

PLANNING DECISIONS – September 2017

Application No : 16/00991/NMA Decision : **Application Permitted**
Location : 104 Windermere Avenue Hullbridge
Proposal : Application for Non-material Amendment To Permission
Granted On 29th January 2014 Under Application
Reference 13/00728/FUL For Two Storey Front Extension
And to Revise Roof Design To Hip End
Applicant : Mr C Jackson

Application No : 16/01105/FUL Decision : **Application Permitted**
Location : Rayleigh Sports and Social Club London Road Rayleigh
Proposal : Construct and lay out 58 no car parking spaces with access
road
Applicant : Twinley - Rayleigh Town Football Club And Fitzroy Support

Application No : 17/00027/DOC Decision : **Discharge Of
Conditions**
Location : 1 Plumberow Avenue Hockley
Proposal : Discharge of Conditions 2-14 of planning application
15/00927/FUL dated 13th October 2016
Applicant : Architectural Properties Dev Ltd

Application No : 17/00417/FUL Decision : **Refuse Planning
Permission**
Location : 20 Oakhurst Road Rayleigh
Proposal : Two Storey Front and Side Extension, Convert Garage to
Habitable Room and Store Add New Pitched Roof Over
With New Canopy Porch, Part Single Storey/Part Two
Storey Rear/Side Extension with Roof Lantern to Rear
Element, and Extend Roof to Create Third Floor with
Pitched Roof Rear Dormers and Juliett Balcony and Extend
Existing Vehicular Crossover
Applicant : Mr L Horncastle

Reason(s) for Refusal

- 1 The proposed extension of the property as a result of its scale, form and proximity to the site boundaries, would appear visually dominant within the streetscene and would have a materially adverse impact on the spacious character and appearance of the area. In addition the increased height and bulk of the proposed roof form would have a materially adverse visual impact on the occupiers of properties in Cedar Close that adjoin the site. 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 2012.

Application No : 17/00494/COU Decision : **Application Permitted**
Location : Council Offices South Street Rochford
Proposal : Change of use of No. 17 South Street to a Mixed Use for B1 (Business Office) and Use for Conferencing, Weddings, and Special Events, e.g. Super Natural Evenings and Garden Parties
Applicant : Rochford District Council - Mr Paul Hampshire

Application No : 17/00495/LBC Decision : **Grant Listed Building Consent**
Location : Council Offices South Street Rochford
Proposal : Change of use of No. 17 South Street to a Mixed Use for B1 (Business Office) and Use for Conferencing, Weddings, and Special Events, e.g. Super Natural Evenings and Garden Parties
Applicant : Rochford District Council - Mr Paul Hampshire

Application No : 17/00661/FUL Decision : **Application Permitted**
Location : 8 Harrow Close Hawkwell SS5 4HQ
Proposal : Provide flat roofed connecting link between existing front dormers
Applicant : Mr Stephen Bliss

Application No : 17/00524/FUL Decision : **Application Permitted**
Location : Rainbows End Beeches Road Rawreth
Proposal : Erect Two Agricultural Buildings, Associated Access Track, Hardstanding and Gates Associated With Goat and Livestock Enterprise (Land North of Beeches Road)
Applicant : Essex Goats

Application No : 17/00539/FUL Decision : **Application Permitted**
Location : 181 Little Wakering Road Little Wakering SS3 0JW
Proposal : Wooden Structure in Pub Garden to be Used as a Food Serving Kiosk
Applicant : The Castle Inn - Mr Mark Todd

Application No : 17/00552/DOC Decision : **Discharge Of Conditions**
Location : Three Acres Anchor Lane Canewdon
Proposal : Application to discharge condition no 11 to permission granted on 28th April 2017 under application ref: 16/00733/FUL for residential development. Submission of programme of Archaeological Work
Applicant : Dove Jeffery Homes - Miss Clare Thomas

Application No : 17/00585/COU Decision : **Refuse Planning Permission**
Location : Punch Bowl Inn Church End Paglesham
Proposal : Change use from Public House (A4) to Residential (C3)
Applicant : Mrs Sian Payne

