

PLANNING DECISIONS – March 2017

Application No : 15/00424/ADV Decision : **Application Permitted**
Location : Asda Priory Chase Rayleigh
Proposal : 3no. Window Vinyl Graphics to Replace Existing, 5no.
Window Manifestation Dots to Entrance and Front
Elevation, 3no. Twin Post Welcome Signs (All Non-
illuminated), 1no Fascia Spark Sign (Illuminated) and 2no
Totum Signs (Illuminated)

Applicant : Asda Stores Ltd - Mr Adam Shingfield

Application No : 16/00062/FUL Decision : **Application Permitted**
Location : Star Lane Brickworks Star Lane Great Wakering
Proposal : Redesign Of Plots 4-13 (From Approval 12/00252/FUL) To
Accommodate Requirement For A Pumping Station
Applicant : Taylor Wimpey East London

Application No : 17/00111/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : 19 Kilnwood Avenue Hockley SS5 4PR
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3.1m, Maximum Height 3m
Applicant : Mr Nick Pinn

Reason(s) for Refusal

- 1 Under the provisions of Section A.4(3)(b) to Schedule 2, Part 1 of the GPDO, the local planning authority (LPA) hereby refuses this application, as, in the opinion of the authority, the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g). Specifically, the LPA believes the submitted application form to be erroneous, by way of suggesting the extension would have a greater eaves height than maximum height, and as a result cannot accurately determine the lawfulness of the proposal.

Application No : 16/00510/FUL Decision : **Application Permitted**
Location : Land North Of A129 East Of A130 Old London Road
Rawreth
Proposal : Construction Of Catch Ball Fencing Adjoining A129 and
A130
Applicant : Academy Soccer

Application No : 16/00701/FUL Decision : **Application Permitted**
Location : 32 Olivers Crescent Great Wakering
Proposal : Proposed outbuilding
Applicant : Miss Sarah Andrews

Application No : 16/00708/FUL Decision : **Application Permitted**
Location : 8 Laburnum Close Hockley
Proposal : First Floor Pitched Roof Side Extension, Pitched Roof to
Existing Front Porch and Single Storey Sloped Roofed
Rear Extension
Applicant : Mrs Zoe Saward

Application No : 16/00727/LDC Decision : **LDC For Existing Use
Approved**
Location : Magees Nursery Windsor Gardens Hawkwell
Proposal : Application for a Lawful Development Certificate for The
Use Of Units 17 and 18 For Light Industrial Workshop And
Car Repair And Body Work Respectively
Applicant : Magees Nurseries Ltd - Mr Bruce Pinkerton

Application No : 16/00798/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear of 12 To 26 Eastwood Road Rayleigh
Proposal : Demolish existing buildings and erect two three storey
buildings comprising 41 no. two bedroomed flats with
ancillary parking and amenity space

Applicant : Mr Bennett - Histonwood Ltd

Reason(s) for Refusal

- 1 The Flood Risk Assessment & Drainage Strategy submitted with this application does not comply with the requirements set out Essex County Council's Outline Drainage Checklist.

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

In particular, the submitted FRA & SuDS Strategy fails to:

- Use the most up-to date guidance on climate change allowances. Following the EA update on climate change allowances in February 2016, we expect a climate change uplift of 40% (based on the upper end, 90% percentile estimates) to be applied on rainfall intensities. This provides a more conservative drainage scheme.
- Provide further details on the hydraulic conveyance of surface water within the drainage scheme

The Preliminary SuDS/Surface Water Drainage Strategy drawing no. 162280-001 shows a series of lined permeable paving structure with overflow connections to catch-pits and underground sewer network. It also shows the offline geo-cellular attenuation system in the south-east corner of the site. This layout suggests the runoff collected along the south western permeable block flows directly to the outfall manhole along the east without getting into the offline storage? This therefore raises concern that with the current layout, not all of the runoff within the development will be attenuated before being discharged at a controlled rate.

Further information should be submitted showing clearly how the water is conveyed through the suds features (and the attenuation storage), including the support of survey data and invert levels of the drainage features.

- Provide further information on the treatment of runoff from all parts of the development. The layout suggests the permeable blocks will be serving the car parking areas alone and not the main access road into the development. Clarity should be provided as to how treatment is provided for the access road.

