

PLANNING DECISIONS – July 2019

Application No : 18/00601/ADV Decision : **Grant Advertisement
Consent**
Location : 105 High Street Rayleigh SS6 7QA
Proposal : Proposed 2no. Non-illuminated Fascia Signs (In Addition to Existing)
Applicant : Ascension Legal Support Services Limited - Mrs Gina Newman

Application No : 18/00772/FUL Decision : **Refuse Planning
Permission**
Location : 35 London Hill Rayleigh
Proposal : Construct 2no. Detached Dwellings with Associated Access Road and Landscaping
Applicant : Ms M Hughes

Reason(s) for Refusal

- 1 The proposed development neither preserves or enhances the character and appearance of the Conservation Area as is required by the Planning (Listed Buildings and Conservation Areas Act) 1990; it would cause harm to the setting of a Scheduled Monument and would impact adversely on the visual and recreational amenity of people using the Mount and its footpaths. The proposed development would result in back land development which would erode the setting and historic context of Rayleigh Mount. The development does not reflect the prevailing character of the Conservation Area at London Hill, where there are long back gardens extending behind the properties along the roadside. It represents back land development where no such development currently exists. The proposal would be contrary to policies CP1 and CP2 of the Core Strategy and DM1 and DM3 of the Development Management Plan and the NPPF.

Application No : 18/00950/FUL Decision : **Application Permitted**
Location : Ballards Gore Road Ballards Gore
Proposal : Minor roof alterations
Applicant : Mr Davis

Application No : 18/01036/FUL Decision : **Application Permitted**
Location : The Milestone Union Lane Rochford
Proposal : Single storey front extension
Applicant : The Miley PH - Mr Matt Pearce

Application No : 18/01041/FUL Decision : **Refuse Planning
Permission**
Location : Newholme Farm Lark Hill Road Canewdon
Proposal : Replacement dwelling, detached garage 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.

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 rendering such development inappropriate development by definition contrary to paragraph 145 of the National Planning Policy Framework and Policy DM21 of the Rochford District Council Local Development Framework Development Management Plan.

It is not considered that the applicant's position with regards to the permitted development fall-back position is a valid position, given the significantly greater harm found by the development proposed under this planning application compared to the lesser degree of harm which would arise if the permitted development fall back position were to be implemented. The permitted development fall back position is considered wholly insufficient such that it can be given such weighting that would amount to the very special circumstances which would need to exist to 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 : 18/01064/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 37 And 39 Down Hall Road Rayleigh
Proposal : Proposed Two Detached Three Bedroom Dwellings With
Private Access Driveway From Cheapside East
Applicant : Steve Blakesley & Tony Robinson

Reason(s) for Refusal

- 1 That the application be refused on the grounds that the proposed access is inadequate.

Application No : 18/01117/FUL Decision : **Application Permitted**
Location : Tye Hoppet Lark Hill Road Canewdon
Proposal : Proposed single storey rear extension and remodel
Applicant : Ms Jayne Pullman

Application No : 18/01126/FUL Decision : **Application Permitted**
Location : Ancillary Building Land Adjacent The Bungalow Hooley Drive
Proposal : Convert existing stables building into 1-bed bungalow
Applicant : Mr John Gibson

Application No : 18/01181/FUL Decision : **Application Withdrawn**
Location : Bradmore Burlington Gardens Hullbridge
Proposal : Construction of a menage with pole mounted lights, access track and new stable block and extend existing stable block, in connection with equestrian business.
Applicant : Mr & Mrs S Collins

Application No : 18/01192/FUL Decision : **Refuse Planning Permission**
Location : Stewards Elm Farm Stewards Elm Farm Lane Stambridge
Proposal : Proposed detached house and detached garage
Applicant : Mrs Hayley Fry

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.

The development is considered to constitute inappropriate development which by its definition is harmful to the Green Belt. In addition, the development is considered to cause harm to the Green Belt by reason of its very presence and scale which significantly erodes the area's sense of openness. No other material considerations it is considered have a bearing on the application such as to amount to the very special circumstances which would be required to justify the development in the light of this harm therefore the proposal conflicts with the fundamental principles of paragraph 145 of The National Planning Policy Framework (NPPF) (as updated February 2019) and policy GB1 (Green Belt Protection), of Rochford District Council's Local Development Framework Core Strategy (adopted December 2011).