Reason(s) for Refusal

- 1 The change in use of this well established public house to residential use would lead to the loss of an important local social amenity as well as the loss of a tourist amenity and would if allowed result in the loss of local rural employment contrary to paragraphs 28 and 70 of the National Planning Policy Framework detrimental to local community interests.
- 2 The document titled "FRA" referenced 87447933 and dated 25 May 2016 that has been submitted as part of the planning application is not a flood risk assessment (FRA), but rather an initial risk screening report. An FRA should provide the following information that the screening report has failed to:
 1. Provide an overlay map showing the proposed development against the Flood Zones.
 2. Sequentially site the development in Flood Zone 1 if possible, then Flood Zone 2 and then Flood Zone 3.
 3. Submit a GPS verified topographic survey.
 4. Use the topographic survey to provide finished ground levels and finished floor levels for the site.
 5. Compare the flood levels with the site levels and building levels to determine the potential flood depths. Flood levels can be requested from our Customers and Engagement team. Please see the Advice to applicant section.
 6. Assess whether the site is at risk from all forms of flooding including but not limited to: Tidal, Fluvial & Surface water flooding.
 7. Include a Flood Emergency Plan detailing the actions to take before, during and after a flood. See the Safe Access & Emergency Flood Plan sections below.
 8. Refer to Rochford Strategic Flood Risk Assessment (SFRA) for the relevant breach information. See SFRA section below for more details.
 9. Refer to Essex & South Suffolk Shoreline Management Plan (SMP) for the relevant tidal defence policy information.

As such the applicant has failed to demonstrate that the development is safe for future occupiers without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

Application No : 17/00604/LDC Decision : **Grant Lawful Development Certificate**

Location : Rosebud The Chase Ashingdon
 Proposal : Application for a certificate of lawfulness for a proposed single storey pitched roofed rear extension and single storey pitched roofed side extension
 Applicant : Mr Martin Johnson

Application No : 17/00611/FUL Decision : **Application Permitted**

Location : 12 Stanley Road Ashingdon
 Proposal : Retrospective application for proposed storage shed with play house above and play apparatus
 Applicant : Mr Andrew Jobson

Application No : 17/00615/LDC Decision : **Grant Lawful Development Certificate**

Location : Butlers Farm Cottage Shopland Road Sutton
 Proposal : Application for Certificate Of Lawfulness for Use Of Building As a Dwelling
 Applicant : Tabor Farms Ltd - Mr Charles Tabor

Application No : 17/00627/DOC Decision : **Discharge Of Conditions**

Location : 5A Castle Road Rayleigh
 Proposal : Discharge of Conditions 3, 5 and 6 of Approved Application 15/00585/FUL: Change of Use From Gymnasium/Beauty Salon to 6No 1-bed and 1No. 2-bed Self-contained Flats to Ground and First Floors and add Additional Floor With 2 No 1-bed Flats
 Applicant : Land Investments (Rayleigh Ltd) - Mr Richard Hair

Application No : 17/00630/FUL Decision : **Application Permitted**

Location : 17 Allerton Close Ashingdon SS4 3AR
 Proposal : Rear Flat Roof Dormer
 Applicant : Mr Rob Wakefield

Application No : 17/00631/FUL Decision : **Application Permitted**

Location : 10 Malvern Close Rayleigh
 Proposal : Single Storey Flat Roofed Rear Infill Extension with Additional Roof Lights to Existing Roof
 Applicant : Mr Dennis Himpfen

Application No : 17/00642/FUL Decision : **Application Permitted**
Location : 126 Plumberow Avenue Hockley SS5 5AT
Proposal : Demolish existing dwelling subdivide plot and construct one
two bedroomed and two three bedroomed bungalows with
access and parking areas
Applicant : Mr Oliver Hall

Application No : 17/00644/FUL Decision : **Application Permitted**
Location : 1 Plumberow Mount Avenue Hockley SS5 5AU
Proposal : Demolish Existing Rear Conservatory and Erect Single
Storey Pitched Roof Side and Rear Extension
Applicant : Mr Simon Ford

Application No : 17/00645/FUL Decision : **Refuse Planning
Permission**
Location : Cattery Adjacent Kensal Bridge House Apton Hall Road
Stambridge
Proposal : Construction of Detached Garage with Annex at First Floor
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 two storey 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 : 17/00650/FUL Decision : **Application Permitted**
Location : 16 Warwick Gardens Rayleigh SS6 8TQ
Proposal : Extend Existing Dormer and Construct New Flat Roof
Dormer to Side
Applicant : Mrs Carly Turner

