanesby

Application No : 17/00613/DPDP1 Decision : **Not Permitted Development**
Location : 43 Southview Road Hockley
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m
Applicant : Mr P And Mrs K Higgins

Application No : 17/00634/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 4 Woodpond Avenue Hockley SS5 4PX
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.953m from Original Rear Wall, Eaves Height 2.700m, Maximum Height 2.961m
Applicant : Mr D Bowerman

Application No : 17/00666/NMA Decision : **Application Permitted**
Location : 46 Kingswood Crescent Rayleigh SS6 7BH
Proposal : Non Material Amendment Following Approval of Application Ref: 17/00068/FUL Incorporating An Altered Roof to the Approved Side Extension and Internal Layout Changes
Applicant : Mr Arpad Rektor

Application No : 17/00699/DOC Decision : **Discharge Of
Conditions**

Location : Land Rear of Cherry Orchard Brickworks Cherry Orchard
Lane Rochford

Proposal : 16/01241/REM Reserved Matters Application for Details of
Provision of Rugby Club, Associated Pitches and
Facilities/Including Clubhouse and Car Park, Pursuant to
Outline Planning Permission Granted on 14th March 2016
under Application Ref: 15/00776/OUT

Applicant : Henry Boot Developments Ltd