Application No : 16/01010/FUL Decision : **Refuse Planning Permission**
 Location : Garage Block Between 28 And 29 Althorne Way Canewdon
 Proposal : Demolish Garages and Construct Two Buildings to Provide 8 No. 2 Bedroomed Flats
 Applicant : Mr Chris Nixon - Sanctuary Group

Reason(s) for Refusal

- 1 The proposed development would result in a cramped overdevelopment of the site and reduce the spatial standards of this cul-de-sac head, contrary to Policies CP1 of the Core Strategy 2011 and part (ix) to policy DM1 of the Development Management Plan 2014, and Paragraph 53 of the National Planning Policy Framework 2012.
- 2 It is considered that Block A would generate unacceptable overlooking to nos. 27 and 28 Althorne Way, which could not be sufficiently and reasonably controlled by planning condition. The proposal would have a detrimental impact on the occupiers of neighbouring properties in terms of overlooking contrary to parts (x) and (ix) to policy DM1 and part (iv) to policy DM3 of the Development Management Plan 2014. The juxtaposition of blocks A and B would result in an inadequate separation distance of some 6 metres, which would result in unacceptable overlooking of habitable rooms (living rooms) in sections of each block.

- 3 The proposed development provides inadequate car parking spaces contrary to the Council's Parking Standards: Design and Good Practice Supplementary Planning Document 2010
- 4 The design of the proposed development is considered to be contrary to the good, high quality design sought within policy CP1 of the Core Strategy 2011 and part (ix) to policy DM1 of the Development Management Plan 2014, which seek to promote visual amenity.

Application No : 16/01029/COU Decision : **Application Permitted**
Location : 24 Sirdar Road Rayleigh SS6 7XF
Proposal : Change the use from workshop to D2 (Gym)

Applicant : Mr Robert Barber

Application No : 16/01041/LBC Decision : **Grant Listed Building Consent**
Location : 50 Main Road Hockley SS5 4QS
Proposal : Demolish conservatory and construct single storey pitched roofed rear extension
Applicant : Mr David Davies

Application No : 16/01109/ADV Decision : **Grant Advertisement Consent**
Location : 48 High Street Rayleigh Essex
Proposal : 2 no. Halo Illuminated Fascia Signs, 1No. Non-illuminated Projecting Roundel Sign, 1no. Non-illuminated Nameplate Sign, 1no. Non-illuminated Applied Opening Hours Vinyl

Applicant : HSBC Bank PLC - Mr Ben French

Application No : 16/01119/FUL Decision : **Application Permitted**
Location : 101 Cornhill Avenue Hockley Essex
Proposal : Hip to Gable Roof Extension with Pitched Roof Front Dormer
Applicant : Mr Glen Leverington

Application No : 16/01149/COU Decision : **Application Permitted**
Location : Unit 2 Maltese Court Rawreth Industrial Estate Rawreth Lane Rayleigh
Proposal : Change of Use to Use Class D2 (Martial Arts & Fitness Studio)
Applicant : Mr Chris Barnes

Application No : 16/01163/COU Decision : **Application Permitted**
Location : 43 Hedingham Place Rectory Road Rochford
Proposal : Change use of premises from Tattoo Parlour To
Physiotherapy Clinic
Applicant : Mr And Mrs Bennie Wolvaardt

Application No : 16/01186/FUL Decision : **Application Permitted**
Location : Chandos Service Station Greensward Lane Hockley
Proposal : Retrospective Application to Retain Automated Teller
Machine
Applicant : New Wave Installations Cardtronics UK Ltd

Application No : 16/01187/ADV Decision : **Grant Advertisement
Consent**
Location : Chandos Service Station Greensward Lane Hockley
Proposal : Retrospective Application to Retain Automated Teller
Machine and Associated Non-illuminated Signage
Applicant : New Wave Installations Cardtronics UK Ltd

Application No : 16/01204/FUL Decision : **Application Permitted**
Location : Land Rear Of 59 Rawreth Lane Rayleigh
Proposal : Revised application to demolish detached garage to rear,
sub-divide plot and construct detached three bedroomed
bungalow with front facing roof lights/windows
Applicant : Mr Herve Price

Application No : 16/01209/FUL Decision : **Application Permitted**
Location : Thorpe Farm Southend Road Great Wakering
Proposal : 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 : 16/01210/FUL Decision : **Application Permitted**
Location : 38 Manor Road Hockley SS5 4RJ
Proposal : Two storey Pitched Roofed Side Extension
Applicant : Mrs Michelle Daniels

Application No : 16/01216/FUL Decision : **Application Permitted**
Location : 1 Kingswood Crescent Rayleigh SS6 7BQ
Proposal : Demolition garage and construct two storey pitched roofed
side extension, single storey rear / side extension,
replacement roof tiles and render exterior
Applicant : Mr & Mrs Worboys

Application No : 16/01217/FUL

Decision : **Refuse Planning
Permission**

Location : Clydesdale Trinity Wood Road Hockley

Proposal : Demolish Existing Dwelling and Construct One Detached
House, New Entrance and Driveway

