

PLANNING DECISIONS – May 2017

Application No : 12/00283/OUT Decision : **Application Withdrawn**
Location : Pond Chase Nursery Folly Lane Hockley
Proposal : Outline Application For Residential Development To
Comprise Up To 50 Dwellings Units, Improvements To
Existing Vehicular Access. New Pedestrian Access.
Provision For Public Open Space And Play Space And
Provision Of Area Preserved For Ecology
Applicant : Mr Cripps

Application No : 16/00432/FUL Decision : **Application Permitted**
Location : 63 Barling Road Great Wakering
Proposal : Erect Single Storey Rear Extension
Applicant : Mr And Mrs V Lindberg

Application No : 16/00850/FUL Decision : **Application Permitted**
Location : Land Rear Of The Anchor Inn Anchor Lane Canewdon
Proposal : Construct 1 No. Detached Three Bedroomed House, New
Vehicular Crossings and Revise Parking Layout to
Remaining Car Park to Public House
Applicant : New River Retail C/o Assured Property Group

Application No : 16/00939/FUL Decision : **Application Permitted**
Location : Garage Block The Evergreens Kimberley Road
Proposal : Demolish Existing Garage Block and Construct Two Storey
Building to Provide 1 No. One Bedroomed Apartment and 5
No. Two Bedroomed Apartments With Associated Parking,
Refuse and Cycle Store
Applicant : Sanctuary Group - Mr Christopher Nixon

Application No : 16/01124/DOC Decision : **Discharge Of
Conditions**
Location : Site Of 90 Highwell Gardens Hawkwell
Proposal : Discharge of condition no 43 of planning permission
15/00075/FUL dated 27th August 2016
Applicant : I Watson

Application No : 17/00006/ADV Decision : **Refuse Advertisement Consent**
Location : Land Fronting 2 West Street Rochford
Proposal : Installation of telephone kiosk with integrated ATM cash dispenser on pavement area
Applicant : RBS/Natwest - Mr Charles Barnet

Reason(s) for Refusal

- 1 The provision of such a visually apparent kiosk and associated advertisement material in terms of its colour and appearance would be out of character with the Rochford Conservation Area and harmful to this designated heritage asset contrary to policy CP2 of the Core Strategy 2011, policy DM38 of the Development Management Plan and the National Planning Policy Framework

Application No : 17/00066/COU Decision : **Application Permitted**
Location : 133 High Street Rayleigh
Proposal : Change use from shop (A1) to Restaurant and Cafe (A3) and Drinking Establishment (A4) extending use of No. 131 High Street into neighbouring property No. 133 High Street
Applicant : Mr Peter Stav

Application No : 17/00089/DOC Decision : **Discharge Of Conditions**
Location : 173 Ferry Road Hullbridge
Proposal : Application for approval of detail reserved by condition following approval of 16/00481/FUL dated 13th July 2016. Discharge of conditions no 2,3,4,6,9,10,11,12,13.
Applicant : Mr Yogi Patel

Application No : 17/00113/FUL Decision : **Application Permitted**
Location : 15 Tudor Way Hawkwell SS5 4EY
Proposal : Proposed Demolition of Existing Dwelling and Construct 4 bed House With Raised Terrace to Rear with Detached Garage. Create Additional Vehicle Crossover
Applicant : Mr & Mrs Simon & Jacqueline Harper-Jones

Application No : 17/00138/DOC Decision : **Discharge Of Conditions**
Location : 7 White Hart Lane Hawkwell SS5 4DQ
Proposal : Application for discharge of condition no 2 following approval 16/00761/FUL dated 02.11.2016
Applicant : Mr Paul Mansfield

Application No : 17/00140/LDC Decision : **LDC For Existing Use Approved**
Location : Flat A 20 Stanley Road Ashingdon
Proposal : Application For A Certificate Of Lawfulness to use Part Of Building As Self Contained Flat A
Applicant : Mr Darryl Sheppard

