

**PLANNING DECISIONS – October 2017**

- Application No : 16/00554/DOC      Decision : **Discharge Of Conditions**  
Location : 290A Eastwood Road Rayleigh Essex  
Proposal : Discharge of condition 3 on application 15/00695/FUL  
Applicant : Mr John Naylor
- Application No : 16/00731/OUT      Decision : **Application Permitted**  
Location : Land West Of Little Wakering Road And South Of Barrow Hall Road Little Wakering  
Proposal : Outline Application for Residential Development of up to 120 Homes With Public Open Space and Associated Parking  
Applicant : Cogent Land LLP
- Application No : 17/00178/CM      Decision : **Application Permitted**  
Location : Wallasea Island Wild Coast Project Creeksea Ferry Road Wallasea Island  
Proposal : The erection of buildings comprising one Reception Hide and one Viewing Hide for use by the general public; the development of a staff compound comprising one Office Building and one Meeting Room Building, Staff Parking Area and the erection of a Communications Aerial; the erection of one Workshop and development of a new Hardstanding; and associated works  
Applicant : RSPB - Jeff Kew
- Application No : 17/00433/FUL      Decision : **Application Permitted**  
Location : 6 Shetland Crescent Rochford SS4 3FJ  
Proposal : Reposition fence line to enlarge garden area  
Applicant : Mr Peter Hawtree

Application No : 17/00598/LDC      Decision : **Grant Lawful Development Certificate**  
Location : Clayhall Vincent Road Hockley  
Proposal : Application for a Lawful Development Certificate for the Laying of a Trench Representing Commencement of Application 13/00770/FUL to Demolish Existing Dwelling and Construct One Chalet Bungalow with Detached Garage  
Applicant : Ms P Tuson

Application No : 17/00678/COU      Decision : **Application Permitted**  
Location : 3 West Street Rochford  
Proposal : Change Of Use From Class A1 Retail to Class D1 Physiotherapy Clinic  
Applicant : Mr Stephen Oakley

Application No : 17/00728/FUL      Decision : **Application Permitted**  
Location : 36 York Road Ashingdon  
Proposal : Construct single storey outbuilding at end of garden  
Applicant : Mrs Jennifer Fance

Application No : 17/00754/FUL      Decision : **Application Permitted**  
Location : 17 Fountain Lane Hockley SS5 4ST  
Proposal : Two Storey Pitched Roof Front Extension with Side Rooflights Incorporating Garage, Re-position Front Dormer  
Applicant : Mrs Natalie Hardcastle

Application No : 17/00757/FUL      Decision : **Refuse Planning Permission**  
Location : 94 Alexandra Road Great Wakering SS3 0GW  
Proposal : Erection of Fence to Front  
Applicant : Mr Brian Smith

Reason(s) for Refusal

- 1 The erection of fence panels as proposed would encroach on highway land which forms part of the forward visibility splay for the bend on Alexandra Road. This would adversely impact on the right of free and safe passage of all highway users; accordingly the panels would have an unacceptable impact on highway safety. In addition the erection of 1.8m fencing panels forward of the built development would have an adverse impact on the open character of the street frontage to the detriment of the visual amenities of the area.

Application No : 17/00773/FUL      Decision : **Application Permitted**  
Location : 11 Upway Rayleigh  
Proposal : Demolish Existing Detached Bungalow and Erect Detached Dwelling  
Applicant : Mr And Mrs Hall

Application No : 17/00771/FUL      Decision : **Application Withdrawn**  
Location : Butterflies 22 Main Road Hawkwell  
Proposal : Loft Extension, Ground Floor Rear Extension and Alterations to External Materials  
Applicant : Mr Rob Marek

Application No : 17/00778/FUL      Decision : **Refuse Planning Permission**  
Location : 7 Boarded Row Paglesham SS4 2EN  
Proposal : Two Storey Pitched Roofed Rear Extension  
Applicant : Ms Bland

#### 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 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.

- 2 The proposed extension would have a materially adverse impact on the neighbour at no. 8 Boarded Row by reason of its depth and height in close proximity to the shared boundary which would result in a serious loss of light to the nearest ground floor habitable room. Accordingly the proposed development would not be in accordance with the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design, Policy CP1 of the Core Strategy and Policy DP1 of the Development Management Plan.