Application No : 18/01195/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 31 Barling Road Great Wakering SS3 0QD
Proposal : Application for a certificate of lawfulness for proposed extensions to the dwellinghouse and outbuildings for use incidental to the dwellinghouse.
Applicant : Mr S Sandat

Application No : 19/00055/FUL Decision : **Application Permitted**
Location : 144 Greensward Lane Hockley
Proposal : Sub-divide plot and convert existing barn/garage to two bedroomed dwelling
Applicant : Mr Michael Little

Application No : 19/00058/FUL Decision : **Application Permitted**
Location : 9 High Road Rayleigh SS6 7SA
Proposal : Remove existing pitched roof to part of existing building and add first floor to form office and treatment rooms, for use in connection with existing use as a Chiropractor
Applicant : Life Chiropractic Clinic

Application No : 19/00083/DOC Decision : **Discharge Of
Conditions**
Location : Cherry Orchard Brickworks Cherry Orchard Lane Rochford
Proposal : Discharge of conditions 1,2,4,5,6,7,8,9,13,14,15,17: on approved application 17/00710/FUL: Construction of a day nursery at ground floor with offices (B1) over, parking and associated landscaping.
Applicant : Cherry Orchard Homes And Villages Limited - Mr N Ryan

Application No : 19/00161/FUL Decision : **Application Permitted**
Location : 69 West Street Rochford SS4 1BE
Proposal : Change use of shop to financial and professional services
and internal and external alterations to form three
bedroomed apartment above
Applicant : Mr & Mrs T. & J. Pallant

Application No : 19/00162/LBC Decision : **Application Permitted**
Location : 69 West Street Rochford SS4 1BE
Proposal : Change use of shop to financial and professional services
and internal and external alterations to form three
bedroomed apartment above
Applicant : Mr & Mrs T. & J. Pallant

Application No : 19/00206/FUL Decision : **Application Permitted**
Location : 37 Coombes Grove Rochford
Proposal : Demolish Garage and Shed, Construct Garden Room
Applicant : Mrs Pramila Pundu

Application No : 19/00212/FUL Decision : **Refuse Planning
Permission**
Location : 180 Bull Lane Rayleigh SS6 8NN
Proposal : Erect new and reposition fence
Applicant : Miss Kayleigh Brown

Reason(s) for Refusal

- 1 The proposed boundary enclosure, by reason of its location in close proximity to the highway would be a conspicuous feature significantly reducing the openness of the street detracting from the overall character and appearance of the area, having an adverse impact upon the streetscene. The proposed development is contrary to policy DM1 of the Development Management Plan.

Application No : 19/00233/FUL Decision : **Application Permitted**
Location : 87 Canewdon View Road Ashingdon SS4 3DU
Proposal : Demolish existing buildings on the site and construct 5 No.
three bedroomed bungalows (revised application)
Applicant : Mr D Wilson

Application No : 19/00240/FUL Decision : **Refuse Planning
Permission**
Location : 25 Great Wheatley Road Rayleigh SS6 7AW
Proposal : Demolition of existing dwelling and associated garage and
construction of new 4 bedroom detached dwelling
Applicant : Mr & Mrs s Makris

Reason(s) for Refusal

- 1 The proposed dwelling, by reason of its extensive depth, bulk, scale and height of the proposed dwelling would appear significantly larger and more dominant than the surrounding dwellings in the streetscene within this part of Great Wheatley Road, resulting in a development appearing out of character and over dominant in its setting, significantly detrimental to the visual amenity afforded to the street. Additionally, the bulk of the dwelling proposed, and its deep plan block would create an awkward and contrived roof form that incorporates two large areas of flat roof. The dwelling proposed would be significantly higher than the surrounding dwellings and such roof features would be visible from the street scene that would give an awkward and poorly proportioned appearance to the roof. It is therefore considered that the proposed development would be contrary to policy CP1 of the Core Strategy, DM1 and DM3 of the Development Management Plan and the NPPF.

Application No : 19/00241/FUL Decision : **Application Permitted**
Location : 12 Oak Road Rochford SS4 1NR
Proposal : Proposed part single/part two storey rear extension. Install
rooflights within existing roof accommodation
Applicant : Mr Spicer

Application No : 19/00251/FUL Decision : **Refuse Planning
Permission**
Location : Land Between 118 And 124 Stambridge Road Rochford
Proposal : Erection of a two storey building containing 4 no. flats
including the provision of parking spaces and communal
amenity space.
Applicant : Mr R Wistow

Reason(s) for Refusal

- 1 The proposed development amounts to overdevelopment which fails to reconcile the requirements of planning policy in terms of providing a suitable development which not only meets the needs of future occupants, but which also safeguards the amenity of neighbouring properties. It is considered that the development by reason of its scale and footprint relative to the size of the plot would constitute an undesirable form of development dominated by frontage parking which lacks the required provision of associated landscaping which should form an integral part of any development proposal which is lacking in this instance

The proposed development by virtue of its layout, scale, size, design and siting relative to the site boundaries and neighbouring built form would give rise to a development which appears cramped, contrived and incongruous which would be at odds with the layout pattern and appearance of the built form within this street scene to the detriment of its visual amenity. It is considered that the proposed development would thus be contrary to the provisions of Chapter 12 of The National Planning Policy Framework (February 2019) , policy CP1 of the councils Local Development Framework's Core Strategy (adopted December 2011) and Policies DM1 and DM3 of the council's Local Development Framework Development Management Plan (adopted 16th December 2014) and the guidance laid out within the council's Local Development Framework's Development Supplementary Planning Document (SPD) 2 - Housing Design