Application No : 17/00166/FUL Decision : **Application Permitted**
Location : 32 West Street Rochford SS4 1AJ
Proposal : Change of Use of Bank (Use Class A2) to Restaurant/Snack Bar/Cafe (Use Class A3) and External Alterations
Applicant : Wentworth Developments Limited - Mr A Hunt

Application No : 17/00175/FUL Decision : **Refuse Planning Permission**
Location : Wildwood Farm Arterial Road Rayleigh
Proposal : Creation of a 4 bedroom dwelling
Applicant : Pete Livermore

Reason(s) for Refusal

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

The proposal for the development of the site does not fall within any of the excepted categories and is therefore considered to represent inappropriate development within the Green Belt which, by definition, would be harmful to the Green Belt. In addition, the proposal is considered to be detrimental to the openness of the Green Belt which is considered to form other harm. It is the opinion of the Local Planning Authority that no very special circumstances have been presented to sufficiently outweigh the harm to the Metropolitan Green Belt by way of inappropriateness and other harm identified, to justify overriding the strong presumption against the construction of new dwellings in the Green Belt. In addition, it has not been demonstrated that part (iii) and (iv) of policy DM16 of the Development Management Plan 2014 have been met, to justify that there is a need for a permanent agricultural workers dwelling on the site. The proposal is also considered to be contrary to parts (v) and (vi) of policy DM16 due to the lack of information supplied and the size of dwelling proposed.

Application No : 17/00179/ADV Decision : **Grant Advertisement Consent**

Location : 71 West Street Rochford SS4 1AX
Proposal : Replacement Signage Comprising Externally Illuminated Fascia and Hanging Sign, 2no. Externally Illuminated Name Signs, , 2no. Non-illuminated Poster Signs, Non-illuminated Car Park Sign
Applicant : Punch Taverns

Application No : 17/00181/FUL Decision : **Refuse Planning Permission**

Location : 8 Imperial Park Rawreth Lane Rayleigh
Proposal : Change Use Of Premises To Provide Swim School Business
Applicant : Miss Joanne Atkin

Reason(s) for Refusal

- 1 The application site is located upon land which is designated as Existing Employment Land within the Council's Allocations Plan. Such land is protected by Policy ED3 of the Council's Core Strategy (2011) which details that the Council will protect appropriately located industrial estates which are well used and sustainable for employment purposes. No evidence has been provided to show that either the unit has been vacant for an extended period of time with no interest expressed by any businesses falling under a B1/B2 use class or that the unit would no longer be viable for a B1/B2 use class and that alternative uses should instead be considered to maintain the viability. Furthermore it is considered that the proposed use would be ill-fitting with the existing neighbouring uses. It is therefore considered that the proposed change of use of the unit to a D2 leisure use would be contrary to both Policy ED3 of the Core Strategy and DM32 of the Development Management Plan.

- 2 The proposal fails to include any parking provision for the proposed use, which would be located to the south eastern corner of the site with considerable separation, in terms of walking distance, from any public parking availability. The lack of adequate parking provision is contrary to Policy DM30 of the Development Management Plan (2014) and T8 of the Core Strategy (2011) as well as the adopted Parking Standard Design and Good Practice document (2009).

Application No : 17/00185/COU Decision : **Application Permitted**
Location : 75B West Street Rochford
Proposal : Change Of Use From Shop (A1) To Use As Dental Clinic And Laboratory (D1)
Applicant : Mr Scott Potter

Application No : 17/00193/FUL Decision : **Application Permitted**
Location : Crosswinds 29 Riverview Gardens Hullbridge
Proposal : Remodel and reconfigure existing dwelling with addition of part single/part two storey rear extension, single storey rear extension, first floor side extension and new entrance porch
Applicant : Mr & Mrs Lewis