Application No : 17/00779/FUL

Decision : **Refuse Planning  
Permission**

Location : 8 Boarded Row Paglesham

Proposal : Part single storey, part two storey rear extension

Applicant : Ms Pyman

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 extensions will be considered favourably.

The proposed extension in this case would exceed the 25% figure and would, therefore, amount to inappropriate development. The property has already been significantly extended and to extend it further would amount to disproportionate additions over the size of the original property. 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 : 17/00780/FUL

Decision : **Refuse Planning  
Permission**

Location : 109A Southend Road Rochford SS4 1HX

Proposal : Change Use From Hairdresser to Hot Food Takeaway,  
Demolish Rear Additions and Construct Two Storey Pitched  
Roofed Rear Extension to Provide Garaging and Storage at  
Ground Floor With Two Bedroomed Flat Above

Applicant : Mr Tarkan Ali

Reason(s) for Refusal

- 1 The proposal is not supported by any information to explain if the continued retail use is no longer viable. It is neither clear as to how long the premises have been vacant. As such the loss of the existing retail unit within the local shopping parade in which the site is situated would not be justified and would if allowed further undermine the attraction of the local shopping parade in conflict with part (i) to Policy DM 36 to the Council's Development Management Plan (2014).

Application No : 17/00790/LBC      Decision : **Grant Listed Building Consent**  
Location : Post Office House Stambridge Road Stambridge  
Proposal : Replacement of windows in 'Television Room'  
Applicant : Mr Mark Ellis

Application No : 17/00786/FUL      Decision : **Refuse Planning Permission**  
Location : 90 Plumberow Avenue Hockley SS5 5AG  
Proposal : Construct Two Storey Rear Extension, Single Storey Rear Extension, Alterations to the Front Elevation (Including Replacement of Existing Frontage With Two Bay Windows, Replacement of Flat Roof With a Sloping Roof, and Relocation of the Front Door to the Side Elevation)  
Applicant : Mr Edward Priestley

Reason(s) for Refusal

- 1 The proposed two-storey rear extension would create an unacceptable impact on the neighbouring property at number 84 Plumberow Avenue causing detriment in terms of overshadowing and overbearing impact, contrary to policy DM1 of Rochford District Council's Development Management Plan (2014), Policy Cp1 of the Council's Core Strategy (2011) as well as Rochford District Council's Supplementary Planning Document 2 Housing Design (January 2007).

Application No : 17/00787/FUL      Decision : **Application Permitted**  
Location : 180 Bull Lane Rayleigh SS6 8NN  
Proposal : Proposed Two Storey side and single storey rear extension  
Applicant : Eastern Design Studio - Mr Terry Vanner

Application No : 17/00792/FUL      Decision : **Application Permitted**  
Location : 25 Brays Lane Ashingdon Essex  
Proposal : Construct Rear Extension and Flat Roofed Rear Dormer, Rooflights to Front Elevation and Detached Garage to Front  
Applicant : Mrs Pat Bewsey

Application No : 17/00798/FUL      Decision : **Application Permitted**  
Location : 91 Grove Road Rayleigh Essex  
Proposal : First Floor Extension And New Roof Over  
Applicant : Mr And Mrs J Berry

Application No : 17/00799/FUL      Decision : **Application Permitted**  
Location : 56 Louis Drive Rayleigh SS6 9DX  
Proposal : Single storey side and rear extension  
Applicant : Mr Sims

Application No : 17/00800/LDC      Decision : **Refuse Lawful Development Certificate**

Location : 19 Canterbury Close Rayleigh SS6 9PS  
Proposal : Application for Lawful Development Certificate for a Proposed Flat Roofed Rear Dormer  
Applicant : Mr & Mrs Alex Masheder

Reason(s) for Refusal

- 1 The development proposed is considered to be contrary to Condition 15 to a previous planning consent at the site, application no. F/0005/95/ROC. It is considered that the development as proposed could not lawfully be implemented within the provisions of the Town and Country Planning (General Permitted Development) Order 2015, as amended, and would require planning permission.