Application No : 17/00651/FUL Decision : **Refuse Planning
Permission**
Location : 36 Cheapside West Rayleigh SS6 9DE
Proposal : Construct Two Storey Side Extension and Single Storey
Rear Extension
Applicant : Mr Damon Jackson

Reason(s) for Refusal

- 1 Supplementary Planning Document 2 requires first floor extensions to be located a minimum of 1 metre from the plot boundaries at first floor level to prevent the coalescence of adjacent properties. The separation between the proposed extension and the plot boundary fails to meet this requirement, resulting in poor design. The development by way of lack of sufficient separation would be contrary to Supplementary Planning Document 2, as well as Policy CP1 of the Core Strategy and DM1 of the Development Management Plan due to poor design of the development.

Application No : 17/00652/FUL Decision : **Application Permitted**
Location : 79 West Street Rochford SS4 1AU
Proposal : Demolish Existing Rear Extension and Construct Single
Storey Rear Extension
Applicant : Mrs Charis Durant

Application No : 17/00654/FUL Decision : **Application Permitted**
Location : 41 Downhall Park Way Rayleigh SS6 9QP
Proposal : Loft Conversion Incorporating Flat Roofed Rear Dormer
and Rooflights to Front
Applicant : Mr Lee Curtis

Application No : 17/00658/LDC Decision : **LDC For Existing Use
Approved**
Location : Burtons Farm Barling Road Barling Magna
Proposal : Application for a Lawful Development Certificate for
Existing Use and Operation: Erection of Sheds,
Greenhouse, Raised Planting Bed, Laying Out Paving and
Use of Land as Domestic Garden (Use Class C.3)
Applicant : Mr & Mrs Philip and Marian Splett

Application No : 17/00659/FUL Decision : **Application Permitted**
Location : 40 Windsor Way Rayleigh SS6 8PF
Proposal : Conversion of garage into study and single storey front
extension
Applicant : Mr Mcleod Manyika

Application No : 17/00660/FUL Decision : **Refuse Planning Permission**

Location : 16 The Bramleys Rochford SS4 3BA
Proposal : Two storey side extension
Applicant : Mr Robert Fox

Reason(s) for Refusal

- 1 The proposed side extension due to its scale, form and proximity to the site boundary would appear visually dominant within the streetscene and have a materially adverse impact on the spacious character and appearance 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 : 17/00665/COU Decision : **Application Permitted**

Location : 66 Ferry Road Hullbridge
Proposal : Change use of part of existing outbuilding to provide hairdressing salon and domestic gym/summer house
Applicant : Mr Fabio Margiotta

Application No : 17/00667/FUL Decision : **Application Permitted**

Location : 15 Caernarvon Close Hockley SS5 4XH
Proposal : Front Pitched Roof Dormer and Rear Flat Roof Dormers and Single Storey Rear Extension with Roof Lantern
Applicant : Mr L Downs

Application No : 17/00668/FUL Decision : **Application Permitted**

Location : 4 Silvertree Close Hockley SS5 4SP
Proposal : First Floor Side Extension and Single Storey Rear Extension with Roof Lantern
Applicant : Mr & Mrs Mark & Julie Wheeler

Application No : 17/00680/FUL Decision : **Refuse Planning Permission**

Location : 7 Disraeli Road Rayleigh SS6 8XP
Proposal : Single Storey Rear Extension
Applicant : Mrs Fay Vincent

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green Belt. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policy DM17 of the Development Management Document). Any development, which is

permitted, shall be of a scale, design and siting, such that the openness of the countryside is not impaired.

Policy DM17 of the Council's Development Management Document provides that for dwellings located in the Green Belt, the total size of a dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 25%. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the size of the original property contrary to Policy DM17 and detrimental to the openness of the Green Belt. This is considered to represent a disproportionate addition contrary to paragraph 89 of the National Planning Policy Framework (NPPF) and is thus considered inappropriate development within the Green Belt. The special circumstances put forward as part of this application are not considered to outweigh the harm that the proposed extension would cause to the openness of the Green Belt location. It is considered that the needs of the occupant as detailed within the submitted details could potentially be met within the existing floorspace of the dwelling. It is not considered that the circumstances of the applicants would outweigh the harm to the Green Belt by way of inappropriateness.