Application No : 17/00203/FUL Decision : **Application Permitted**
Location : 29 Bull Lane Rayleigh SS6 8JE
Proposal : Construct Hip to Gable Roof Extension, Loft Conversion Incorporating Front and Rear Dormers. Construct Flat Roofed Rear Extension
Applicant : Mr & Mrs Thomas

Application No : 17/00205/FUL Decision : **Refuse Planning Permission**
Location : 2 Laburnum Grove Hockley SS5 4SG
Proposal : First Floor Side Extension
Applicant : Mrs R West

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 51 Folly Lane at first floor level. The proposal conflicts the Council's Supplementary Planning Guidance (2007) which seek to provide a minimum side space of 1m between the outside face of the resultant dwelling and the plot boundary at first floor level and contrary to part (ix) of Policy DM1 in relation to visual amenity. If permitted the proposal would be built up to the boundary at first floor level leading to a potential coalescence of dwellings, should the adjacent site be redeveloped, 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 : 17/00207/FUL Decision : **Refuse Planning Permission**
Location : 82 High Street Great Wakering SS3 0EJ
Proposal : Replace Shop Window and Door to Front Elevation
Applicant : Mr Michael Cradduck

Reason(s) for Refusal

- 1 The proposal, by way of the non-traditional aluminium material as proposed on a Victorian building, would lead to the erosion of the character of the Conservation Area and as such would be detrimental to its character and appearance, contrary to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to sections 126 and 134 of the NPPF, and to policy CP2 of the Rochford Local Plan.

Application No : 17/00209/FUL Decision : **Refuse Planning
Permission**
Location : 161 New Road Great Wakering SS3 0AR
Proposal : Two Storey Side Extension, Enlarge Existing Rear Dormer
and Demolish Existing Garage
Applicant : Mrs Leaver

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 163 New Road at first floor level. The proposal conflicts the Council's Supplementary Planning Guidance (2007) which seek to provide a minimum side space of 1m between the outside face of the resultant dwelling and the plot boundary at first floor level and contrary to part (ix) of Policy DM1 in relation to visual amenity. If permitted the proposal would be built up to the boundary at first floor level leading to a potential coalescence of dwellings, it would lack suitable space about the resultant buildings proving visually detrimental to the uniformity, space about the buildings in the street and appearance of the streetscene.

Application No : 17/00217/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 50 Stambridge Road Rochford
Proposal : Application for a Certificate of Lawfulness for Proposed
First Floor Extension
Applicant : Mr Paul Wiseman

Application No : 17/00218/FUL Decision : **Application Permitted**
Location : 14 Clayspring Close Hockley
Proposal : Erect Outbuilding to Rear
Applicant : Mr Marc Bright

Application No : 17/00219/FUL Decision : **Application Permitted**
Location : 50 Stambridge Road Rochford
Proposal : Single Storey Rear Extension
Applicant : Mr Paul Wiseman

Application No : 17/00214/FUL Decision : **Application Permitted**
Location : 48A Station Crescent Rayleigh
Proposal : Part Two/Part Single Storey Side Extension
Applicant : Mr Robert Sullivan

Application No : 17/00215/FUL Decision : **Application Permitted**
Location : 2 St Clements Close Hawkwell SS5 4LT
Proposal : Single Storey Rear Extension, Replace Existing Roof and
Raise Ridge, Create Rooms in Roof with Rear Flat Roof
Dormer and Front Rooflights
Applicant : Mr & Mrs Biddle

Application No : 17/00220/FUL Decision : **Application Permitted**
Location : 40 Love Lane Rayleigh SS6 7DX
Proposal : Single Storey Rear, Side and Front Extension, Extend Roof
Over Extension and Pitched Roof Side Dormer
Applicant : Mr R Trumm

Application No : 17/00223/FUL Decision : **Application Permitted**
Location : 65 Brocksford Avenue Rayleigh SS6 8RH
Proposal : Construct new surface to form drive way to give vehicular
access to 65 Brocksford Avenue.
Applicant : Ms Keeley Poynter

