

## DELEGATED PLANNING DECISIONS - November 2017

The following applications have been determined by the Director under delegated powers.

Application No : 17/00329/FUL      Decision : **Refuse      Planning**  
**Permission**

Location : Orchard House Sutton Road Rochford

Proposal : Change Use And Alterations To Existing Outbuilding To  
Form Annexe

Applicant : Mr Robert Winkworth

### Reason(s) for Refusal

It is considered that the development would fundamentally constitute a new dwelling house within The Green Belt. Despite being almost identical in its massing a new building will accommodate a different use from its historical and current use which renders the development by definition of paragraph 89 of the National Planning Policy Framework (NPPF) 2012 as inappropriate development which the Framework states is, by definition harmful to the Green Belt. Added to the harm of being inappropriate development is the level of impact that the development has in diminishing the openness of this part of the Green Belt. It is appreciated that the accommodation would be relatively screened from public view. Views within the Green Belt are however distinctly different to openness and thus the fact that the development would be relatively screened from public view in this instance does not carry significant weight in the determination of this planning application.

Although noting the requirement to provide accommodation for an elderly relative which is a material consideration, these circumstances could apply to many other residents and properties in the Green Belt such that the circumstances in this instance are not sufficient to justify the very special circumstances needed to clearly outweigh the presumption against inappropriate development in the Green Belt.

Therefore, the development is considered contrary to the fundamental principles of Rochford District Council's Core Strategy policy GB1 (Green Belt Protection) and the provisions of Section 9 The National Planning Policy Framework (NPPF) 2012.

Application No : 17/00437/FUL      Decision : **Application Permitted**

Location : Rayleigh Transforming Station High Mead Rayleigh

Proposal : Development of a 10.8MW Battery Storage Facility, Access  
Track and Associated Infrastructure.

Applicant : South East Grid Storage Two Ltd

Application No : 17/00482/ADV      Decision : **Grant Advertisement Consent**

Location : Rochford Hundred Golf Club Hall Road Rochford  
Proposal : Advertisement Panel Board  
Applicant : Rochford Hundred Golf Club Ltd - Mr Michael Jameison

Application No : 17/00537/FUL      Decision : **Refuse Planning Permission**

Location : 15 Sandhill Road Eastwood Essex  
Proposal : Two Storey Side Extensions and Flat Roof Rear Extension with Roof Lanterns  
Applicant : Mr D Miles

Reason(s) for Refusal

- 1 The proposed extension of the property, in particular the significant increase in overall width and the inclusion of two large front dormers would, by reason of the poor quality of design in relation to its surroundings, result in a development that would appear incongruous with the existing dwelling and out of character and scale within the streetscene, materially harmful to the visual amenities of the area. Accordingly the proposed development would not be in accordance with the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design (2007), Policy CP1 of the Core Strategy (2011), Policy DM1 of the Development Management Plan (2014) and the National Planning Policy Framework.

Application No : 17/00589/FUL      Decision : **Application Permitted**

Location : Little Stambridge Hall Little Stambridge Hall Lane Stambridge  
Proposal : Convert cart lodge to residential accommodation, incorporating alterations to roof to include front and rear pitched roofed dormers, roof lights and additional windows and door  
Applicant : Little Hall Farms Ltd - Mr J Rankin

Application No : 17/00590/LBC      Decision : **Grant Listed Building Consent**

Location : Little Stambridge Hall Little Stambridge Hall Lane Stambridge  
Proposal : Convert cart lodge to residential accommodation, incorporating alterations to roof to include front and rear pitched roofed dormers, roof lights and additional windows and door and internal alterations  
Applicant : Mr J Rankin

Application No : 17/00674/FUL      Decision : **Refuse      Planning  
Permission**  
Location :      Newholme Farm Lark Hill Road Canewdon  
Proposal :      Replacement Dwelling and New Vehicle Crossing  
Applicant :      Mr G. W Finch

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.