Applicant : Mr Trevor Beaman

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green Belt. Within the Green Belt, as defined within the NPPF, planning permission will not be given, except in very special circumstances for the construction of new buildings. The proposal, by way of its scale and height, would be contrary to parts i), and iii) of Policy DM21 of the Rochford District Council Development Management Plan and Policy GB1 of the Rochford District Council Core Strategy 2011. The proposed dwelling would have an increase in floorspace of some 270%, well in excess of 25% allowed for in part i) of Policy DM21. The proposed dwelling would result in excessive harm to the openness of the Green Belt and would result in a development of substantial mass and bulk over and above that of the existing dwelling, which would be inappropriate and would undermine the purpose of the Green Belt by way of the greater impact on openness, which the Policy aims to protect.
- 2 Part (ii) of policy DM21 states that derelict or abandoned properties are not part of the housing stock and therefore permission would not be granted for their redevelopment for housing. The existing building is in an abandoned and dilapidated state and would not represent a building suitable for replacement under the policy.

Application No : 16/01221/FUL

Decision : **Refuse Planning
Permission**

Location : Springfield Stambridge Road Stambridge

Proposal : Two storey front, side and rear extensions

Applicant : Mr Jason Clement

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.

Application No : 16/01224/FUL Decision : **Application Permitted**
Location : 64 Rectory Road Rochford SS4 1UE
Proposal : Demolish existing semi-detached bungalow and construct
one detached house
Applicant : Mr Adam Bones

Application No : 16/01228/FUL Decision : **Application Permitted**
Location : Car Park The Approach Rayleigh
Proposal : Construct Two Cycle Shelters
Applicant : Essex County Council

Application No : 16/01243/FUL Decision : **Refuse Planning
Permission**
Location : Yard Adjacent Elmdene Ironwell Lane Hawkwell
Proposal : Change use from agricultural to part use for storage (Use
Class B8) and part use for business and light industrial use
(Use Class B1)
Applicant : Mrs Penelope Popham

Reason(s) for Refusal

- 1 The proposal, by way of the use of most of the site for storage and distribution (Use Class B8) involving the use of delivery vans, lorries and other commercial traffic, would give rise to such noise and disturbance as such vehicles would need to manoeuvre within the limitations of the site and negotiate the narrow country lane giving site access, that would give rise to disturbance detracting from the quiet of the area and the amenity nearby residents ought reasonably expect to enjoy in conflict with part (iv) to Policy DM13 to the Rochford District Council Local Development Framework Development Management Plan (2014).
- 2 The proposal would, in the opinion of the Local Planning Authority, constitute inappropriate development in the Green Belt for which no very special circumstances have been demonstrated to outweigh the harm to the openness of the Green Belt. The proposal includes elements for the storage of caravans and trailers and similar vehicles in the open areas of the site. Furthermore, the glass house buildings proposed to be used for storage, by their nature would fail to screen the variety of materials and products and other processes such as routine maintenance on the variety of stored products, such that the proposal would detract from the openness and character of the Green Belt.

Application No : 16/01247/FUL Decision : **Application Permitted**
Location : 29 Sunnyfield Gardens Hockley Essex
Proposal : First Floor Side Extension (Infill over garage linked properties)
Applicant : Mrs Kate Kershaw

Application No : 16/01249/FUL Decision : **Application Permitted**
Location : 11 Grove Close Rayleigh SS6 8QU
Proposal : Construct Single Storey Front Extension and New Vehicle Crossover
Applicant : Mr John Fleming

Application No : 16/01251/FUL Decision : **Application Permitted**
Location : 561 Ashingdon Road Ashingdon Essex
Proposal : Alteration to Rear Roof Line and Insert Flat Roof Rear Dormer (Amendment to 15/00958/FUL)
Applicant : Mr Gary Ellis

Application No : 17/00003/FUL Decision : **Application Permitted**
Location : 24 Leonard Drive Rayleigh SS6 9EA
Proposal : Proposed Single Storey Rear Extension, Front Porch and Terrace Deck with Balustrade to Rear
Applicant : Ms T. S. Haywood

Application No : 17/00005/FUL Decision : **Refuse Advertisement Consent**
Location : Land Fronting 2 West Street Rochford
Proposal : Install Phone Kiosk With Integrated ATM Cash Dispenser
Applicant : RBS / Natwest - Mr Charles Barnet

Reason(s) for Refusal

- 1 The provision of such a visually apparent kiosk in terms of its proposed siting, design, external materials and appearance would be out of character with the character of the Rochford Conservation Area and harmful to this designated heritage asset contrary to policy CP2 of the Core Strategy 2011 and the National Planning Policy Framework.