Application No : 17/00229/LDC Decision : **LDC For Existing Use
Approved**
Location : Bramblehurst Farm Hyde Wood Lane Canewdon
Proposal : Application for a Lawful Development Certificate for
Existing Use: Continued siting of mobile home in breach of
Condition 1 of F/0308/96/ROC
Applicant : Ms Buckingham

Application No : 17/00233/FUL Decision : **Application Permitted**
Location : 1 Broomways Great Wakering SS3 0DP
Proposal : Two Storey Side Extension
Applicant : Mr Bradley Whiting

Application No : 17/00235/DOC Decision : **Discharge Of
Conditions**
Location : 103 High Road Rayleigh SS6 7SJ
Proposal : Discharge of condition 2 of approved application
16/00732/FUL - Create 1 no. 4 bedroom new dwelling
Applicant : Silver City (Estates) LTD - Mr N Johnson

Application No : 17/00236/FUL Decision : **Application Permitted**
Location : Land Rear Of 112 High Street Great Wakering
Proposal : Extend Existing Garage and Convert to Form 1-bed
Bungalow. Provide New Pitched Roof Over
Applicant : Mr Nick Patel

Application No : 17/00237/FUL Decision : **Refuse Planning Permission**
Location : 39 Woodlands Road Hockley SS5 4PL
Proposal : First Floor Extension to Bungalow and Part Two/Part Single Storey Rear Extension
Applicant : Mr Cox

Reason(s) for Refusal

- 1 The flat roofed section of the proposed two-storey extension would be considered inconsistent with the existing and proposed design of the property, and those surrounding, 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. The proposed development is therefore considered contrary to Policy CP1 of the Rochford District Council Core Strategy (2011), Policy DM1 of the Rochford District Council Development Management Plan (2014) as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007) and one of the core principles of the National Planning Policy Framework which seeks to secure high quality design.

Application No : 17/00239/FUL Decision : **Refuse Planning Permission**
Location : Lochbie Mount Bovers Lane Hawkwell
Proposal : Demolish Existing Dwelling and Construct Bungalow
Applicant : Mr And Mrs Crocker

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 119%, 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.

Application No : 17/00238/FUL Decision : **Application Permitted**
Location : 30 Heron Gardens Rayleigh SS6 9TU
Proposal : Two Storey Rear Extension and Two Storey Side Side Extension
Applicant : Mr & Mrs D Wood

Application No : 17/00252/FUL Decision : **Application Permitted**
Location : Fambridge House Fambridge Road South Fambridge
Proposal : Proposed Single Storey Rear Extension Incorporating Rear
Balcony at First Floor and Alterations to Existing Front
Dormers, Additional Pitched Roof Front Dormer over
Garage and Insert Roof Lights
Applicant : Mr & Mrs Noad

Application No : 17/00256/FUL Decision : **Application Permitted**
Location : 16 Tylney Avenue Rochford
Proposal : Two Storey Side Extension
Applicant : Mr And Mrs Robins

Application No : 17/00259/FUL Decision : **Application Permitted**
Location : 39 Wellington Road Rayleigh SS6 8EX
Proposal : Part Two Storey/Part Single Storey Rear Extension, Single
Story Side Extension with Roof Terrace and Projecting
Canopy. Changes to External Facade and Alterations to
Front Dormer Roof
Applicant : Mr & Mrs Bache

Application No : 17/00267/FUL Decision : **Application Permitted**
Location : 33 Barnwell Drive Hockley
Proposal : Single Storey Rear Extension
Applicant : Mr Adam Keene

Application No : 17/00265/FUL Decision : **Application Permitted**
Location : 5 Havering Close Great Wakering SS3 0AF
Proposal : Convert Garage to Habitable Room and Construct New
Raised Flat Roof Over
Applicant : Mr & Mrs N Utley