In this case the proposed replacement dwelling would fail to meet the criteria set out in Policy DM21 of the Rochford District Council Local Development Framework Development Management Plan, in that the proposed floorspace would exceed 25% of that of the original dwelling and the visual mass and bulk would be significantly larger than the existing dwelling. The proposed re-siting of the dwelling further into the site would also contribute to the overall adverse impact of the development on the Green Belt. Accordingly the proposal is considered to be inappropriate development in terms of the National Planning Policy Framework that would be materially harmful to the openness of the Green Belt in this location. The fallback position in terms of the lawful extension of the existing dwelling and the sustainability improvement which would arise through the replacement are not considered to carry sufficient weight to amount to the very special circumstances that would clearly outweigh the harm by reason of inappropriateness or the other harm identified. The development would, therefore, be contrary to Policy DM21 of the Rochford District Council Local Development Framework Development Management Plan and the National Planning Policy Framework.

Application No : 17/00696/FUL      Decision : **Application Permitted**  
Location :      7 Gosfield Close Rayleigh Essex  
Proposal :      Change of Use of Grass Verge to Domestic Garden and  
Erect 1.9m High Fence  
Applicant :      Mr Gary Sylvester

Application No : 17/00715/FUL      Decision : **Application Permitted**  
Location :      Long Acres Lower Road Hockley  
Proposal :      Demolish existing dwelling and construct replacement  
dwelling  
Applicant :      Mr A Elliott

Application No : 17/00729/FUL      Decision : **Application Permitted**  
Location :      92 Eastwood Road Rayleigh SS6 7JR  
Proposal :      First Floor Rear Extension with Pitched Roof  
Applicant :      Mr Robert Shickle

Application No : 17/00734/FUL Decision : **Application Permitted**  
Location : Land Adjacent Reservoir North Of Barrow Hall Farm  
Barrow Hall Road  
Proposal : Siting of Metal Shipping Container for Storage of  
Maintenance Equipment  
Applicant : Mr Anthony Drozdowicz

Application No : 17/00797/FUL Decision : **Application Permitted**  
Location : 30 Great Eastern Road Hockley Essex  
Proposal : Single Storey Flat Roof Rear Extension  
Applicant : Mr Howard Nutley

Application No : 17/00801/OUT Decision : **Application Permitted**  
Location : Land Adjacent 45 Knivet Close Rayleigh  
Proposal : Outline Application with All Matters Reserved apart from  
Access for 2 No. Detached Dwellings with Integral Garages  
with Access off Knivet Close  
Applicant : Mr T Spraggon

Application No : 17/00807/FUL Decision : **Application Permitted**  
Location : Castle Point And Rochford Adult Community College  
Rocheway Rochford  
Proposal : Provide Car Park and Area For Demountable Buildings For  
Use as Changing Rooms to Serve Playing Field  
Applicant : Mr Peter Cook - Essex Housing, Essex County Council

Application No : 17/00813/FUL Decision : **Refuse Planning  
Permission**  
Location : The Cottages Beeches Road Rawreth  
Proposal : Two storey side extension and single storey rear extension  
Applicant : Mr Phil Barry

#### Reason(s) for Refusal

- 1 The application site lies within the 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 residential extensions that would be appropriate in the Green Belt. Subject to not exceeding 25% of the internal floorspace of the original dwelling and meeting other criteria extensions will be considered favourably.

The proposed extension in this case would exceed the 25% figure and as a consequence would amount to a disproportionate addition over the size of the original property which would therefore, amount to inappropriate

development. It has not been demonstrated that very special circumstances exist that would clearly outweigh the harm that would be caused to the Green Belt by reason of inappropriateness. Accordingly the development would be contrary to Policy DM17 of the Development Management Plan and the National Planning Policy Framework.

