

DELEGATED PLANNING DECISIONS - June 2017

Application No : 16/01241/REM Decision : **Application Permitted**
 Location : Land Rear Of Cherry Orchard Brickworks Cherry Orchard Lane Rochford
 Proposal : 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 - Mr Bunbury

Application No : 17/00001/FUL Decision : **Application Permitted**
 Location : 6 Connaught Walk Rayleigh SS6 8UY
 Proposal : Single Storey Front Extension
 Applicant : Miss Kimberly Smith

Application No : 17/00079/FUL Decision : **Application Permitted**
 Location : 34 Leamington Road Hockley SS5 5HP
 Proposal : Single Storey Rear Extension, Single Storey Side Extension and Bay Window to Front Elevation
 Applicant : Mrs Sue Thomas

Application No : 17/00096/FUL Decision : **Refuse Planning Permission**
 Location : The Bay Tree Rebels Lane Great Wakering
 Proposal : Replace Roof on Front Dormer With Three Gables. First Floor Side Extension
 Applicant : Mr & Mrs Brannan

Reason(s) for Refusal

It is considered that the development proposed In this instance, given its location, massing and scale, and its physical inter relationship the with the neighbouring dwelling will infringe upon the gap which exists between the two respective dwellings, which is a characteristic feature of the built form within the street scene which is highly prominent when viewed from the public realm. It is considered therefore that the proposed addition would constitute a disharmonious visual element resulting in the coalescence of two adjacent dwellings which planning policy advises should be avoided. It is considered that the proposed development therefore would demonstrably harm the visual amenity currently enjoyed at this location thus conflicting with policy DM1 of Rochford District Council's Local Development Framework Development Management Plan (adopted 16 December 2014) and the provisions of Supplementary Planning Document 2 (SPD2).

Application No : 17/00139/LDC Decision : **LDC For Existing Use Approved**

Location : Flat B 20 Stanley Road Ashingdon
Proposal : Application For A Certificate Of Lawfulness for Use of Part Of Building As Self Contained Flat B
Applicant : Mr Darryl Sheppard

Application No : 17/00141/LDC Decision : **LDC For Existing Use Approved**

Location : Flat C 20 Stanley Road Ashingdon
Proposal : Application For A Certificate Of Lawfulness to use Part Of Building As Self Contained Flat C
Applicant : Mr Darryl Sheppard

Application No : 17/00142/LDC Decision : **LDC For Existing Use Approved**

Location : Flat D 20 Stanley Road Ashingdon
Proposal : Application For A Certificate Of Lawfulness to Use Part Of Building As Self Contained Flat D
Applicant : Mr Darryl Sheppard

Application No : 17/00148/FUL Decision : **Application Permitted**

Location : Wedgwood Court Wedgwood Way Ashingdon
Proposal : Internal Alterations to Provide 5 no Additional Flats and Ground Floor Extensions to Provide Mobility Scooter Store with Access Ramp and Conservatory With Communal Patio
Applicant : Sanctuary Group

Application No : 17/00188/FUL Decision : **Refuse Planning Permission**

Location : 3A Hedgehope Avenue Rayleigh SS6 9LS
Proposal : 2nd Storey Pitched Roofed Roof Extension to Create Third Floor with Roof Lights and Rear Dormer
Applicant : Mr Justin Baker

Reason(s) for Refusal

- 1 The development, by virtue of the pitched roof form erected over the lesser part of the overall residential building, would be visually incongruous to the appearance of the overall building and would be at odds with the character of the streetscene contrary to parts (x) and (xi) of the Development Management Plan 2014.