Application No : 17/00007/FUL Decision : **Application Permitted**
Location : 73 Heron Gardens Rayleigh Essex
Proposal : Single Storey Rear Extension with Roof Lantern and First Floor Rear Extension
Applicant : Mr And Mrs Hickey

Application No : 17/00008/FUL Decision : **Application Permitted**
Location : Belchamps Camp Holyoak Lane Hawkwell
Proposal : Extension of Concrete Slab in Front of Pack Holiday Centre
(PHC) Dining Room
Applicant : Mr Michael Barrett

Application No : 17/00010/FUL Decision : **Application Permitted**
Location : 7 Westbourne Close Hockley SS5 5EA
Proposal : Proposed Flat Roofed Outbuilding
Applicant : Mrs Christine Callaghan

Application No : 17/00011/ADV Decision : **Grant Advertisement
Consent**
Location : 105 London Road Rayleigh Essex
Proposal : Remove Non-Illuminated ATM Surround And Install
Illuminated ATM Surround
Applicant : Kinahan

Application No : 17/00013/FUL Decision : **Application Permitted**
Location : 44 Doulton Way Rochford Essex
Proposal : Single Storey Flat Roof Rear Extension with Roof Lantern
and First Floor Extension Over Existing Garage. Convert
Garage to Habitable Room
Applicant : Mr Michael Catling

Application No : 17/00014/FUL Decision : **Refuse Planning
Permission**
Location : Ballards Gore Golf Club Ballards Gore Essex
Proposal : Construct 2 no Paddle Tennis Courts Inside Fenced
Enclosure
Applicant : Ballards Gore Golf Club - Mr Michael Brown

Reason(s) for Refusal

- 1 The proposed courts would be sited close to Gore Farmhouse, a Grade II listed building, and given the requirement for the necessary court enclosures the proposed courts would be harmful to the setting of this designated heritage asset contrary to Paragraph 132 of the National Planning Policy Framework.

Application No : 17/00015/FUL Decision : **Application Permitted**
Location : 14 Picton Gardens Rayleigh SS6 7LB
Proposal : Demolish Garage and Construct Outbuilding Consisting of
Utility and Office Space
Applicant : Mr & Mrs Boakes

Application No : 17/00016/FUL Decision : **Application Permitted**
Location : 1 Mariners Court Great Wakering Essex
Proposal : Two Storey Rear Extension
Applicant : Mr Peter South

Application No : 17/00017/FUL Decision : **Application Withdrawn**
Location : 7 Goose Cottages Chelmsford Road Rawreth
Proposal : Proposed Two Storey Side and Single Storey Rear
Extension with Roof Lantern and New Paved Driveway
Applicant : Mr T Deane

Application No : 17/00018/DPDP3J Decision : **Prior Approval
Required - Approved**
Location : 22 Main Road Hockley Essex
Proposal : Change of use from existing B8 to C3 (residential) to
provide 2 no residential units
Applicant : Waters And Stanton - Mr Peter Waters

Application No : 17/00019/FUL Decision : **Application Permitted**
Location : Great Stambridge Hall Stambridge Road Rochford
Proposal : Construct portal framed agricultural building
Applicant : Rankin Farms Ltd - Mr A Rankin

Application No : 17/00024/FUL Decision : **Application Permitted**
Location : 28 Shetland Crescent Rochford SS4 3FJ
Proposal : Construct Single Storey Side and Rear Extension
Applicant : Mr P Slyfield

Application No : 17/00026/FUL Decision : **Application Permitted**
Location : 8 Hamilton Gardens Hockley Essex
Proposal : Single storey sloped roofed front extension and single
storey flat roofed side/rear extension
Applicant : Mr Stephen Hall

Application No : 17/00030/FUL Decision : **Application Permitted**
Location : 149 Ferry Road Hullbridge Essex
Proposal : Construct Single Storey Side/Rear Extension
Applicant : Mr & Mrs Lawrence

Application No : 17/00031/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 25 Castle Road Rayleigh SS6 7QD
 Proposal : Application for a Lawful Development Certificate for
Proposed Flat Roof Rear Dormer and Out Building
 Applicant : Mr William Kee and Sharon Burke

Application No : 17/00032/FUL Decision : **Application Permitted**

Location : 25 Castle Road Rayleigh SS6 7QD
 Proposal : Two Storey Rear Extension
 Applicant : Mr William Kee and Sharon Burke

Application No : 17/00033/FUL Decision : **Application Permitted**

Location : 33 Hawkwell Road Hockley SS5 4DD
 Proposal : Single Storey Rear Extension
 Applicant : Mr D Copping

Application No : 17/00034/LDC Decision : **Grant Lawful
Development
Certificate**