Application No : 17/00817/FUL      Decision : **Application Permitted**  
Location : Units 8 And 36 To 37 Star Lane Industrial Estate Great Wakering  
Proposal : Proposed Pitched Roofed Building for Use as a Vehicle Repair Workshop  
Applicant : Mr T Dickens - GBN Services Ltd

Application No : 17/00821/FUL      Decision : **Application Permitted**  
Location : 8 Briar Close Hawkwell SS5 4HD  
Proposal : Two storey side extension  
Applicant : Mr & Mrs Long

Application No : 17/00827/FUL      Decision : **Application Permitted**  
Location : 44 Clifton Road Ashingdon SS4 3HJ  
Proposal : Demolish existing dwelling and construct two detached three bedroomed bungalows  
Applicant : F W Withrington & Sons - Mr T & M Withrington

Application No : 17/00831/FUL      Decision : **Application Permitted**  
Location : Ground Floor 9 Main Road Hawkwell  
Proposal : Single Storey Rear Extension  
Applicant : Mr Roger Copeman

Application No : 17/00842/FUL      Decision : **Application Permitted**  
Location : 6 Downhall Park Way Rayleigh Essex  
Proposal : Two storey rear extension and side extension  
Applicant : Mrs Alison Scott

Application No : 17/00838/FUL      Decision : **Refuse      Planning Permission**  
Location : 8 Louise Road Rayleigh SS6 8LW  
Proposal : Rear extension with the extension of rear dormers.  
Applicant : Mr S Lee

Reason(s) for Refusal

- 1 The proposed extension of the property at first floor level would, by reason of its poor quality design in relation to its surroundings, result in a development that would appear incongruous in character and scale compared with the existing dwelling and the attached neighbour. Due to its scale and form the extension would also appear visually dominant when viewed from neighbouring properties and adversely affect the visual amenities of the rear

garden environment in this locality. Accordingly the proposed development would not be in accordance with the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design 2007, Policy CP1 of the Core Strategy 2011, Policy DM1 of the Development Management Plan 2014 and the National Planning Policy Framework.

Application No : 17/00844/FUL      Decision : **Refuse      Planning  
Permission**

Location : Creeksea Ferry Inn Creeksea Ferry Road Canewdon  
Proposal : Demolish Public House and construct 4no three storey  
semi-detached houses  
Applicant : Mr Daniel John Spellar

Reason(s) for Refusal

- 1 The proposed development would be sited on land as risk of flooding and falling within Flood Zone 3 as shown on the Environment Agency Flood Risk Map. The proposal would fail the Sequential Test and consequently the development should not be permitted, falling contrary to Policy ENV3 of the Core Strategy and relevant parts of the National Planning Policy Framework.
- 2 The applicant has indicated that foul water arising from the proposed development would be dealt with my means of a package treatment plant. However, as no further detail has been provided as to where the foul waste arising from this would discharge and given the proximity of the site to nationally designated sites of ecological value including the Crouch and Roach Estuaries SSSI, the Crouch and Roach Estuaries Special Protection Area (SPA) and Essex Estuaries SAC immediately north of the site, the Local Planning Authority cannot determine that the proposal would not have a significant adverse impact on the designated sites as required under the Natural Environment and Rural Communities Act 2006. The Local Planning Authority cannot determine, without sufficient accompanying information that the proposal would comply with Point (v) of Policy DM10 which requires that the site would not have a negative impact on areas of international, European and local nature conservation importance.  
Furthermore, Natural England has advised that if the discharge location is within or in close proximity to a Special Area of Conservation, Special Protection Area or Ramsar then it will be necessary for the applicant to provide sufficient information to enable the Local Planning Authority to conduct a Habitats Regulation Assessment in accordance with their duties under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations').

Application No : 17/00858/FUL      Decision : **Refuse      Planning  
Permission**

Location : New Buildings Farm Mucking Hall Road Barling Magna  
Proposal : Demolish and Reconstruct Original Outbuilding To Be Used  
For Storage  
Applicant : Mr J Bacon

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.