Application No : 17/00244/FUL Decision : **Application Permitted**

Location : 18 Ravenswood Chase Rochford SS4 1JF
Proposal : Extend Existing Flat Roof Rear Extension on Both Sides
Applicant : Mr John Moss

Application No : 17/00249/FUL Decision : **Application Permitted**
Location : 8 Everest Rayleigh Essex
Proposal : Single Storey Flat Roofed Rear Extension
Applicant : Mrs Josephine Rutherford

Application No : 17/00255/FUL Decision : **Application Permitted**
Location : Swimming Pool Spring Gardens Rayleigh
Proposal : Erect Covered Enclosure to Swimming Pool Incorporating
Changing rooms W.C and Storage Room
Applicant : Rayleigh Primary School Academy Trust - Mrs Tracey
Brunning

Application No : 17/00261/FUL Decision : **Application Permitted**
Location : 260 Little Wakering Road Little Wakering SS3 0LA
Proposal : Single Storey Flat Roofed Rear Extension With Roof Light
Applicant : Mr C MacKenzie

Application No : 17/00262/FUL Decision : **Refuse Planning
Permission**
Location : Ashley Cottage London Road Rawreth
Proposal : Remove Existing Side Extension and Garage and
Construct Two Storey Side and Rear Extensions With
Balcony to Rear at First Floor, Reposition and New Canopy
Porch
Applicant : Mr & Mrs Crump

Reason(s) for Refusal

- 1 The Allocations Plan 2014 shows the site to be within the Metropolitan Green Belt and the proposal is considered to be inappropriate development contrary to the National Planning Policy Framework. Within the Green Belt, 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 dwellings, as defined in Policy DM17 of the Development Management Plan or other policy compliant exceptions). Any development which is permitted shall be of a scale, design and siting, such that the character of the countryside is not harmed.

Policy DM17 of the Development Management Plan provides that the total size of a Green Belt 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 would add floor space that would exceed this policy limit, representing a 140% increase over the original, having an impact on the openness of this part of the Green Belt contrary to local and national planning policy.

Application No : 17/00263/FUL Decision : **Application Permitted**
Location : 8 Dartmouth Close Rayleigh SS6 9PQ
Proposal : Demolish Existing Conservatory, Construct Single Storey
Side Extension, Infill between Garage and House, Convert
Garage to Habitable Floorspace
Applicant : Mr & Mrs Bailey

Application No : 17/00268/DOC Decision : **Discharge Of
Conditions**
Location : 174 Parklands Rochford Essex
Proposal : Discharge of condition relating to planing permission
90/00056/FUL
Applicant : L & Q

Application No : 17/00284/FUL Decision : **Application Permitted**
Location : 69 Cotswold Avenue Rayleigh Essex
Proposal : Hip to Gable Roof Extension and Insert Flat Roof Rear
Dormer and Pitched Roof Front Dormer
Applicant : Mr Mark Mahy

Application No : 17/00291/FUL Decision : **Application Permitted**
Location : 74 High Road Hockley SS5 4TA
Proposal : Construct Pitched Roofed Entrance Porch to Front and
Change of External Materials to Front
Applicant : Mr David Holborn

Application No : 17/00308/ADV Decision : **Grant Advertisement
Consent**
Location : Car Dealership D2 Rochford Business Park Cherry Orchard
Way
Proposal : One Internally Illuminated Tablet Sign, Two Internally
Illuminated Brand Wordmark Signs, One Internally
Illuminated Dealer Sign, One Internally Illuminated Pylon
Sign, One Non-illuminated Directional Sign
Applicant : NISSAN - TOOMEYS

Application No : 17/00310/FUL Decision : **Application Permitted**
Location : 47 Hill Lane Hawkwell SS5 4HW
Proposal : First Floor Side Extension Over Part of Garage and Create
Sloping Roof with Rooflights to Remainder of Garage Roof.
Single Storey Front Extension with Canopy Roof. Single
Storey Pitched Roof Rear Extension
Applicant : Mr & Mrs Malcolm

Application No : 17/00313/FUL Decision : **Application Permitted**
Location : 46 Down Hall Road Rayleigh SS6 9LY
Proposal : Proposed Single Storey Rear Extension
Applicant : Mr John Payton