Application No : 17/00269/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : 8 Millview Meadows Rochford SS4 1EF
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Side Link Extension and Convert
Garage to Habitable Room
Applicant : Mr John Thompsett

Reason(s) for Refusal

- 1 Condition 3 to the implemented consent 96/00007/FUL stated that notwithstanding the provisions of Article 3, Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (including any Order revoking or re-enacting that Order, with or without modification), no extensions shall be erected on the side and rear elevations

of the dwellings shown on plots including Plot No. 24 on approved layout plan no. YV-01 Rev H date stamped 18 March 1996. Plot No. 24 relates to the application dwelling, therefore it is concluded that planning permission would be required to construct the side extension being proposed.

- Application No : 17/00273/DOC Decision : **Discharge Of Conditions**
Location : 200 Main Road Hawkwell
Proposal : Application to discharge condition no 2 (Materials) and condition no 4 (Code 4) to permission granted on 13th January 2016 to demolish restaurant and construct two detached houses
Applicant : Sterling Management And Investment
- Application No : 17/00275/FUL Decision : **Application Permitted**
Location : 1 Winchester Drive Rayleigh SS6 9RH
Proposal : Use Former Outbuilding as an Annexe
Applicant : Mr R Perry
- Application No : 17/00276/FUL Decision : **Application Permitted**
Location : Ballards Gore Golf Club Ballards Gore
Proposal : Construct 2 no Paddle Tennis Courts Inside Fenced Enclosure
Applicant : Ballards Gore Golf Club - Mr Michael Brown
- Application No : 17/00283/FUL Decision : **Application Permitted**
Location : 46 Harewood Avenue Rochford
Proposal : Demolish Existing Dwelling and Construct Bungalow
Applicant : Mr W Atkinson
- Application No : 17/00289/FUL Decision : **Application Permitted**
Location : 7 Barbara Close Rochford
Proposal : Hip to Gable Roof Extension and Form Rooms in Roofspace Incorporating Pitched Roofed Front Dormer and Flat Roofed Rear Dormer. Single Storey Rear Extension
Applicant : Mrs Kelly Simmons
- Application No : 17/00290/FUL Decision : **Application Permitted**
Location : 42 Alexandra Road Ashingdon
Proposal : Proposed Single Storey Rear and Side Extension With Roof Lanterns, Incorporating Garage. Two Pitched Roof Front Dormers and Flat Roof Rear Dormer
Applicant : Mr Tim Neobard

Application No : 17/00292/FUL Decision : **Application Permitted**
Location : 73 North Street Rochford SS4 1AD
Proposal : Demolish Lean-to W.C and Construct Single Storey Rear
Extension to Enlarge Kitchen and Bathroom
Applicant : Mr Stewart Williams

Application No : 17/00293/DOC Decision : **Discharge Of
Conditions**
Location : Garage Block Adjacent Harris Court Hillcrest Road
Hockley
Proposal : Application for Discharge of Condition 6 (Hard and Soft
landscaping) to permission granted on 29th September
2016 under application 16/00726/FUL for 2 no flats
Applicant : Rochford Housing Association Ltd

Application No : 17/00294/FUL Decision : **Application Permitted**
Location : 1 Roche Avenue Rochford SS4 1NG
Proposal : Single Storey Rear Extension With Roof Lantern to Existing
Garage
Applicant : Mr A Hunt

Application No : 17/00295/FUL Decision : **Application Permitted**
Location : Land Rear Of 8 Purdeys Way Rochford
Proposal : Change of Use of Yard 2 from Open Storage to Use Class
D1 (Non Residential Education and Training) Provide 2 No.
Storage Containers
Applicant : Mr Ian Burrell

Application No : 17/00296/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 103 Rectory Road Rochford
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Flat Roof Rear Extension
Applicant : Mr & Mrs Catley