In this case the proposed building would lie outside the residential curtilage of the converted barn and is for use in connection with the wider residential unit. The construction of a new building does not fall within any of the exceptions set out in paragraphs 89 and 90 of the National Planning Policy Framework. As a consequence the proposal would amount to inappropriate development in the Green Belt. It would result in encroachment into the countryside and introduce a building that would be of significantly greater mass and bulk than the existing derelict structure it would replace. The development would, therefore, be materially harmful to the openness of the Green Belt and the purposes of including land within it. The detail put forward in support of the development is not considered to amount to the very special circumstances that would clearly outweigh the harm to the Green Belt. The development would, therefore, be contrary to Policy GB1 of the Rochford District Council Local Development Framework Core Strategy and the National Planning Policy Framework.

Application No : 17/00859/DOC      Decision : **Discharge      Of**  
**Conditions**  
Location : 1 Merryfields Avenue Hockley SS5 5AN  
Proposal : Discharge of Conditions 3 (materials) and 5 (Sound  
Insulation) of Approved Application Ref: 17/00543/FUL  
Applicant : Mr Woodrow Barker

Application No : 17/00869/DPDP3M      Decision : **Prior      Approval**  
**Required - Approved**  
Location : Poultry 1 Little Stambridge Hall Farm Little Stambridge Hall  
Lane  
Proposal : Prior Notification for a Proposed Change of Use of an  
Agricultural Building to a Flexible Business Use  
Applicant : Little Hall Farms Ltd

Application No : 17/00865/FUL      Decision : **Application Permitted**  
Location : 388 Rectory Road Hawkwell SS5 4JU  
Proposal : Construct New Vehicle Crossover, Detached Garage to  
Rear  
Applicant : Mr and Ms Tullet and Pickrell

Application No : 17/00871/DOC      Decision : **Discharge      Of**  
**Conditions**  
Location : 15 Tudor Way Hawkwell SS5 4EY  
Proposal : Discharge of Condition 3 (Materials) of Approved  
Application 17/00113/FUL  
Applicant : Mr & Mrs Jones

Application No : 17/00879/FUL Decision : **Application Permitted**  
Location : 22 Kingswood Crescent Rayleigh SS6 7BH  
Proposal : Part Single/Part Two Storey Rear Extension Incorporating  
Rear Dormer Extension  
Applicant : Mr & Mrs Wharton

Application No : 17/00885/FUL Decision : **Application Permitted**  
Location : 27 Broomfield Avenue Rayleigh SS6 9EJ  
Proposal : Part Single/Part Two Storey Side Extension and Single  
Storey Rear Extension  
Applicant : Mr Andrew Goodie

Application No : 17/00893/FUL Decision : **Application Permitted**  
Location : 31 Western Road Rayleigh SS6 7AY  
Proposal : Proposed single storey rear extension  
Applicant : Mr & Mrs Durrant

Application No : 17/00894/LDC Decision : **Grant Lawful  
Development  
Certificate**  
Location : 31 Western Road Rayleigh SS6 7AY  
Proposal : Application for a Lawful Development Certificate for  
Proposed Pool House And Plant Room Building With  
Canopy and Partition  
Applicant : Mr & Mrs Durrant

Application No : 17/00902/FUL Decision : **Application Permitted**  
Location : Frances Cottee Lodge Clarence Road Rayleigh  
Proposal : Proposed minor alterations to already approved works due  
to structural complications and the replacement of existing  
uPVC cladding as part of an ongoing maintenance program  
Applicant : Sanctuary Group

Application No : 17/00903/FUL Decision : **Application Permitted**  
Location : 161 New Road Great Wakering SS3 0AR  
Proposal : Two storey side extension, construct rear dormer and  
single storey rear/side extension  
Applicant : Mrs Leaver

Application No : 17/00904/FUL Decision : **Application Permitted**  
Location : Unit 7A Airport Retail Park Southend Airport  
Proposal : Proposed insertion of mezzanine floorspace and minor  
shopfront alterations  
Applicant : Northern Ireland Local Government Officers'  
Superannuation