Application No : 17/00669/FUL Decision : **Application Permitted**
Location : 39 Southview Road Hockley SS5 5DY
Proposal : Single Storey Flat Roof Side Extension
Applicant : Mr & Mrs M Payne

Application No : 17/00677/FUL Decision : **Application Permitted**
Location : 63 Plumberow Avenue Hockley SS5 5AG
Proposal : Proposed Two Storey Rear and Front Extensions and New Canopy Porch
Applicant : Miss Kelynack & Mr Farrow

Application No : 17/00679/FUL Decision : **Application Permitted**
Location : 66 Waxwell Road Hullbridge
Proposal : Single Storey Front Extension
Applicant : Mr Glen Darmanin

Application No : 17/00683/FUL Decision : **Application Permitted**
Location : Birches Hall Road Rochford
Proposal : Rear Flat Roof Dormer
Applicant : Mr D Thomas

Application No : 17/00686/DOC Decision : **Discharge Of Conditions**
Location : Three Acres Anchor Lane Canewdon
Proposal : Demolish Existing Dwelling and Outbuildings and Construct Development of 35 Dwellings and Associated Works condition no 8
Applicant : Miss Thomas - Dove Jeffery Homes Ltd

Application No : 17/00694/FUL Decision : **Application Permitted**
Location : 78 Twyford Avenue Great Wakering
Proposal : Single storey rear and side flat roofed extension with roof lights
Applicant : Ms Christine Sexton

Application No : 17/00698/FUL Decision : **Application Permitted**
Location : 41 Albany Road Rayleigh
Proposal : Single Storey Rear Extension with Roof Lanterns (Parapet Roof) and Raise Roof to Create Pitched Roof Front Dormers
Applicant : Mr Lee Ashcroft

Application No : 17/00700/FUL Decision : **Application Permitted**
Location : 18 Warwick Road Rayleigh SS6 8PG
Proposal : Single Storey Rear Extension with Rooflights, Renewal of Windows and Doors, Add Pitched Roof to Garage and Alterations to Front Fenestration
Applicant : Mr & Mrs Robson

Application No : 17/00701/FUL Decision : **Application Permitted**
Location : 5 Philbrick Crescent East Rayleigh SS6 9HQ
Proposal : Hip to Gable Roof Extension and Construct Three Pitched Roof Front Dormers and Extend Rear Flat Roof Dormer
Applicant : Mr Ronnie Powell

Application No : 17/00702/FUL Decision : **Application Permitted**
Location : 10 Southview Road Hockley SS5 5DX
Proposal : Single Storey Rear Extension
Applicant : Mr Sean Chittenden

Application No : 17/00703/FUL Decision : **Application Permitted**
Location : 67 Upway Rayleigh
Proposal : Proposed Single Storey Side Extension with Roof Lantern
Applicant : Mr & Mrs Fenn

Application No : 17/00708/FUL Decision : **Application Permitted**
Location : 7 London Hill Rayleigh
Proposal : Remove redundant front door and canopy together with PVC cladding and render the front apart from the yellow stock brickwork
Applicant : Rayleigh Conservative Club

Application No : 17/00711/LDC Decision : **Grant Lawful Development Certificate**
 Location : 12 Whitehall Road Great Wakering SS3 0AA
 Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Side Extension, Convert Garage to Habitable Room and Pitched Roof
 Applicant : Mr & Mrs Eastall

Application No : 17/00712/FUL Decision : **Application Permitted**
 Location : 70 Hilltop Avenue Hullbridge SS5 6BN
 Proposal : Construct Single Storey Side Extension
 Applicant : Mr Mark Ayres

Application No : 17/00713/FUL Decision : **Application Permitted**
 Location : Land Rear Of 40 Mount Crescent Mount Avenue Hockley
 Proposal : Sub-divide Plot and Construct One 2-Bedroom Dwelling with Vehicle Access off Mount Avenue
 Applicant : Barker Woodrow - Mr Woodrow Barker