Application No : 17/00314/FUL Decision : **Application Permitted**
Location : 43 Greensward Lane Hockley SS5 5HG
Proposal : Two Storey Side Extension, Front Porch and Vehicle Crossover
Applicant : Mr Lloyd Johnson

Application No : 17/00320/FUL Decision : **Application Permitted**
Location : 18 Stanley Road Ashingdon Essex
Proposal : Proposed Single Storey Rear Extension with Roof Lights, Two Storey Side Extension and Roof Alterations
Applicant : Mr & Mrs Jeffery

Application No : 17/00332/FUL Decision : **Application Permitted**
Location : 18 Ashcombe Rochford SS4 1SW
Proposal : Proposed Single Storey Rear Extension and Front and Rear Flat Roof Dormers
Applicant : Mrs Diane Staggs

Application No : 17/00337/FUL Decision : **Refuse Planning Permission**
Location : 109A Southend Road Rochford SS4 1HX
Proposal : Change Use From Hair Dresser Shop to Restaurant and Construct Two Storey Rear Extension Incorporating Flat at First Floor.
Applicant : Mr Tarkan Ali

Reason(s) for Refusal

- 1 The proposal is not supported by any information to explain if the continued retail use is no longer viable. It is neither clear as to how long the premises have been vacant. As such the loss of the existing retail unit within the local shopping parade in which the site is situated would not be justified and would if allowed further undermine the attraction of the local shopping parade in conflict with part (i) to Policy DM 36 to the Council's Development Management Plan (2014).
- 2 The development proposes a change of use and additional residential flat which requires the provision of five car parking spaces which cannot be secured on land within the applicants control in connection with the use and a new residential unit which requires additional car parking which cannot be provided at this location. It is considered that proposed development would give rise to unacceptable on street parking issues to the detriment of highway safety and visual amenity in conflict with planning policy DM 30 of the Development Management Plan together with the provisions of The Essex County Council's Parking Standards Design and Good Practice Guide (September 2009).

- 3 It is considered that the extension proposed by way of the bulk, mass and flat roofed design at first floor level would be of poor design lacking local distinctiveness and to highly prominent key visual receptor points particularly from Southend Road and Leicester Avenue that would appear as a discordant visual element within the street scene such that it is considered that the development would have an overbearing visual impact on the street scene to the detriment of the visual amenity of the vicinity thus conflicting with policy DM1 of the Council's Development Management Plan (2014) and of poor design in conflict with Policy CP1 to the Council's Core Strategy (2011).

Application No : 17/00342/FUL Decision : **Refuse Planning Permission**

Location : Old Rectory Apton Hall Road Stambridge
Proposal : Replacement Garage
Applicant : Mr Bryan Slater

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the proportion of the site on which the proposed garage is to be placed 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. Any development, which is permitted, shall be of a scale, design and siting, such that the openness of the countryside is not impaired.

Replacement buildings can be deemed acceptable where there is no change of use and no material increase in size. The proposed garage structure would be much larger than the currently existing double garage and adjacent shed both in massing and height, therefore causing an adverse impact on the openness of the land, contrary to Policies GB1 of the Council's Core Strategy (2011), DM10 of the Development Management Plan as well as the guidance of the National Planning Policy Framework (2012).

Application No : 17/00346/FUL Decision : **Application Permitted**
Location : 65 Barrymore Walk Rayleigh SS6 8YJ
Proposal : Single Storey Flat Roofed Rear Extension to Ground Floor Flat
Applicant : Mr & Mrs Faulkner

Application No : 17/00347/FUL Decision : **Application Permitted**
Location : 30 Mornington Avenue Rochford SS4 1DN
Proposal : Single Storey Outbuilding
Applicant : Mr & Mrs Cave

Application No : 17/00350/FUL Decision : **Application Permitted**
Location : Crane Court St Thomas Road South Fambridge
Proposal : Remove existing side addition and construct single storey side extension
Applicant : Mr Ron Weston