Location : Murrells Hall Blountswood Road Hullbridge
 Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Side Extension and Two Detached
Outbuildings
 Applicant : Mr Matthew Voigts

Application No : 17/00035/FUL Decision : **Application Permitted**

Location : 36 Stambridge Road Rochford SS4 1EG
 Proposal : Proposed new crossover.
 Applicant : Mr Paul Miller

Application No : 17/00036/LDC Decision : **Grant Lawful
Development
Certificate**

Location : Cu Nim Barling Road Barling Magna
 Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear/Side Extensions and Flat
Roof Rear Dormer
 Applicant : Mr Leo Reeve

Application No : 17/00037/FUL Decision : **Refuse Planning Permission**

Location : 20 Station Avenue Rayleigh Essex
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 Room in Roof with Roof Lights, New Driveway and Vehicle Crossover onto Station Avenue

Applicant : Mrs M Oakley

Reason(s) for Refusal

- 1 The flat roofed section of the proposed roof alterations 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 and the character of the area as a whole. It is therefore considered that the proposed roof design would be contrary to 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. The proposal is, through the poor roof design, also contrary to one of the core principles of the National Planning Policy Framework which seeks to secure high quality design.

Application No : 17/00039/FUL Decision : **Application Permitted**

Location : 16 Wellsfield Rayleigh SS6 8DW
Proposal : Demolish Existing Garage and Construct Two Storey Side Extension Incorporating New Attached Garage

Applicant : Mr Adam Flack

Application No : 17/00041/LDC Decision : **Grant Lawful Development Certificate**

Location : 65 Claremont Crescent Rayleigh SS6 9GZ
Proposal : Application for a Certificate of Lawfulness for a Proposed Loft Conversion With Flat Roofed Side Dormer

Applicant : Mr Bradley Hoare

Application No : 17/00042/FUL Decision : **Application Permitted**

Location : 12 Ormonde Avenue Rochford SS4 1QW
Proposal : Single storey side extension and erection of front porch

Applicant : Mr Alex Garwood

Application No : 17/00044/FUL Decision : **Application Permitted**
Location : 3 Harewood Avenue Rochford SS4 3AY
Proposal : Replace conservatory with single storey rear extension,
provide first floor rear extension and new roof over
Applicant : Mr Tony Richards

Application No : 17/00045/FUL Decision : **Refuse Planning
Permission**
Location : Clayhall Vincent Road Hockley
Proposal : Revised design to replacement dwelling as approved and
implemented pursuant to planning permission
13/00770/FUL
Applicant : Miss P Tuson

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green Belt. Within the Green Belt, as defined within the NPPF, planning permission will not be given, except in very special circumstances for the construction of new buildings.

The proposed replacement dwelling is considered excessive in terms of massing and internal floorspace, rather than reasonable, resulting in a substantial increase upon the size of the original property contrary to Policy DM21 Of rochford Council's Development Managment Plan and is deemed significantly detrimental to the openness of the Green Belt. The proposed dwelling is considered to represent an unacceptable material enlargement of the original dwelling contrary to paragraph 89 of the National Planning Policy Framework (NPPF) and is thus considered inappropriate development within the Green Belt. No acceptable very special circumstances have been put forward to outweigh harm to the Green Belt by way of inappropriateness and it is not considered that any such circumstances exist.

- 2 By way of the significant increase in massing it is considered that the proposed development would adversely impact upon the open character of the Coastal Protection Belt, contrary to Policy ENV2 of Rochford Council's Core Strategy.
- 3 The proposed dwelling would be of poor design, by way of the numerous flat roofed elements, which would not positively contribute to the character of the area contrary to Policy DM1 of the Development Management Plan.
- 4 The proposed dwelling fails to meet the Technical Housing Standards - Nationally Described Space Standard (March 2015) by virtue of lack of sufficient bedroom sizes. This would be contrary to Policy DM4, which states that new dwellings should adhere to minimal habitable floorspace standards, with a good internal layout with reasonably sized habitable and non-habitable rooms that are well designed, planned and useable suitable for modern living.
- 5 In the absence of the requested plan showing the sections of the proposed development and a completed bat survey, indicating the likelihood of the presence of bats within the existing structure, it is considered that the LPA was unable to complete a full assessment of the application against the requirements of the Technical Housing Standards, in terms of adequate head

height, and in accordance with Policies DM4 and DM27 of adopted Development Management Plan.