Application No : 17/00905/FUL      Decision : **Application Permitted**  
Location : 63 Lingfield Drive Rochford SS4 1DZ  
Proposal : Remove roof to the forward element and extend at first floor level.  
Applicant : Mr & Mrs Bevan

Application No : 17/00906/LDC      Decision : **Grant      Lawful  
Development  
Certificate**  
Location : 195 Plumberow Avenue Hockley SS5 5NZ  
Proposal : Application for a Lawful Development Certificate for Proposed Flat Roof Rear Dormer  
Applicant : Mr Dean Harrison

Application No : 17/00909/FUL      Decision : **Application Permitted**  
Location : 15 Bramerton Road Hockley SS5 4PJ  
Proposal : Single Storey Pitched Roof Rear Extension, Alterations to Side Windows, Pitched Roof to Existing Garage, Pitched Roof Front Porch  
Applicant : Mr John French

Application No : 17/00914/FUL      Decision : **Application Permitted**  
Location : 11 Winbrook Road Rayleigh Essex  
Proposal : Two Storey Side Extension  
Applicant : Mr Paul Cannon

Application No : 17/00915/FUL      Decision : **Refuse      Planning  
Permission**  
Location : Cattery Adjacent Kensal Bridge House Apton Hall Road Stambridge  
Proposal : Detached, Single Storey, Double Garage  
Applicant : Mr Robert Smith

#### 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.

The proposed outbuilding would substantially increase the built up nature of the site. 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.

Application No : 17/00916/LDC      Decision : **Grant      Lawful  
Development  
Certificate**

Location : 1 Potash Cottages Hall Road Rochford  
Proposal : Application fro a certificate of lawfulness for a proposed rooms in roof, single storey extension to side and rear with internal alterations  
Applicant : Mr Christopher Ruffle

Application No : 17/00926/FUL      Decision : **Application Permitted**  
Location : 12A Philbrick Crescent East Rayleigh Essex  
Proposal : Single Storey Rear Extension to Link to Existing Detached Garage and Convert to Habitable Accommodation  
Applicant : Mr & Mrs Fairweather

Application No : 17/00918/FUL      Decision : **Application Permitted**  
Location : 6 Leamington Road Hockley Essex  
Proposal : Construct Single Storey Rear Extension and Convert Existing Garage to Habitable Room  
Applicant : Mr Tony Patey

Application No : 17/00919/FUL      Decision : **Application Permitted**  
Location : 25 Totman Crescent Rayleigh Essex  
Proposal : Extend Existing Warehouse for B8 Storage and Distribution Use  
Applicant : Complete Intacare Hygiene Limited

Application No : 17/00920/FUL      Decision : **Refuse      Planning  
Permission**  
Location : Tethers End Old London Road Rawreth  
Proposal : Remove Existing Conservatory, Construct Infill Rear Extension, Front Roof Light, Two Additional Pitched Roof Rear Dormers and Roof Light, Alterations to Fenestration and Raised Patio to Rear  
Applicant : Mr & Mrs Paul Bagshaw

Reason(s) for Refusal

- 1 The application site lies within the 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 internal floorspace of the original dwelling and meeting other criteria, including scale, mass and orientation, extensions will be considered favourably.

The proposed extension in this case would not exceed the 25% figure; however, the proposed dormers would have a negative impact on the character and appearance of the Green Belt through their scale, mass and orientation. As a consequence are considered to amount to disproportionate additions over the size of the original property materially harmful to the open character of the area. Accordingly they would amount to inappropriate development and it has not been demonstrated that very special circumstances exist that would clearly outweigh the harm that would be caused to the Green Belt by reason of inappropriateness. Accordingly the development would be contrary to Policy DM17 of the Development Management Plan and the National Planning Policy Framework.