Application No : 17/00349/FUL Decision : **Application Permitted**
Location : 4 Uplands Park Road Rayleigh SS6 8AJ
Proposal : Demolish Existing Garage and Construct Detached Single Storey Annex
Applicant : Mr Dave White

Application No : 17/00351/FUL Decision : **Application Permitted**
Location : River View Lodge Fambridge Road South Fambridge
Proposal : Demolish Existing Detached Garage/Store and Construct Single Storey Pitched Roof Side/Rear Extension with Roof Lights
Applicant : Mr Paul Wale

Application No : 17/00352/FUL Decision : **Application Permitted**
Location : 5 Chiltern Close Rayleigh Essex
Proposal : Stairs and decking to rear
Applicant : Mr Clive Mansfield

Application No : 17/00354/FUL Decision : **Application Permitted**
Location : 1 Saxon Close Rayleigh SS6 9NS
Proposal : First Floor Rear and Side Extension with Roof Lights
Applicant : Mr Norm Pattison

Application No : 17/00357/FUL Decision : **Application Permitted**
Location : 52 Plumberow Avenue Hockley SS5 5AB
Proposal : Demolish Existing Dwelling and Construct Two 3-bed Detached Bungalows. Extend Existing Vehicular Access onto Plumberow Avenue and Create New Vehicular Access onto Rosslyn Close
Applicant : Hilton Homes

Application No : 17/00359/FUL Decision : **Application Permitted**
Location : 27 Bull Lane Rayleigh SS6 8JE
Proposal : Proposed Hip to Gable Roof Extension With Flat Roof Rear Dormer
Applicant : Mrs Christine Lewsey

Application No : 17/00361/FUL Decision : **Application Permitted**
Location : 10 Picton Close Rayleigh SS6 7LD
Proposal : Single storey pitched roofed front extension and conversion of garage new front door with steps to raised threshold and extension of vehicle crossing
Applicant : Mr & Mrs M Lawrence

Application No : 17/00362/COU Decision : **Application Permitted**
Location : Unit 4a Swaines Industrial Estate Ashingdon Road
Rochford
Proposal : Change use of premises from general industry (Use Class
B2) to use as a class based gym (Use Class D2)
Applicant : Mr Adam Bradshaw

Application No : 17/00363/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 54 Southend Road Hockley SS5 4QH
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension and Enlarge
Dormer
Applicant : Mr Steven Reid

Application No : 17/00365/FUL Decision : **Application Permitted**
Location : 10 Balmoral Gardens Hockley Essex
Proposal : Construct Detached Pitched Roofed Garage
Applicant : Mr & Mrs Turner

Application No : 17/00369/FUL Decision : **Refuse Planning
Permission**
Location : Great Wheatley Farm Great Wheatley Road Rayleigh
Proposal : Refurbish and Extend Existing Barn. Create Two
Mezzanine Floors with Internal Stair Access
Applicant : Mr Tony Dean

Reason(s) for Refusal

- 1 The Allocations Plan 2014 shows the site to be within the Metropolitan Green Belt and the proposal is considered to be inappropriate development contrary to the National Planning Policy Framework. Within the Green Belt, 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 in Policy DM11 of the Development Management Plan or other policy compliant exceptions). Any development which is permitted shall be of a scale, design and siting, such that the character of the countryside is not harmed.

The proposed extension to the barn is not one of the listed exceptions in Paragraph 89 of the National Planning Policy Framework and any conservation merits are not considered to overcome the harm to the character, appearance and openness of the Green Belt. As a result the proposal would, if allowed, result in a substantial building in size and overall mass increasing further the extent of built form in the envelope of buildings on the site detracting from the open character of that part of the Green Belt in which the site is situated contrary to the National Planning Policy Framework and part (iii) to Policy DM13.