Application No : 17/00047/DPDP24 Decision : **Prior Approval Required - Approved**

Location : New Hall Farm Lambourne Hall Road Canewdon
Proposal : Application for Prior Approval for Proposed Telecommunications Base Station Installation Comprising 18m High Lightweight Lattice Mast, Associated Antennae, 2No. 300mm Diameter Dish Antennae, 2 no equipment Cabinets, 1no meter Cabinet within a Fenced Compound
Applicant : Telefonica UK Ltd

Application No : 17/00049/LDC Decision : **Refuse Lawful Development Certificate**

Location : Moat Farm Chelmsford Road Rawreth
Proposal : Application for a Lawful Development Certificate for Proposed Detached Garage
Applicant : Mr Christopher Lynch

Reason(s) for Refusal

- 1 The proposed outbuilding would be situated on land forward of the principal elevation of the dwellinghouse, and would have an eaves height exceeding 2.5 metres. Therefore the proposed development would fail to comply with parts (c) 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 : 17/00050/FUL Decision : **Refuse Planning Permission**

Location : 5 Landwick Cottages New Road Great Wakering
Proposal : Single storey rear extension.
Applicant : Mr & Mrs Rush

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 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 appearance of the countryside is not impaired.

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 having an impact on the openness of this part of the Green Belt contrary to local and national planning policy.

Application No : 17/00051/FUL Decision : **Application Permitted**
Location : 71 West Street Rochford SS4 1AX
Proposal : Construction of timber framed entrance canopy to flat roof extension remove external boundary wall and gates and erect picket fence. install wrought iron gate to rear garden entrance
Applicant : Punch Taverns - The Marlborough Head

Application No : 17/00052/FUL Decision : **Application Permitted**
Location : 127 Louis Drive West Rayleigh SS6 9DZ
Proposal : Demolish Rear Conservatory, Construct Single Storey Rear Extension and Single Storey Side Extension
Applicant : Mrs Amy Wilkes

Application No : 17/00053/FUL Decision : **Application Permitted**
Location : 127 Louis Drive West Rayleigh SS6 9DZ
Proposal : Demolish Rear Conservatory, Construct Single Storey Rear Extension
Applicant : Amy Wilkes

Application No : 17/00054/ADV Decision : **Refuse Advertisement Consent**
Location : First Floor 99 High Street Rayleigh
Proposal : One Non-illuminated Canopy Sign, One Non-illuminated Fascia Sign and One Non-illuminated Hoarding Sign to Flank Wall
Applicant : Just Pampered - Mrs Kerry-Lee Draper

Reason(s) for Refusal

- 1 The hoarding sign to the side elevation would result in a large and overly visually prominent sign harmful to the character of the Rayleigh Conservation Area and contrary to policy DM38 of the Development Management Plan 2014 which requires advertisement signs to be unobtrusive and benefit rather than detract from the value of the Conservation Area.

Application No : 17/00059/FUL Decision : **Refuse Planning Permission**
Location : Land Adjacent Silverbraes Brays Lane Rochford
Proposal : Demolish stable block and construct one three bedroomed bungalow
Applicant : Mr N Holland

Reason(s) for Refusal

- 1 The Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt. The proposal would involve the construction of a new building considered to be contrary to Paragraph 89 to the National Planning Policy Framework (2012). Within the Green Belt planning permission will not be given, except in very special circumstances, for the construction of new buildings. If allowed the development would be inappropriate and lead to the gradual and incremental loss of openness from increased built form to that part of the Green Belt in which the site is situated.

Application No : 17/00061/FUL Decision : **Refuse Planning Permission**
Location : 70 Alexandra Road Great Wakering SS3 0HW
Proposal : Single Storey Rear Extension with Roof Lantern and Flat Roof Rear Dormer
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.
- 2 The development would lead to restricted access to and the reduced manoeuvrability of vehicles using the garage to the rear of the dwelling at 68 Alexandra Road. 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 : 17/00062/FUL Decision : **Application Permitted**
Location : Grove Wood Primary School Grove Road Rayleigh
Proposal : Single Storey Building For Educational Use
Applicant : Grove Wood Academy Trust - Ms Sue Tuck

Application No : 17/00063/FUL Decision : **Application Permitted**
Location : 22 Woodpond Avenue Hockley SS5 4PX
Proposal : Single Storey Flat Roof Rear Extension with Roof Lights
Applicant : Mr A Marsh

Application No : 17/00064/FUL Decision : **Application Permitted**
Location : 9 Foxfield Close Hockley SS5 5ED
Proposal : Demolish Existing Garage and Construct Two Storey Side Extension
Applicant : Mrs Cheryl Hardy

Application No : 17/00067/FUL Decision : **Application Permitted**
Location : 58 Southview Road Hockley SS5 5DY
Proposal : Two Storey Rear Extension and Replacement Garage to Side
Applicant : Mr Tony Hawkin