Application No : 17/00803/FUL      Decision : **Application Permitted**  
Location : 5 Pargeters Hyam Hockley  
Proposal : Single Storey Side and Rear Extension with Roof Lantern  
Applicant : Mr And Mrs Omand

Application No : 17/00811/FUL      Decision : **Application Permitted**  
Location : 12 Millview Meadows Rochford  
Proposal : Single Storey Flat Roof Rear and Side Extension  
Applicant : Mr Phil Dominique

Application No : 17/00808/FUL      Decision : **Application Permitted**  
Location : 33 Woodlands Avenue Rayleigh SS6 7RD  
Proposal : Single Storey Front Porch Extension and Change Garage Door to Brickwork with Window. Alterations to Door at Rear  
Applicant : Mr & Mrs P Clark

Application No : 17/00815/FUL      Decision : **Application Permitted**  
Location : 15 Kilnwood Avenue Hockley SS5 4PR  
Proposal : Two storey side extension  
Applicant : Mr Craddock

Application No : 17/00816/LDC      Decision : **Grant Lawful Development Certificate**  
Location : 45 Station Crescent Rayleigh Essex  
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Rear Extension and Flat Roof Rear Dormers and Roof Lights to Front  
Applicant : Mr Christopher Bass

Application No : 17/00818/FUL Decision : **Application Permitted**  
Location : 52 Branksome Avenue Hockley SS5 5PG  
Proposal : Construct two storey front extension and construct first floor  
and new roof to convert chalet to house  
Applicant : Mr Brad Freeman

Application No : 17/00819/FUL Decision : **Application Permitted**  
Location : 41 Brooklyn Drive Rayleigh SS6 9LW  
Proposal : Proposed Rear Dormer, Partial Garage Conversion and  
Internal Alterations.  
Applicant : Mr S Pallett

Application No : 17/00832/FUL Decision : **Application Permitted**  
Location : 14 Regent Close Rayleigh SS6 9BU  
Proposal : Two Storey Side extension  
Applicant : Mr Jack Taiani

Application No : 17/00806/FUL Decision : **Application Permitted**  
Location : 14 Nelson Road Rayleigh  
Proposal : Construct Single Storey Rear Extension and Extend  
Existing Vehicle Crossover  
Applicant : Mr John Wood

Application No : 17/00836/DPDP1 Decision : **Not Permitted  
Development**  
Location : 29 Heron Gardens Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4.0m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 4.0m  
Applicant : Mr Buhagiar

Application No : 17/00837/FUL Decision : **Application Permitted**  
Location : 246 High Street Great Wakering  
Proposal : Single Storey Flat Roofed Rear Extension with Roof  
Lantern, Loft Conversion With Flat Roofed Rear Dormer  
and Rooflights to Front  
Applicant : Mr Christopher Arthur

Application No : 17/00839/DOC Decision : **Discharge Of  
Conditions**  
Location : 31 Eastwood Road Rayleigh SS6 7JD  
Proposal : Discharge of Conditions 2 (refuse) and 3 (extraction) of  
Approved Application Ref: 16/00296/DPDPIA  
Applicant : Mr Ali Ceylan

Application No : 17/00840/LDC      Decision : **Grant Lawful Development Certificate**

Location : Ashley Cottage London Road Rawreth  
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Flat Roof Side Extension, Front Porch and Detached Garage  
Applicant : Mr & Mrs Crump

Application No : 17/00843/DPDP1      Decision : **Prior Approval of Details Not Required**

Location : Ashley Cottage London Road Rawreth  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m  
Applicant : Mr And Mrs Crump

Application No : 17/00847/DPDP1      Decision : **Prior Approval of Details Not Required**

Location : 38 Helena Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 2.8m, Maximum Height 3m.  
Applicant : Mr William Waymont

Application No : 17/00845/FUL      Decision : **Application Permitted**

Location : 8 Hillcrest Avenue Hullbridge  
Proposal : Hip to Gable Roof Extension and Incorporating Flat Roof Front and Rear Dormers and Single Storey Flat Roof Rear Extension  
Applicant : Mr Sam Ryan

Application No : 17/00846/FUL      Decision : **Application Permitted**

Location : 2 Leamington Road Hockley SS5 5HP  
Proposal : Construct Single Storey Pitched Roofed Side and Rear Extensions  
Applicant : Mr Ray Hesling

Application No : 17/00849/FUL      Decision : **Application Permitted**

Location : 124 Plumberow Avenue Hockley  
Proposal : Single Storey Rear Extension with Roof Lantern  
Applicant : Mr Richard Wotton



Application No : 17/00852/FUL      Decision : **Refuse Planning Permission**  
Location : 7 Peregrine Gardens Rayleigh SS6 9GR  
Proposal : Raise Roof Ridge Height and Create Rooms in Roof with Side Dormers  
Applicant : Mr & Mrs Poplar

Reason(s) for Refusal

The proposed side dormers would constitute inappropriate development in that the two dormer features on both roof elevations of the property would appear overbearingly conspicuous by reason of their scale, their degree of projection and the materials used, which will in turn have a significantly detrimental impact on the character of the street scene at this location. This is contrary to policy CP1 of the Core Strategy (2011), Policy DM1 of the Development Plan (2014) and the guidance set out in "SPD2".