Application No : 17/00921/FUL            Decision : **Application Permitted**  
Location : 4 Castle Drive Rayleigh SS6 7HT  
Proposal : Part Single Storey/Part Two Storey Rear Extension  
Applicant : Mr & Mrs Daniel and Sarah Baylis

Application No : 17/00924/FUL            Decision : **Application Permitted**  
Location : 17 Manns Way Rayleigh SS6 9QB  
Proposal : Remove Existing Rear Conservatory, Construct Single Storey Pitched Roofed Rear Extension, Convert Existing Integral Garage to Habitable Room and Construct Pitched Roofed Detached Garage.  
Applicant : Mrs N Myers

Application No : 17/00925/FUL            Decision : **Application Permitted**  
Location : 56 Great Wheatley Road Rayleigh SS6 7AP  
Proposal : New additional first floor to existing bungalow with associated alterations both internally and externally.  
Applicant : Mr & Mrs Hicks

Application No : 17/00929/LDC            Decision : **LDC For Existing Use Approved**  
Location : Oak Croft Beke Hall Chase North Rayleigh  
Proposal : Certificate of Lawful Existing Use: Siting of mobile home for residential use  
Applicant : Mr T Vaughan

Application No : 17/00934/LDC      Decision : **Refuse      Lawful  
Development  
Certificate**

Location : The Spinney Rayleigh Downs Road Rayleigh  
Proposal : Application for a lawful development certificate for a  
proposed single storey rear extension  
Applicant : Mrs J Ladonikoks

Reason(s) for Refusal

1      Schedule 2, Class A, Part A.1, paragraph (j) of The Town and Country Planning (General Permitted Development) (England) Order 2015, states that development is not permitted by Class A if: the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would -

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse;

The submitted plans state that the proposal would exceed 4 metres in height, reaching a maximum height of 4.3 metres. The proposal would not have more than a single storey, but would have a width greater than half the width of the original dwellinghouse. Therefore the proposal would not comply with the criteria set out in paragraph (j)(i)(iii), and development is not permitted.

Application No : 17/00937/DPDP1      Decision : **Prior Approval of  
Details Not Required**

Location : Lochbie Mount Bovers Lane Hawkwell  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 8.0m from Original Rear Wall, Eaves  
Height 2.7m, Maximum Height 2.9m  
Applicant : Mr & Mrs Crocker

Application No : 17/00944/FUL      Decision : **Application Permitted**

Location : 109 Weir Gardens Rayleigh SS6 7TE  
Proposal : Single Storey Rear Extension With Roof Lantern, Side  
Extension Incorporating Front, Rear and Side Pitched/Flat  
Roof Dormers  
Applicant : Mr & Mrs Bates

Application No : 17/00953/FUL      Decision : **Application Permitted**

Location : 1 Turret Cottages High Road Hockley  
Proposal : Single Storey Side Extension with Roof Lantern  
Applicant : Mr Norman McPherson

Application No : 17/00949/FUL Decision : **Application Permitted**  
Location : 2 Kembles Rayleigh SS6 8DE  
Proposal : Single Storey Rear Extension with Roof Lantern and Relocate Entrance Door to Side Elevation  
Applicant : Mr David Hesketh

Application No : 17/00954/LDC Decision : **Refuse Lawful Development Certificate**  
Location : 44 Station Crescent Rayleigh SS6 8AU  
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Rear Extension with Roof Lights  
Applicant : Mr L Thomas

Reason(s) for Refusal

- 1 The proposed extension would extend beyond the rear wall of the original dwellinghouse by 4 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 : 17/00957/FUL Decision : **Application Permitted**  
Location : 3 Spencer Gardens Rochford Essex  
Proposal : Single storey rear extension  
Applicant : Mrs Angela Davies

Application No : 17/00959/FUL Decision : **Application Permitted**  
Location : 126 Bull Lane Rayleigh SS6 8NH  
Proposal : Single Storey Front Extension and Convert Garage to Habitable Room  
Applicant : Mr Ryan Lambert