Application No : 17/00069/FUL Decision : **Application Permitted**
Location : 40 Albert Road Rayleigh SS6 8HN
Proposal : Demolish Existing Conservatory and erect Single Storey Flat Roof Rear Extension. Replacement Front Porch and Canopy to Front
Applicant : Mr Steve Greatrex

Application No : 17/00072/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 28 Ashingdon Road Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m
Applicant : Ms Heidi Cooper & Mr Gareth Sykes

Application No : 17/00070/OUT Decision : **Application Permitted**
Location : Land Between 7 And 13 Cagefield Road Stambridge
Proposal : Outline Application for Proposed 3No. Self-contained Apartments with Associated Parking, Soft and Hard landscaping Works
Applicant : Rochford District Council - Richard Tatton-Bennett

Application No : 17/00071/FUL Decision : **Application Permitted**
Location : 20 Hilltop Avenue Hullbridge SS5 6BN
Proposal : Extend Existing Side Dormer
Applicant : Mr & Mrs Smithyes

Application No : 17/00074/FUL Decision : **Application Permitted**
Location : 278 Eastwood Road Rayleigh Essex
Proposal : Two Storey Side Extension in Conjunction with a Single Storey Flat Roofed Side and Rear Extension with Roof Lanterns, Raised Patio and External Staircase to Rear
Applicant : Mr And Mrs A And W Peile

Application No : 17/00078/FUL Decision : **Application Permitted**
Location : 122 Main Road Hawkwell SS5 4ES
Proposal : Single storey flat roof rear extension
Applicant : Mr Brett Fennell

Application No : 17/00077/FUL Decision : **Application Permitted**
Location : 36 Hawkwell Park Drive Hawkwell Essex
Proposal : Single storey side extension for use as storage
Applicant : Mr Stephen Shrosbree

Application No : 17/00080/FUL Decision : **Application Permitted**
Location : 65 The Paddocks Rayleigh SS6 8NE
Proposal : Single Storey Rear Extension with Roof Lights
Applicant : Mr & Mrs Flack

Application No : 17/00093/CM Decision : **Application Permitted**
Location : The Sweyne Park School Sir Walter Raleigh Drive Rayleigh
Proposal : Construction of a flood alleviation scheme consisting of an attenuation bund of 230 metres in length and maximum height of 1.5m adjacent to the north and west boundary of the existing playing field
Applicant : Essex County Council

Application No : 17/00083/FUL Decision : **Application Permitted**
Location : Golf Driving Range Adjacent 33A Aldermans Hill Hockley
Proposal : Conversion of ancillary building to a dwelling, demolition of golf driving range bays and erection of 2 bungalows
Applicant : Mr Terry Harrold

Application No : 17/00086/ADV Decision : **Refuse Planning Permission**

Location : 96 High Street Rayleigh SS6 7BY
Proposal : 1 x Fascia Sign and 1 x Double Sided Projecting Sign
Applicant : NIS Signs (Leicester) Ltd - Andy Wilkinson

Reason(s) for Refusal

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

Application No : 17/00087/FUL Decision : **Refuse Planning Permission**

Location : 28 Ashcombe Rochford SS4 1SW
Proposal : Single Storey Side Extension Incorporating Garage and Extend Existing Rear Dormer Over
Applicant : Mr Bell

Reason(s) for Refusal

- 1 The proposal by way of the contrived elements of the extension proposed, extending fully to the side boundary would lack domestic scale and form, out of character with the host dwelling to which they would attach, proving visually detrimental to the character and appearance of the street. The development would therefore be contrary to parts (x) and (xi) of Policy DM1 of Rochford District Council's Development Management Plan.

Application No : 17/00090/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 : 17/00091/FUL Decision : **Application Permitted**

Location : 89 Weir Gardens Rayleigh SS6 7TE
Proposal : Two Storey Side and Rear Extension Incorporating Garage. Two Pitched Roof Front Dormers. New Vehicular Crossing onto Weir Gardens
Applicant : Mr Terry Skues

Application No : 17/00100/FUL Decision : **Application Permitted**

Location : 1 Elizabeth Close Hawkwell SS5 4NQ
Proposal : Convert One Half of Double Garage to Habitable Room
Applicant : Mr & Mrs Simon Oxenham

Application No : 17/00101/FUL Decision : **Application Permitted**
Location : 19 Kilnwood Avenue Hockley SS5 4PR
Proposal : Pitched Roof Canopy Over Existing Front Door, Single
Storey Flat Roof Side Extension, First Floor Side and Rear
Extensions
Applicant : Mr & Mrs Nick & Danielle Pinn