Application No : 17/00302/FUL Decision : **Application Permitted**
Location : 125 Louis Drive West Rayleigh
Proposal : Demolish Existing Rear Extension and Construct Single
Storey Rear Extension With Roof Lantern and Flat Roofed
Front Porch
Applicant : Mr R Brewer

Application No : 17/00301/FUL Decision : **Application Permitted**
Location : 3 Lincoln Way Rayleigh SS6 9QN
Proposal : Single Storey Side Extension
Applicant : Mr & Mrs Southwood

Application No : 17/00303/FUL Decision : **Application Permitted**
Location : 41 Clyde Crescent Rayleigh SS6 7SX
Proposal : Single Storey Side and Rear Extension
Applicant : Mr C Rawle

Application No : 17/00304/FUL Decision : **Application Permitted**
Location : 5 Crown Hill Rayleigh
Proposal : Remove Part of Boundary Wall Between No.s 5 and 7
Crown Hill
Applicant : Mrs Ann Jolly

Application No : 17/00306/COU Decision : **Application Permitted**
Location : 219 London Road Rayleigh
Proposal : Change of Use from A1 (retail) to Beauty Parlour (Sui
Generis)
Applicant : Honeyz Tanning And Bespoke Beauty - Miss Samantha
Kemp

Application No : 17/00305/FUL Decision : **Refuse Planning
Permission**
Location : 6 New Row Waterside Road Paglesham
Proposal : Single Storey Pitched and Flat Roofed Rear and Side
Extension with Rooflights
Applicant : Mr Anthony Leggett

Reason(s) for Refusal

- 1 The application site lies within the Metropolitan Green Belt as defined in the Local Development Framework Allocations Plan (2014). In accordance with the National Planning Policy Framework inappropriate development within the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Extensions to existing buildings may not be inappropriate provided that it does not result in disproportionate additions over and above the size of the original building. Policy DM17 of the Local Development Framework Development Management plan (2014) sets the scale of extensions that would be appropriate in the Green Belt. Subject to not exceeding 25% of the floorspace of the original dwelling and meeting other criteria extensions will be considered favourably.

The proposed extensions in this case would significantly exceed the 25% figure and, accordingly would amount to inappropriate development. The details submitted in support of the application are not considered to amount to the very special circumstances necessary to overcome the harm that would

by caused to the Green Belt by reason of inappropriateness. Accordingly the development would be contrary to Policy DM27 of the Development Management Plan and the guidance in the National Planning Policy Framework.

Application No : 17/00309/FUL Decision : **Application Permitted**
Location : 230 Eastwood Road Rayleigh SS6 7LY
Proposal : Front, Side and Rear Extensions, Construct First Floor With
New Roof Over Converting Bungalow to House
Applicant : Mr & Mrs Pegram

Application No : 17/00315/NMA Decision : **Application Permitted**
Location : 25 Cheapside West Rayleigh
Proposal : Application for Non-material amendment to permission
granted on 3rd October 2016 under application ref:
16/00621/FUL for extensions, ramped access, dormer and
vehicular crossing and for revised dormer design and
revised windows
Applicant : Mrs Sandre Ashton

Application No : 17/00312/DOC Decision : **Discharge Of
Conditions**
Location : The Mill Rear Of 8 St Johns Road Great Wakering
Proposal : Discharge of conditions 2, 3 & 6 of planning permission
16/00338/FUL dated 1st June 2016
Applicant : Natalie Ellis

Application No : 17/00317/FUL Decision : **Application Permitted**
Location : 14 Etheldore Avenue Hockley SS5 5PA
Proposal : Three Pitched Roof Front Dormers and Pitched Roof Rear
Dormer with Roof Lights
Applicant : Mr & Mrs K Howard

Application No : 17/00318/FUL Decision : **Application Permitted**
Location : 57 Hawkwell Chase Hawkwell SS5 4NE
Proposal : Single Storey Side Extension Incorporating Garage
Applicant : Mr & Mrs T Harbour