Application No : 17/00969/DOC Decision : **Discharge Of Conditions**  
Location : 17 South Street Rochford Essex  
Proposal : Application to discharge condition no 2 ( Heritage Statement) Permission granted on 29th September 2017 under application ref: 17/00495/LBC for use of building for business B1 and for conferencing, wedding and special events  
Applicant : Mr Paul Hampshire (RDC)

Application No : 17/00970/DEMCO Decision : **Application Permitted**  
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Location : Great Wakering United Reformed Church Chapel Lane  
Great Wakering  
Proposal : Application for demolition of part of existing building  
Applicant : Mr K Snell

Application No : 17/00984/DPDP3J Decision : **Prior Approval of  
Details Not Required**  
Location : Unit 1 Greenacres Farm Hyde Wood Lane  
Proposal : Notification of prior approval for a change of use from  
premises in light industrial use (Class B1(c)) to use as a  
dwellinghouse (Class (c))  
Applicant : Mr Morley

Application No : 17/00980/FUL Decision : **Application Permitted**  
Location : 55 Rectory Road Rochford SS4 1UE  
Proposal : Single Storey Rear Extension  
Applicant : Mr Kyle Ficociello

Application No : 17/00981/DOC Decision : **Discharge Of  
Conditions**  
Location : 52 Plumberow Avenue Hockley SS5 5AB  
Proposal : Discharge of Condition 3 (Materials) on Approved  
Application Reference 17/00357/FUL (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 : 17/00982/DOC Decision : **Discharge Of  
Conditions**  
Location : 44 York Road Ashingdon SS4 3HQ  
Proposal : Discharge of Condition No.3 (Materials) on Planning  
Approval 16/01085/FUL (Demolish Existing Dwelling and  
Construct 2 No. Detached Four Bedroomed Houses with  
New Vehicular Crossovers)  
Applicant : Pannell Developments Ltd

Application No : 17/00983/FUL Decision : **Application Permitted**  
Location : 8 White Hart Lane Hawkwell SS5 4DQ  
Proposal : Removal of Existing Side and Rear Extension and  
Construct New Single Storey Side and Rear Extensions.  
Applicant : Mr & Mrs S Lawrence

Application No : 17/00985/LDC      Decision : **Grant**      **Lawful**  
**Development**  
**Certificate**

Location : 61 Castle Road Rayleigh Essex  
Proposal : Application for a Certificate of Lawfulness for Proposed  
Rooms in Roofspace and Single Storey Rear Extension  
Applicant : Mr Mark Mitchell

Application No : 17/00986/FUL      Decision : **Application Permitted**  
Location : 61 Castle Road Rayleigh Essex  
Proposal : Flat Roof Rear Dormer and Single Storey Rear Extension  
Applicant : Mr Mark Mitchell

Application No : 17/00992/LDC      Decision : **Grant**      **Lawful**  
**Development**  
**Certificate**

Location : 14 Pollards Close Rochford SS4 1GJ  
Proposal : Application for a Lawful Development Certificate for  
Proposed Extension of Existing Rear Addition and Re-roof  
Incorporating Roof Lights  
Applicant : Mr & Mrs David and Clare Kealy

Application No : 17/00997/LDC      Decision : **Refuse**      **Lawful**  
**Development**  
**Certificate**

Location : Belle Lodge Lower Road Hockley  
Proposal : Application for a Lawful Development Certificate for  
Proposed Single Storey Side Extension  
Applicant : Mr & Mrs G J & V Cole

Reason(s) for Refusal

- 1 Applications ROC/81/78 and ROC/928/77 indicates that the original width of the dwellinghouse was 8.89 metres. The submitted plans indicated that the proposed extension would be 6.045 metres in width. The proposal therefore would be greater than half the width of the original dwellinghouse, and would not comply with the General Permitted Development Order (2015), Class A to Schedule 2, part (j).