Application No : 17/00863/FUL      Decision : **Application Permitted**  
Location : 65 Mansted Gardens Rochford  
Proposal : Loft Conversion with Front and Rear Flat Roof Dormers and Single Storey Rear Extension with Roof Lantern  
Applicant : Mr J Smith And Ms D Butler

Application No : 17/00864/LDC      Decision : **Refuse Lawful Development Certificate**  
Location : 1C Eastern Road Rayleigh SS6 7BA  
Proposal : Application for a Lawful Development Certificate for Proposed Two Storey Rear Extension  
Applicant : Mr & Mrs Emmanuel & Judith Sowonola

Reason(s) for Refusal

1. Schedule 2, Class A, Part A.1, paragraph (h) 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 have more than a single storey and -
  - (i) Extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
  - (ii) Be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.

The submitted plans state that the proposal would have two storeys, and would extend beyond the rear wall of the existing dwellinghouse by 3.5 metres. The proposal would therefore not comply with the criteria set out in paragraph (h).

2. Schedule 2, Class A, Part A.1, paragraph (i) 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 be within 2 metres of the boundary of the curtilage of the

dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

The enlarged part of the dwellinghouse would be approximately 0.9 metres from the northern boundary of the curtilage of the dwellinghouse, and the eaves height would be approximately 5 metres. Therefore, the proposal would not comply with the criteria set out in paragraph (i), and development is not permitted.

Application No : 17/00875/DPDP3M Decision : **Prior Approval  
Required (Agricultural)  
Approved**

Location : Rose Wood Gardiners Lane Canewdon  
Proposal : Prior Notification for a Change of Use of an Agricultural  
Building to Dwellinghouse Including Operational  
Development  
Applicant : Mr C Spencer

Application No : 17/00868/FUL Decision : **Application Permitted**  
Location : 6 Caernarvon Close Hockley SS5 4XH  
Proposal : Proposed Single Storey Rear Extension  
Applicant : Mr & Mrs Raven

Application No : 17/00872/FUL Decision : **Application Permitted**  
Location : 1 Ash Green Canewdon SS4 3QN  
Proposal : Construct Single Storey Front Extension and Extend  
Existing Front Dormer at First Floor  
Applicant : Mr Tony Dendle

Application No : 17/00874/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 & Mrs Hickey

Application No : 17/00881/FUL Decision : **Application Permitted**  
Location : 191 Daws Heath Road Rayleigh SS6 7NT  
Proposal : Two Storey Side Extension with Hip to Gable Roof to  
Existing Flat Dormer  
Applicant : Mr Anthony Ferrari

Application No : 17/00882/FUL Decision : **Application Permitted**  
Location : 2 Greensward Lane Hockley SS5 5HA  
Proposal : Single Storey Pitched Roof Side and Rear Extensions  
Applicant : Cornerstone Essex Ltd

Application No : 17/00901/DEMCO Decision : **Prior Approval  
Required - Refused**  
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Location : Bullwood Hall Hostel Bullwood Hall Lane Hockley  
Proposal : Application for prior notification of proposed demolition of  
Hostel Building  
Applicant : Mr Chris Nixon - Sanctuary Group

Reason(s) for Refusal

Paragraph 126 to the National Planning Policy Framework (NPPF) recognises heritage assets to be an irreplaceable resource that should be conserved.

Policy CP3 to the Councils adopted Core Strategy affords protection to local buildings identified to be of special architectural and historic interest. The Hostel Building to which this application relates is of local importance that has merited inclusion on the local list and worthy of conservation under the provisions of policy CP3.

The applicant has failed to make the case that the conversion and re-use of the building would not be viable or to justify the demolition of the building any other respect. As such the proposed demolition of the hostel building would result in the loss of the whole of the heritage assets in conflict with paragraphs 133 and 136 of the National Planning Policy Framework.