Application No : 17/00319/DPDP1 Decision : **Prior Approval
Required - Approved**
Location : 34 Sandhill Road Eastwood
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.0m
Applicant : Miss Lisa Hearn

Application No : 17/00321/FUL Decision : **Application Permitted**
Location : 186 Conway Avenue Great Wakering
Proposal : Construct Part Single Storey, Part Two Storey Rear
Extension
Applicant : Mr & Mrs Holland

Application No : 17/00322/FUL Decision : **Application Permitted**
Location : 5 Landwick Cottages New Road Great Wakering
Proposal : Single Storey Rear Extension with Roof Lantern and Roof
Light
Applicant : Mr & Mrs Rush

Application No : 17/00326/FUL Decision : **Refuse Planning
Permission**
Location : 5 Philbrick Crescent East Rayleigh SS6 9HQ
Proposal : Hip to Gable Roof Extension and Construct Additional Front
and Rear Flat Roof Dormers
Applicant : Mr Ronnie Powell

Reason(s) for Refusal

- 1 The proposed roof addition would be of a design and scale that would be disproportionate and over dominant within the roofscape of this pair of semi detached dwellings, upsetting the balance between the pair of dwellings and visually detrimental to the character of the streetscene. This would be contrary to the high quality design standards required by policy CP1 of the Core Strategy 2011 and policy DM1 of the Development Management Plan 2014.

Application No : 17/00327/FUL Decision : **Refuse Planning
Permission**
Location : 27 Broomfield Avenue Rayleigh SS6 9EJ
Proposal : Two Storey Side Extension
Applicant : Mr Andrew Goodie

Reason(s) for Refusal

1. It is considered that the proposed development will have an unacceptable and overbearing dominance upon Number 12 Broomfield Avenue the frontage of which will be partially enclosed by built mass. It is considered as such that the development would significantly and demonstrably affect the amenity of Number 12 Broomfield Avenue thus conflicting with policies DM1, DM3 of Rochford District Council Local Development Framework Development Management Plan adopted 16th December and Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design (January 2007)

2. It is considered that the proposed development will affect the amenity currently enjoyed by Number 6 Bardfield Way by reason of overlooking to a level which is considered overbearingly significant thus conflicting with policies DM1, DM3 of Rochford District Council Local Development Framework Development Management Plan adopted 16th Decembe and Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design (January 2007)

Application No : 17/00328/FUL Decision : **Application Permitted**
Location : Greenways Barling Road Barling Magna
Proposal : Construct Two Storey Side Extension, Construct New Roof
Incorporating Rooms in Roofspace and External Alterations
Applicant : Mr & Mrs Hayman

Application No : 17/00334/FUL Decision : **Application Permitted**
Location : 6 Eastview Drive Rayleigh SS6 9NY
Proposal : Construct Single Storey Side Extension and Convert Part
Of Existing Garage to Habitable Room
Applicant : Mr & Mrs Maddison

Application No : 17/00338/FUL Decision : **Application Permitted**
Location : Land Rear Of 10 Purdeys Way Rochford
Proposal : Construct two storey industrial building for use for public
service vehicle and heavy goods vehicle maintenance
servicing and testing and provision of palisade fence
Applicant : Mr Adrian McGerry - Regal Busways

Application No : 17/00339/FUL Decision : **Application Permitted**
Location : 94 Eastwood Rise Eastwood SS9 5BU
Proposal : Construct New Roof to Existing Rear Conservatory, First
Floor Side Extension, Two Storey Front Extension and Two
Dormer Windows to Front Roof Slope
Applicant : Mr B Bines

Application No : 17/00340/FUL Decision : **Application Permitted**
Location : 121 Daws Heath Road Rayleigh SS6 7QT
Proposal : Single Storey Rear Extension, First Floor Side Extension,
Convert Garage to Habitable Accommodation and Canopy
to Front
Applicant : Mr D Wortley