Application No : 17/00370/LBC Decision : **Application Permitted**
Location : Great Wheatley Farm Great Wheatley Road Rayleigh
Proposal : Refurbish and Extend Existing Barn. Create Two
Mezzanine Floors with Internal Stair Access.
Applicant : Mr Tony Dean

Application No : 17/00372/ADV Decision : **Application Permitted**
Location : First Floor 99 High Street Rayleigh
Proposal : One Non-Illuminated Hoarding Sign to Flank Wall
Applicant : Just Pampered - Mrs Kerry-Lee Draper

Application No : 17/00373/FUL Decision : **Application Permitted**
Location : 12 Graysons Close Rayleigh SS6 8LJ
Proposal : Proposed First Floor Extension
Applicant : Mr Darren Rodmell

Application No : 17/00375/FUL Decision : **Refuse Planning
Permission**
Location : Hambro House Hambro Nursery Chelmsford Road
Proposal : Proposed Detached Triple garage
Applicant : Mr G Handley

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. Hambro House has already been significantly extended and taken together with these other additions the proposed development is considered to be a disproportionate addition over and above the size of the original dwelling. It would also 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. The development would also amount to encroachment into the countryside that would adversely impact on openness and in view of its location close to the site frontage would also adversely impact on the visual amenities of the Green Belt and the character and appearance of the area generally.

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 : 17/00374/FUL Decision : **Application Permitted**
Location : 42 Cotswold Avenue Rayleigh SS6 8AN
Proposal : Construct Hip To Gable Roof Extension and Loft Conversion Incorporating Pitched Roofed Front Dormers and Flat Roofed Rear Dormer
Applicant : Mrs Sarah Maul

Application No : 17/00377/FUL Decision : **Application Permitted**
Location : 11 The Bramleys Rochford Essex
Proposal : Front and Rear Flat Roof Dormers
Applicant : Mr A Chenery And Mrs A Wild

Application No : 17/00381/FUL Decision : **Application Permitted**
Location : 1 Pine Tree Place Ashingdon Road Rochford
Proposal : Open Glass Canopy Room to Rear
Applicant : Mrs Allen

Application No : 17/00382/FUL Decision : **Application Withdrawn**
Location : 6 Banyard Way Rochford SS4 1UQ
Proposal : first Floor Side Extension
Applicant : Mr & Mrs J Lord

Application No : 17/00383/FUL Decision : **Application Permitted**
Location : 9 Stile Lane Rayleigh SS6 8JA
Proposal : Part Single/Part Two Storey Rear Extension
Applicant : Mr Grant Gibson

Application No : 17/00384/FUL Decision : **Application Permitted**
Location : 220 Ferry Road Hullbridge Essex
Proposal : Single Storey Rear Extension, First Floor Side Extension with Canopy Porch Beneath and Extend Existing Dormer
Applicant : Mr A Simpson

Application No : 17/00385/FUL Decision : **Application Permitted**
Location : Moat Farm Chelmsford Road Rawreth
Proposal : Proposed Detached Pitched Roof Double Garage
Applicant : Mr Christopher Lynch

Application No : 17/00387/FUL Decision : **Application Permitted**
Location : 16 Chestnut Path Canewdon Essex
Proposal : Demolish Existing Garage and Construct Double Garage
Applicant : Mr Tyrone Milne

Application No : 17/00388/FUL Decision : **Application Permitted**
Location : Maple Lodge 211 Rectory Avenue Ashingdon
Proposal : Construct Single Storey Pitched Roofed Rear Extension
Applicant : Mr & Mrs Wood

Application No : 17/00389/FUL Decision : **Refuse Planning
Permission**
Location : Essexmere Ellesmere Road Ashingdon
Proposal : Construct Single Storey Front Extension
Applicant : Mr & Mrs Rymer

Reason(s) for Refusal

- 1 The extension proposed would be a disproportionate and inappropriate addition to a dwelling within the Green Belt, resulting in an increase in floorspace which would exceed the 25% increase above original permitted under Policy DM17 of the Development Management Plan (2014). It is considered that the proposed extension, in this context, would contribute to the piecemeal and incremental urbanisation of the Green Belt, and by way of the significant additional built form would be materially harmful to the openness and character of the Green Belt, contrary to Policy DM17 and the NPPF.