Application No : 17/00714/FUL Decision : **Application Permitted**
 Location : 25 Keats Walk Rayleigh
 Proposal : Two Storey Side Extension and Porch
 Applicant : Miss Michelle La-Rocque

Application No : 17/00718/FUL Decision : **Application Permitted**
 Location : 33 Rectory Avenue Rochford SS4 3AW
 Proposal : First Floor Rear Extension
 Applicant : Mr & Mrs O Gordon

Application No : 17/00721/FUL Decision : **Application Permitted**
 Location : 16 Holt Farm Way Rochford
 Proposal : Single Storey Flat Roof Extension to Form Ancillary Annexe
 Applicant : Mr And Mrs Bush

Application No : 17/00720/FUL Decision : **Application Permitted**
 Location : 45 High Road Hockley
 Proposal : Proposed Single Storey Pitched Roof Front and Side Extensions
 Applicant : Ms Ager

Application No : 17/00724/FUL Decision : **Application Permitted**
 Location : 48 Victoria Drive Great Wakering SS3 0AT
 Proposal : Two Pitched Roof Front Dormers
 Applicant : Mr Judd

Application No : 17/00725/FUL Decision : **Application Permitted**
Location : 22 Hullbridge Road Rayleigh SS6 9NZ
Proposal : Flat Roof Rear Dormer and Rooflights to Front
Applicant : Danny Knott

Application No : 17/00730/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 9 Wedgwood Way Ashingdon SS4 3AS
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension
Applicant : Mrs Melanie Cottey

Application No : 17/00732/FUL Decision : **Application Permitted**
Location : 6 Lindsey Court Rayleigh SS6 9TG
Proposal : Construct First Floor Extension
Applicant : Mr & Mrs Blake

Application No : 17/00736/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 30 Queens Road Rayleigh SS6 8JX
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Flat Roof Rear Extension with Roof
Lantern
Applicant : Mr & Mrs James and Karla Manhood

Application No : 17/00737/FUL Decision : **Application Permitted**
Location : Thorpe Cottage 2B Thorpe Road Hawkwell
Proposal : Two Storey Rear Extension and Raise Ridge Height by
1.5m
Applicant : Mr Mark Wolfenden

Application No : 17/00739/FUL Decision : **Application Permitted**
Location : 92 Downhall Park Way Rayleigh
Proposal : Part garage conversion to utility room and insert rooflights
Applicant : Mr And Mrs Richard Gandy

Application No : 17/00740/ADV Decision : **Application Permitted**
Location : Car Dealership D Rochford Business Park Cherry Orchard
Way
Proposal : 1 No. Externally Illuminated Totem Sign
Applicant : Toomey

Application No : 17/00741/FUL Decision : **Application Permitted**
Location : 22 High Elms Road Hullbridge SS5 6HB
Proposal : Single Storey Side Extension
Applicant : Mr & Mrs John & Christine Gray

Application No : 17/00742/FUL Decision : **Application Permitted**
Location : 22 Heritage Way Rochford SS4 1XA
Proposal : Single Storey Flat Roof Rear Extension
Applicant : Mrs Tara Mackenzie

Application No : 17/00743/LBC Decision : **Grant Listed Building
Consent**
Location : Gore House Gore Road Ballards Gore
Proposal : Undertake crack repairs and redecoration
Applicant : Mr G Bagnell

Application No : 17/00746/LDC Decision : **LDC Part Permitted
Part Refused**
Location : 25 Belvedere Avenue Hockley SS5 4UL
Proposal : Application for a Certificate of Lawfulness for Proposed
Front Porch Infill Extension and Insertion of Bi-Fold Doors
and Strip Window to Rear
Applicant : Mrs Stella Glover

Application No : 17/00751/FUL Decision : **Application Permitted**
Location : 24 Ashcombe Rochford
Proposal : Loft Conversion Incorporating 2 No. Pitched Roofed Front
Dormers and Flat Roofed Rear Dormer
Applicant : Mr & Mrs Miller

Application No : 17/00747/FUL Decision : **Application Permitted**
Location : 37 Highfield Crescent Rayleigh
Proposal : Hip to Gable Roof Extension and Create Pitched Roof Front
Dormer and Enlarge Existing Rear Dormer
Applicant : Mr And Mrs Isaacs