Application No : 17/00341/ADV Decision : **Grant Advertisement
Consent**
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

Application No : 17/00344/LDC Decision : **LDC For Existing Use
Approved**

Location : Shire Cottage Willow Pond Farm Lower Road Hockley
Proposal : Application for a Lawful Development Certificate for
Existing Use of building for residential
Applicant : Mr Mark Venneear

Application No : 17/00345/FUL Decision : **Application Permitted**
Location : Unit 8a Foundry Business Park Station Approach Hockley
Proposal : Change use of vacant office to use for private tuition
premises
Applicant : Bright Stars Education - Mrs Victoria Carlin

Application No : 17/00348/FUL Decision : **Application Permitted**
Location : Army Cadet Force Centre Hullbridge Road Rayleigh
Proposal : Proposed Single Storey Extension of Existing Building for
Classroom Use
Applicant : East Anglia Reserved Forces & Cadets Association

Application No : 17/00355/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 27 Bull Lane Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 2.95m, Maximum Height 3.5m
Applicant : Mrs Christine Lewsey

Application No : 17/00353/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 3 Lincoln Way Rayleigh SS6 9QN
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 2.8m, Maximum Height 2.8m
Applicant : Mr & Mrs Southwood

Application No : 17/00358/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : 2 Aldham Gardens Rayleigh
Proposal : Application for a Certificate of Lawfulness for Proposed
Rear Extension
Applicant : Mr & Mrs Judge

Reason(s) for Refusal

- 1 The proposed extension would extend beyond a side wall of the original dwellinghouse and with a maximum width of 8 metres, would have a width exceeding half the width of the original dwellinghouse. As a result, the proposed extension would fail to comply with part (j) to Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015, and would not lawfully be permitted development. The extension proposed would require planning permission.

Application No : 17/00360/LDC

Decision : **Grant Lawful
Development
Certificate**

Location : 15 Swallow Close Rayleigh SS6 9UE

Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Rear Extension with Roof Lantern (Remove Existing Conservatory) and Flat Roof Side Dormers

Applicant : Mr Mark Crouch

Application No : 17/00366/DPDP1

Decision : **Not Permitted
Development**

Location : 124 Plumberow Avenue Hockley

Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.7m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 4.0m

Applicant : Mr Richard Wotton

Application No : 17/00364/LDC

Decision : **Refuse Lawful
Development
Certificate**

Location : 48 Waltham Road Rayleigh SS6 9BB

Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Rear Extension

Applicant : Mrs Dee Esgrove

Reason(s) for Refusal

- 1 The proposed extension would extend beyond the rear wall of the original dwellinghouse by a maximum of 6 metres. To be permitted development within the 'Larger Home Extensions' provisions of part (g) to Class A of Schedule 2, Part 1 of the GPDO, the applicant must apply to the local planning authority to ascertain whether prior approval is required, following consultation with the occupiers of neighbouring dwellings. In this case, the prior approval of the local planning authority has not been sought and therefore the proposed extension could not lawfully be undertaken as permitted development.

Application No : 17/00397/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 24 Meesons Mead Rochford
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.0m from Original Rear Wall, Eaves
Height 2.65m, Maximum Height 3.0m
Applicant : G & P & S Finch & Simpson

Application No : 17/00386/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 2 Betjeman Close Rayleigh
Proposal : Application for a Certificate Of Lawfulness for Proposed
Garage Conversion to Habitable Room
Applicant : Mr Derek Edmondston

Application No : 17/00391/NMA Decision : **Application Permitted**
Location : 209 Hockley Road Rayleigh
Proposal : Non material amendment following planning application
16/00248/FUL changes to fenestration window and door
widths and depths
Applicant : Mr And Mrs Biggs

Application No : 17/00403/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 18 Ronald Drive Rayleigh SS6 9EB
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension
Applicant : Mr Peter Plexidas