Application No : 17/01000/LDC      Decision : **Grant**      **Lawful**  
**Development**  
**Certificate**

Location : Bluebell Cottage Mount Bovers Lane Hawkwell  
Proposal : Application for a Lawful Development Certificate for  
Proposed Flat Roof Single Storey Rear Extension, Porch  
Extension and Hip to Part Gable Roof Extension with Flat  
Roof Rear Dormer  
Applicant : Mr A Baker

Application No : 17/01005/FUL Decision : **Application Permitted**  
Location : 5 The Hylands Hockley SS5 4PP  
Proposal : Single Storey Pitched Roofed Side/Rear Extension with  
Roof Lights  
Applicant : Mr Peter Senior

Application No : 17/01006/DOC Decision : **Discharge Of  
Conditions**  
Location : 20 Station Avenue Rayleigh SS6 9AD  
Proposal : Application to discharge condition no 2 ( Materials) and  
condition no 6 ( Driveway Surface Materials) to permission  
granted on 28th July 2017 under application ref:  
17/0055/FUL for construction of rear and side extension,  
new roof, dormers and driveway  
Applicant : Mrs M Oakley

Application No : 17/01009/DPDP1 Decision : **Not Permitted  
Development**  
Location : Lonsdale Lark Hill Road Canewdon  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 8m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 3m  
Applicant : Mr James Phipps

Application No : 17/01007/DPDP1 Decision : **Prior Approval of  
Details Not Required**  
Location : 25 Oxford Road Rochford Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 3.7m  
Applicant : Anne Crozier

Application No : 17/01011/DPDP1 Decision : **Prior Approval of  
Details Not Required**  
Location : 7 Disraeli Road Rayleigh SS6 8XP  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 6m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 4m  
Applicant : Mrs Fay Vincent

Application No : 17/01018/NMA Decision : **Application Permitted**  
Location : 25 Keats Walk Rayleigh Essex  
Proposal : Application for Non-material Amendment on Approved  
Application: 17/00714/FUL Two Storey Side Extension and  
Porch  
Applicant : Miss Michelle La-Rocque



Application No : 17/01031/NMA Decision : **Application Permitted**  
Location : Lowlights Rayleigh Downs Road Rayleigh  
Proposal : Application for a Non-material Amendment following approval of application 16/01028/FUL for the relocation of double garage and carport 3m closer to the house  
Applicant : Vision Property Partners Ltd - Mr Robin Downey

Application No : 17/01038/NMA Decision : **Application Permitted**  
Location : 45 Victoria Avenue Rayleigh Essex  
Proposal : Application for a Non-Material Amendment following approval of 17/00707/FUL To Extend Existing Side Dormer  
Applicant : Mr Brian Robertson

Application No : 17/01060/CM Decision : **Application Permitted**  
Location : The Westerings Primary School Sunny Road Hawkwell  
Proposal : Construction of detached building to provide three new classrooms to accommodate 90 pupils, 7 car parking spaces, cycle and scooter provision, relocated adventure playground, internal refurbishment and associated infrastructure  
Applicant : Essex County Council

Application No : 17/01063/DPDP6 Decision : **Prior Approval of Details Not Required**  
Location : Halfway House Farm Common Road Great Wakering  
Proposal : Application for Prior Notification for Proposed Agricultural Cattle Building  
Applicant : Mr Pendril Bentall

Application No : 17/01070/DPDP6 Decision : **Refuse Planning Permission**  
Location : Land North Of 137 Green Lane East Of Flemings Farm Road Eastwood  
Proposal : Application for Prior Notification of Proposed Agricultural Building for Use as Hay Store  
Applicant : Mrs Ruth Wright

Reason(s) for Refusal

- 1 The proposed building would be located within 3km of an aerodrome, London Southend Airport, and would have a height greater than 3m contrary to the criteria at paragraph A.1 (f) of Class A, Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). As such the proposed barn would not be Permitted Development. It will be necessary for the applicant to seek planning permission for the barn proposed.