Application No : 17/00390/FUL Decision : **Application Permitted**
Location : 4 Tyms Way Rayleigh SS6 8DG
Proposal : Proposed loft conversion and the construction of three pitched roof dormers at the rear and raising the front apex to allow better access.
Applicant : Mr Michael Whyley

Application No : 17/00392/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 227A Rectory Road Hawkwell Essex
Proposal : Application for al lawful development certificate for a proposed single storey pitched roof rear extension with rooflights and new side window formed in existing house
Applicant : Mr And Mrs Pickup

Application No : 17/00398/FUL Decision : **Application Permitted**
Location : 14 Butts Paddock Canewdon SS4 3QT
Proposal : Demolish Conservatory and Construct Single Storey Rear Extension with Roof Lanterns
Applicant : Elliot and Sarah Jenkins and Moore

Application No : 17/00399/LDC Decision : **Refuse Lawful
Development
Certificate**

Location : 12 Whitehall Road Great Wakering SS3 0AA
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Side Extension, Convert Garage to
Habitable Room with Pitched Roof Over and Rooflights
Applicant : Mr & Mrs Eastall

Reason(s) for Refusal

- 1 The proposed extension would extend beyond an original rear wall of the dwellinghouse by some 4.3 metres, which would exceed the limit of 4 metres for a detached dwellinghouse. As a result, the proposed extension would fail to comply with part (f) 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 : 17/00404/FUL Decision : **Application Permitted**
Location : Pembroke House Sutton Court Drive Rochford
Proposal : Proposed stepped and ramped access to front alterations
to windows. Internal alterations to remodel reception to
include mobility scooter store and new kitchen, alterations
to flat 32 to create hair salon and laundry area
Applicant : Sanctuary Group

Application No : 17/00405/FUL Decision : **Application Permitted**
Location : 147 Stambridge Road Rochford Essex
Proposal : Loft conversion with hip to gable roof extension and front
and rear dormers
Applicant : Mr B Farnham And Mrs N Mlyneux

Application No : 17/00408/FUL Decision : **Application Permitted**
Location : 11 Thorpedene Avenue Hullbridge Essex
Proposal : Front and rear dormers
Applicant : Mr Michael Quigley

Application No : 17/00410/FUL Decision : **Application Permitted**
Location : 14 Woodlands Close Rayleigh SS6 7RG
Proposal : Proposed Single Storey Front and Side Extensions
Applicant : Mr Roy Butcher

Application No : 17/00412/FUL Decision : **Application Permitted**
Location : 91 Grove Road Rayleigh Essex
Proposal : First Floor Extension And New Roof Over
Applicant : Mr And Mrs J Berry

Application No : 17/00414/FUL Decision : **Application Permitted**
Location : 35 Southbourne Grove Hockley SS5 5EB
Proposal : Front Porch, Single Storey Flat Roof Rear Extension,
Additional Window to Ground Floor Right Side Elevation
and Add Roof Lantern to Existing Rear Extension
Applicant : Mr Brian Smith

Application No : 17/00415/FUL Decision : **Application Permitted**
Location : 34 Rochford Garden Way Rochford SS4 1QH
Proposal : Part Two/Part Single Storey Front Extension
Applicant : Mr Barber

Application No : 17/00420/FUL Decision : **Application Permitted**
Location : 70 Daws Heath Road Rayleigh SS6 7RQ
Proposal : Construct Single Storey Rear Extension
Applicant : Mr Mark Skinner