Application No : 17/00756/FUL Decision : **Application Permitted**
Location : 42 Cotswold Avenue Rayleigh SS6 8AN
Proposal : Hip To Gable Roof Extension With Pitched Roofed Front
Dormer and Rooflight and Flat Roofed Rear Dormer
Applicant : Mrs Sarah Maul

Application No : 17/00755/LBC Decision : **Grant Listed Building Consent**
Location : Post Office House Stambridge Road Stambridge
Proposal : Replacement of sole plates and renew rotted timber floor with concrete slab with integral damp proof membrane layer
Applicant : Mr Mark Ellis

Application No : 17/00766/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 34 Sandhill Road Eastwood Essex
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 : Mr Damien Nunn

Application No : 17/00760/LDC Decision : **Grant Lawful Development Certificate**
Location : 22 Hullbridge Road Rayleigh SS6 9NZ
Proposal : Application for a Certificate of Lawfulness For Proposed Hip to Gable Roof Extension And Loft Conversion with Roof Lights to Front
Applicant : Mr Knott

Application No : 17/00763/FUL Decision : **Application Permitted**
Location : 27 Park Gardens Hawkwell SS5 4HE
Proposal : First Floor Side Extension
Applicant : Mr M Bysouth

Application No : 17/00762/FUL Decision : **Application Permitted**
Location : 138A Down Hall Road Rayleigh
Proposal : Change Flat Roof on Garage to Pitched Roof and Convert Garage to Habitable Room
Applicant : Mrs Claire Wood

Application No : 17/00767/FUL Decision : **Application Permitted**
Location : 43 Southview Road Hockley
Proposal : Demolish Existing Conservatory and Construct Single Storey Rear Extension with Roof Lantern
Applicant : Mr & Mrs Higgins

Application No : 17/00768/FUL Decision : **Application Permitted**
Location : 6 Ashfield Rayleigh SS6 9TF
Proposal : Demolish Existing Conservatory and Erect a Single Storey
and Part Two Storey Rear Extension
Applicant : Mr P. Trinnaman

Application No : 17/00772/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 4 Meesons Mead Rochford
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 2.85m, Maximum Height 2.85m
Applicant : Mr Sean Prasad

Application No : 17/00769/DOC Decision : **Discharge Of
Conditions**
Location : Lowlights Rayleigh Downs Road Rayleigh
Proposal : Discharge condition no.2 (external materials) of planning
permission for new bungalow granted permission on 25th
January 2017 under application reference 16/01028/FUL
Applicant : Vision Property Partners - Mr Robin Downey

Application No : 17/00770/FUL Decision : **Application Permitted**
Location : Newhall House Lower Road Hockley
Proposal : Demolish Existing Detached Garage and Erect Timber
Framed Garage. Pitched Roof Rear Dormer Window to
Main House
Applicant : Keith Everett

Application No : 17/00777/DOC Decision : **Discharge Of
Conditions**
Location : Land To The Rear Of 4 The Evergreens Little Wakering
Road Little Wakering
Proposal : Discharge of condition no.2 (materials) and no. 5
(landscaping) of planning permission granted on 22nd
August 2016 under application reference 16/00597/FUL for
two detached four bed roomed houses.
Applicant : Mr Buckley

Application No : 17/00781/DPDP1 Decision : **Not Permitted
Development**
Location : 118 London Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 3.5m, Maximum Height 3.5m
Applicant : Mr Robert Coulson

Application No : 17/00782/FUL Decision : **Refuse Planning
Permission**
Location : 30 Pevensey Gardens Hullbridge SS5 6AR
Proposal : First Floor Extension to Extend Existing Rear Dormers
Applicant : Mr & Mrs Grey

Reason(s) for Refusal

1. The Allocations Plan 2014 retains the site within the Metropolitan Green belt. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policy DM17 of the Development Management Document). Any development, which is permitted, shall be of a scale, design and siting, such that the openness of the countryside is not impaired.