Application No : 17/00103/FUL Decision : **Refuse Planning
Permission**
Location : 1 Potash Cottages Hall Road Rochford
Proposal : Demolish Extension and Construct PartTwo/Part Single
Storey Side/Front Extension
Applicant : Mr Christopher Ruffle

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 : 17/00105/FUL Decision : **Application Permitted**
Location : 19 Hillcrest Road Hockley SS5 4QB
Proposal : Demolish Existing Bungalow and Construct Two Detached
Bungalows
Applicant : Hilton Homes

Application No : 17/00107/FUL Decision : **Application Permitted**
Location : 95 Victoria Avenue Rayleigh SS6 9DB
Proposal : Single Storey Front Extension
Applicant : Mr & Mrs Packer

Application No : 17/00108/DOC Decision : **Discharge Of Conditions**
Location : Land Rear Of 81 New Road Great Wakering
Proposal : Discharge of Conditions 2 and 12 on approved planning application 15/00928/FUL: Subdivide Site and Construct 1 No. Detached Dwelling to Rear of No.81
Applicant : Lawrence & Browne Ltd

Application No : 17/00109/FUL Decision : **Application Permitted**
Location : 272 Little Wakering Road Great Wakering SS3 0LA
Proposal : Single Storey Pitched Roof Side Extension
Applicant : Mrs Stefanie Topping

Application No : 17/00121/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 2 Flemings Farm Cottages Flemings Farm Road Eastwood
Proposal : Householder Prior Approval for Single Storey Rear Extensions. Projection 8m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m
Applicant : Mr S Ahmed

Application No : 17/00110/FUL Decision : **Application Permitted**
Location : 7 Spencer Gardens Rochford SS4 1TJ
Proposal : Provision of ramp and handrails at rear of property, and existing Sliding door replaced with French patio doors.
Applicant : Mrs Clarke

Application No : 17/00114/COU Decision : **Application Withdrawn**
Location : 4 Berrys Arcade High Street Rayleigh
Proposal : Change of use of Unit 4 to Laundrette (Sui Generis)
Applicant : Mr G Taylor

Application No : 17/00124/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 60 The Approach Rayleigh Essex
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 K Wortley

Application No : 17/00130/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 9 Humber Close Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 3.8m from Original Rear Wall, Eaves
Height 2.25m, Maximum Height 2.55m
Applicant : Mr Daniel Sutton

Application No : 17/00137/FUL Decision : **Application Permitted**
Location : 66 Harewood Avenue Rochford Essex
Proposal : Single Storey Side Rear Extensions, Alterations, New
Vehicle Crossover and Sub-divide Resulting Building to
Form 1 Pair of Semi-detached Bungalows
Applicant : Hunters Residential Ltd

Application No : 17/00143/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 26 St Thomas Road South Fambridge Rochford
Proposal : Application for a Lawful Development Certificate for
Proposed Rear Flat Roof Dormer with Juliet Balcony
Applicant : Mr S Vicker And Miss J Benham

Application No : 17/00159/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 31 Spencer Gardens Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4.0m
Applicant : Mr Richard Rawlinson

Application No : 17/00165/DPDP1 Decision : **Not Permitted
Development**
Location : 18 Oakwood Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.8m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4m
Applicant : Mr Mike Driscoll

Application No : 17/00169/CM Decision : **No Objection (County Matter)**

Location : Wallasea Island Wild Coast Project Creeksea Ferry Road Wallasea Island

Proposal : Continuation of the development of a coastal nature reserve without compliance with: Conditions 2 (Submitted details), 26 (Maintenance of Rights of Way and permissive routes), 38 (Completion by 31 December 2025), 39 (Removal of construction equipment by 31 December 2025) and 40 (Importation of waste via River Crouch only), AND without compliance with Conditions 4, 5, 6, 7, 9, 12, 13, 15, 16, 18, 19, 22, 23, 24, 25, 27, 28, 29, 30, 34, 35, 36 and 41 attached to planning permission ref ESS/44/14/ROC, TO ALLOW modifications to the landform design within Cells 2, 3 and 4 (negating the need to import waste material and no further breaching of sea walls) and to bring forward the proposed date for completion to 2022, TOGETHER WITH the redesign and extension of the parking area, addition of access ramps to the northerly sea wall in Cell 5, the use of the material handling area for storage of dismantled infrastructure and associated works

Applicant : RSPB - Mr Jeff Kew

Application No : 17/00171/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 4 Harewood Avenue Rochford Essex

Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.9m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m

Applicant : Mr And Mrs Steed

Application No : 17/00168/NMA Decision : **Application Permitted**

Location : 37 Upper Lambricks Rayleigh Essex

Proposal : Non-material amendment following approval of 15/00956/FUL: Rear extension and part garage conversion

Applicant : Mrs T Morgan