Application No : 17/00421/DOC Decision : **Discharge Of
Conditions**
Location : Thorpe Farm Southend Road Great Wakering
Proposal : Discharge of Condition 2 on approved application
16/01209/FUL: Front dormer, rooflight to rear, demolish
outbuildings and barn and construct single storey extension
and barn, first floor rear extension, convert pig sty to
glasshouse, rebuild agricultural barn, new roof and
domestic storage to stable block.
Applicant : Mr D Shields

Application No : 17/00429/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 30 Queens Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4m
Applicant : Mr J And Mrs K Manhood

Application No : 17/00406/DPDP1 Decision : **Not Permitted
Development**
Location : 5A Leamington Road Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.4m from Original Rear Wall, Eaves
Height 2.45m, Maximum Height 4m
Applicant : Mr And Mrs Stanesby

Application No : 17/00423/FUL Decision : **Application Permitted**
Location : 1 Everest Rayleigh SS6 9PL
Proposal : Two Storey Side and Rear Extension and Part Single
Storey Rear Extension
Applicant : Mr Colin Larkin

Application No : 17/00424/FUL Decision : **Application Permitted**
Location : Unit 14 Rawreth Industrial Estate Rawreth Lane
Proposal : Proposed Mezzanine Floor and Additional Windows
Applicant : Tube Tech

Application No : 17/00425/FUL Decision : **Application Permitted**
Location : 9 Brookside Hawkwell SS5 4EW
Proposal : Demolish Existing Extension and Erect Single Storey
Rear/Side Flat Roof Rear Extension with Roof Lantern
Applicant : Mr & Mrs Jones

Application No : 17/00426/FUL Decision : **Application Permitted**
Location : 8 Daws Heath Road Rayleigh Essex
Proposal : Two Storey Side/Rear Extension and Porch to Front
Applicant : Mr & Mrs Chapman

Application No : 17/00427/FUL Decision : **Application Permitted**
Location : 10 Daws Heath Road Rayleigh Essex
Proposal : Two Storey Side/Rear Extension
Applicant : Mr And Mrs Holland

Application No : 17/00428/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 11 Nelson Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.5m from Original Rear Wall, Eaves
Height 2.7m, Maximum Height 4m
Applicant : Mrs Backshall

Application No : 17/00430/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 6 Main Road Hawkwell Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 3.6m from Original Rear Wall, Eaves
Height 2.8m, Maximum Height 3.8m
Applicant : Mr M Baker

Application No : 17/00434/FUL Decision : **Refuse Planning
Permission**
Location : 323 Rectory Road Hawkwell Essex
Proposal : Proposed Detached Double Garage to Front
Applicant : Mr Bradley Beard

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 garage would substantially increase the built up nature of the site and the developed area close to the Rectory Road frontage. As a result, this would reduce the openness of the Green Belt in this location and would be detrimental to one of the purposes of including land in the Green Belt. The application property has already been significantly extended and taken together with these other additions the proposed development is considered to be a disproportionate addition over and above the size of the original dwelling. It would also 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.

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 National Planning Policy Framework.

Application No : 17/00435/FUL Decision : **Application Permitted**
Location : 1 Glenwood Avenue Hawkwell Essex
Proposal : Single Storey Pitch Roof Side Extension with Roof Lights
Applicant : Mrs Baker

Application No : 17/00438/FUL Decision : **Application Permitted**
Location : 417 Ashingdon Road Rochford SS4 3DR
Proposal : Construct Single Storey Rear Extension
Applicant : Mr James Piper

Application No : 17/00440/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 8 Downhall Park Way Rayleigh SS6 9RP
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Flat Roofed Rear Extension with
Roof Lantern
Applicant : Mr & Mrs D Polley

Application No : 17/00441/FUL Decision : **Application Permitted**
Location : First Floor 115-117 Ferry Road Hullbridge
Proposal : Change use first floor from dance studio (Use Class D2) to use as office (Use Class B1)
Applicant : Chelmsford Star Co-operative Society Limited - Mr Barry Wood