Policy DM17 of the Council's Development Management Document provides that for dwellings located in the Green Belt, the total size of a dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 25%. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the size of the original property contrary to Policy DM17 and detrimental to the openness of the Green Belt. This is considered to represent a disproportionate addition contrary to paragraph 89 of the National Planning Policy Framework (NPPF) and is thus considered inappropriate development within the Green Belt. No very special circumstances have been put forward to outweigh harm to the Green Belt by way of inappropriateness and it is not considered that any such circumstances exist.

Application No : 17/00785/DOC Decision : **Discharge Of
Conditions**
Location : Three Acres Anchor Lane Canewdon
Proposal : Discharge of condition no 4,5,16,19 of planning application
16/00733/FUL
Applicant : Dove Jeffery Homes Ltd - Miss Thomas

Application No : 17/00784/DPDP1 Decision : **Not Permitted
Development**
Location : 22 Golden Cross Road Rochford
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.0m
Applicant : Mr Lee Roberts

Application No : 17/00802/NMA Decision : **Application Permitted**
Location : 11 Thorpe Road Hawkwell
Proposal : Non-Material Amendment to Application ref: 16/00975/FUL
Including Changes to Rear Elevation Dormer Windows
Applicant : Mrs Katie Wood

Application No : 17/00804/DOC Decision : **Discharge Of
Conditions**
Location : Three Acres Anchor Lane Canewdon
Proposal : Discharge of conditions no 4,5,16, and 19 of planning
permission 16/00733/FUL
Applicant : Dove Jeffery Homes Ltd

Application No : 17/00814/DPDP1 Decision : **Not Permitted
Development**
Location : 4 Laburnum Close Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 4m, Maximum Height 4m
Applicant : Mr Damon Last

Application No : 17/00824/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 103 Weir Gardens Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 3.925m from Original Rear Wall,
Eaves Height 3.0m, Maximum Height 3.0m
Applicant : Mr A. Heath

Application No : 17/00820/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 60 Grosvenor Road Rayleigh SS6 9GA
Proposal : Application for a Lawful Development Certificate for a
proposed single storey rear extension
Applicant : Mr & Mrs Prewer

Application No : 17/00823/DPDP1 Decision : **Not Permitted Development**
Location : 24 Pevensey Gardens Hullbridge
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.9m from Original Rear Wall, Eaves Height 2.6m, Maximum Height 2.9m
Applicant : Mr Ryan Davey

Application No : 17/00825/FUL Decision : **Application Permitted**
Location : 51 Folly Lane Hockley
Proposal : Two Storey Side Extension
Applicant : Mr Ben Rachell

Application No : 17/00829/LDC Decision : **Grant Lawful Development Certificate**
Location : 10 Manor Road Hockley SS5 4RJ
Proposal : Application for a Lawful Development Certificate for Proposed Outbuilding
Applicant : Mr Paul Sinden

Application No : 17/00833/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 148 The Chase Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.5m from Original Rear Wall, Eaves Height 2.95m, Maximum Height 3.10m
Applicant : Miss Ruth Archer

Application No : 17/00830/DOC Decision : **Discharge Of Conditions**
Location : Three Acres Anchor Lane Canewdon
Proposal : Discharge of condition 15 of approved planning application 16/00733/FUL: Demolish Existing Dwelling and Outbuildings and Construct Development of 35 Dwellings and Associated Works
Applicant : Dove Jeffery Homes Ltd - Miss C Thomas

Application No : 17/00848/NMA Decision : **Application Permitted**
Location : 11 Eastcheap Rayleigh
Proposal : Application for non-material amendment following approval of 17/00084/FUL dated 21st April 2017 to extend dormer by changing the window into a Juliet balcony
Applicant : Mr Keith Watson-Dotchin

Application No : 17/00891/DOC Decision : **Discharge Of
Conditions**
Location : Three Acres Anchor Lane Canewdon
Proposal : Discharge of condition 6 on approved application
16/00733/FUL: Demolish Existing Dwelling and
Outbuildings and Construct Development of 35 Dwellings
and Associated Works
Applicant : Miss Thomas - Dove Jeffery Homes Ltd

Application No : 17/00936/DOC Decision : **Discharge Of
Conditions**
Location : Flat 1 The Aldermans Folly Lane
Proposal : Discharge of conditions regarding contaminated land
condition no 13-16
Applicant : Karen Paul