Application No : 17/00890/LDC Decision : **Grant Lawful  
Development  
Certificate**  
Location : 44 Heron Close Rayleigh  
Proposal : Application for a Lawful Development Certificate for a  
Proposed Single Storey Rear Extension  
Applicant : Mr Billy Sittock

Application No : 17/00895/LDC Decision : **Refuse Lawful  
Development  
Certificate**  
Location : 11 Nightingale Close Rayleigh SS6 9GE  
Proposal : Application for a Lawful Development Certificate for a  
Proposed Single Storey Rear Extension and Garage  
Conversion  
Applicant : Mr & Mrs L Head

Reason(s) for Refusal

Condition 5 to the original planning consent F/0444/98/ROC states the following: "The dwellings hereby permitted shall not be occupied before the garages and hardstandings shown on the approved drawing nos. 96/200J, 96/227B and 96/232 have been laid out and constructed in their entirety and made available for use. Thereafter the said garages and hardstands shall be retained and maintained in the approved form and used solely for the parking of vehicles and for no other purpose which would impede vehicle parking." Therefore, it is considered that the proposed garage conversion cannot be undertaken lawfully and will need to be the subject of an application for Planning Permission.

2. Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended), Part (j) 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  
Page 2 of 2 17/00895/LDC

Part of the proposed extension would extend beyond a wall forming a side elevation of the original dwellinghouse, and the proposed extension would have a width greater than half the width of the original dwellinghouse. Therefore, it is considered that the proposed rear extension would not comply with part (j), and works cannot be undertaken through permitted development.

Application No : 17/00897/FUL                      Decision : **Application Permitted**  
Location : 76 Broad Walk Hockley  
Proposal : Single Storey Rear Extension (Conservatory)  
Applicant : Mr & Mrs Rolfe

Application No : 17/00908/FUL                      Decision : **Application Permitted**  
Location : 36 Cheapside West Rayleigh SS6 9DE  
Proposal : Construct two storey side extension and single storey rear extension  
Applicant : Mr Damon Jackson

Application No : 17/00913/NMA                      Decision : **Application Permitted**  
Location : 58 The Chase Rayleigh  
Proposal : Non-material amendment following approved application 17/00596/FUL  
Applicant : Mr Nathan Pavitt

Application No : 17/00930/NMA                      Decision : **Application Permitted**  
Location : Woodlands Parade Main Road Hockley  
Proposal : Non-Material Amendment to Application 16/00145/FUL to increase overall building height and to modify fenestration  
Applicant : Mr Adams

Application No : 17/00910/DOC                      Decision : **Discharge Of Conditions**  
Location : 61 Heron Gardens Rayleigh SS6 9TU  
Proposal : Discharge of conditions no 3 of planning permission 16/00953/FUL dated 31st July 2017  
Applicant : Mrs Christina Hendry

Application No : 17/00927/DPDP1      Decision : **Prior Approval  
Required - Approved**  
Location : 27 Oakley Avenue Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4.0m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 3.5m.  
Applicant : Mr Baxter

Application No : 17/00938/NMA      Decision : **Application Permitted**  
Location : 31 Abbey Road Hullbridge SS5 6DG  
Proposal : Non-Material Amendment to Application 17/00462/FUL for  
larger front door, window in above door in front elevation (   
highway facing) roof lights in porch roof both sides  
Applicant : Mr Trevor Smith

Application No : 17/00945/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 4 Laburnum Close Hockley  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 6m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 4m  
Applicant : Mr Damon Last

Application No : 17/00941/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 22 Golden Cross Road Rochford  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 6.0m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 3.0m  
Applicant : Mr Lee Roberts

Application No : 17/00968/NMA      Decision : **Application Permitted**  
Location : 55 Harrogate Road Hockley SS5 5HT  
Proposal : Application for Non-Material Amendment to Planning  
Permission Reference: 17/00663/FUL - change rear doors  
to large bi-folding doors  
Applicant : Mr Adam Gould

Application No : 17/00999/NMA      Decision : **Refused Non Material  
Amendment**  
Location : 31 Abbey Road Hullbridge SS5 6DG  
Proposal : Non-Material Amendment to Application 17/00462/FUL  
Applicant : Mr Trevor Smith

## Reason(s) for Refusal

The reason for the submission of the proposed amendment is due to the roof design on the existing property, 31 Abbey Road, and neighbouring property (semi detached) being found to differ from the roof shown on the planning drawings, shallower angle.