Application No : 17/00443/FUL Decision : **Application Permitted**
Location : 1 Kingsmead Cottages Barling Road Barling Magna
Proposal : Demolish Existing Dwelling And Erect Detached 4-bed House and Change Use Of Land To Grazing, Erect Stable
Applicant : Mr P Barthaud

Application No : 17/00445/FUL Decision : **Application Permitted**
Location : Benleigh House Marina Avenue Rayleigh
Proposal : Replace Existing Timber Staircase/Fire Escape With New Steel Staircase/Fire Escape
Applicant : Leigh Heath Court Investments Ltd

Application No : 17/00454/DPDP3M Decision : **Prior Approval of Details Not Required**
Location : Barn At Eastwood Nurseries Arterial Road
Proposal : Notification for prior approval for a proposed change of use and alterations to change use of agricultural building to a dwelling house
Applicant : Mr Barrie Stone

Application No : 17/00471/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 8 Downhall Park Way Rayleigh SS6 9RP
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m
Applicant : Mr & Mrs D Polley

Application No : 17/00442/FUL Decision : **Application Permitted**
Location : 41 Little Wakering Road Great Wakering Essex
Proposal : Construct Single Storey Rear Extension
Applicant : Mr P And Mrs M Hannan

Application No : 17/00451/FUL Decision : **Application Permitted**
Location : 33 Hawkwell Road Hockley SS5 4DD
Proposal : Raise Roof and Form Double Pitched Roof Front Dormer and Flat Roof Rear Dormer and Two Windows at First Floor to Side Elevation
Applicant : Mr Dean Copping

Application No : 17/00456/LDC Decision : **Grant Lawful Development Certificate**

Location : Chadwell Lambourne Hall Road Canewdon
 Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Side Extensions
 Applicant : Mr & Mrs Stuart Mennell

Application No : 17/00473/NMA Decision : **Application Permitted**

Location : Land Rear Of 421 Ashingdon Road Wedgwood Way Rochford
 Proposal : Application for non-material amendment following grant of planning permission for 1 no one bedroomed bungalow as approved on 29th April 2015 under application ref: 15/00040/FUL and for alterations to entrance porch and reuse roof form hip end
 Applicant : Coles And Young Ltd - Mrs Pauline Young

Application No : 17/00480/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 12 Trinity Road Rayleigh Essex
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.2m from Original Rear Wall, Eaves Height 2.95m, Maximum Height 3.4m
 Applicant : Mr Gavin Dunn

Application No : 17/00496/DOC Decision : **Discharge Of Conditions**

Location : 9 Chevening Gardens Hockley SS5 4UR
 Proposal : Application to Discharge Condition 3 on approved application 16/001132/FUL: Proposed Single Storey Rear and Side Extension with Roof Lanterns
 Applicant : Mr James Wilby

Application No : 17/00510/NMA Decision : **Application Permitted**

Location : Bethel 4 West Avenue Hullbridge
 Proposal : Application for Non-Material amendment following grant of permission for balcony and chimney on 13th September 2016 under application ref: 16/00707/FUL and for provision of roof lights to garage conversion
 Applicant : Mr Adam Twyman

Application No : 17/00511/NMA Decision : **Application Permitted**

Location : 30 Westminster Drive Hockley Essex
 Proposal : Non-material amendment application following approval of application 14/00195/FUL : Proposed Two Storey Side Extension
 Applicant : Mr And Mrs Coombes

Application No : 17/00518/DPDP1 Decision : **Not Permitted Development**

Location : 10 Southview Road Hockley Essex
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 : Mr Sean Chittenden

Application No : 17/00561/NMA Decision : **Application Permitted**
Location : Site Of 48 Highams Road Hockley
Proposal : Non-Material Amendment to 16/00641/FUL: Proposed Replacement Dwelling
Applicant : Mrs Barbara McCarthy