- 2 The proposed development, by reason of its siting, scale and bulk in close proximity with No. 118 Stambridge Road would have a demonstrable detrimental impact upon the prevailing amenity of this property. It is considered that the proposed development by reason of its position and physical massing relative to Number 118 Stambridge Road would result in an overbearing sense of physical enclosure the same time as giving rise to an overbearing physical presence which would result in an unacceptable degree of overshadowing to the affected neighbouring property which would be affected by loss of light particularly to the rear facing first floor window. The development would fundamentally and demonstrably impact upon the amenity of Number 118 Stambridge Road thus conflicting with Chapter 12 of The National Planning Policy Framework, policy CP1 of the councils Local Development Framework's Core Strategy (adopted December 2011) and Policies DM1 and DM3 of the council's Local Development Framework's Development Management Plan (adopted 16th December 2014) and the guidance laid out within the council's Local Development Framework Development Supplementary Planning Document (SPD) 2 - Housing Design

Application No : 19/00257/FUL Decision : **Application Permitted**
Location : 33 Eastwood Road Rayleigh SS6 7JD
Proposal : Change of use of building from class A1 (retail) to a mixed use of predominately A4 (drinking establishment) and some A1 (retail) to allow for use of building as a micropub with retail sales.
Applicant : Crafty Casks Pubs Ltd - Mr John Smith

Application No : 19/00273/FUL Decision : **Application Permitted**
Location : 27 Willow Drive Rayleigh SS6 9LD
Proposal : Proposed remove existing conservatory and converted garage and construct replacement flat roof rear extension with roof lanterns
Applicant : Mr & Mrs Darken

Application No : 19/00280/FUL Decision : **Refuse Planning
Permission**
Location : Longacre Lynwood Nurseries Arterial Road
Proposal : Demolition of existing storage building/barn and erection of
new residential dwelling including parking and amenity
space.
Applicant : Mr A Eden

Reason(s) for Refusal

- 1 The proposed development seeks to replace a building which its last established use is considered to be that of an agricultural use which is excluded from the definition of previously developed land by glossary to the National Planning Policy Framework (NPPF) 2019 whilst the development also proposes to replace or retain a building in its current form which is unauthorised. The proposal constitutes inappropriate development by definition which would harm Green Belt openness which would be exacerbated further by the harm found by the introduction and the acceptance of further built form which is currently unauthorised on site which by its very presence, appearance and scale significantly erodes the area's sense of openness.

It is considered in this instance that there are no very special prevailing circumstances which justify the development in the light of the harm caused by the development by reason of inappropriateness and the other harm identified. It is considered therefore that the proposed development is contrary to the fundamental principles of paragraph 145 of The National Planning Policy Framework (NPPF) (as updated February 2019) and policy GB1 (Green Belt Protection), of Rochford District Council's Local Development Framework Core Strategy (adopted December 2011).

Application No : 19/00315/REM Decision : **Application Permitted**
Location : Land North Of London Road And South Of Rawreth Lane
And West Of Rawreth Industrial Estate Rawreth Lane
Rayleigh
Proposal : Reserved Matters Application for Construction of Spine
Road (Central Section), Erection of Additional Pumping
Station and Electricity Substation, Construction of Surface
Water Attenuation Pond and Associated Strategic
Landscaping.
Applicant : Countryside Properties (UK) Ltd

Application No : 19/00291/FUL Decision : **Application Permitted**
Location : 22 Nelson Road Rayleigh SS6 8HB
Proposal : Proposed part ground floor and part first floor side
extensions
Applicant : Mr T Bateman

Application No : 19/00302/FUL Decision : **Application Permitted**
Location : 143 Lower Road Hullbridge SS5 6BH
Proposal : Single storey side extension
Applicant : Mr R Hodges

Application No : 19/00305/LBC Decision : **Grant Listed Building Consent**
Location : The Bull Inn 99 Main Road Hockley
Proposal : Replacement floor
Applicant : Greene King Plc

Application No : 19/00309/FUL Decision : **Application Permitted**
Location : Greenfields Rosilian Drive Hullbridge
Proposal : Replace existing outbuilding with garage construct three deck areas to existing house
Applicant : Mr & Mrs D Bewley

Application No : 19/00310/FUL Decision : **Application Permitted**
Location : 2 West Street Rochford SS4 1AJ
Proposal : The retention of an automated teller machine
Applicant : Cardtronics UK Ltd, Trading As Cashzone

Application No : 19/00311/ADV Decision : **Application Permitted**
Location : 2 West Street Rochford SS4 1AJ
Proposal : Illuminated automatic teller machine fascia and logo signage
Applicant : Cardtronics UK Ltd (Trading As Cashzone)

Application No : 19/00314/FUL Decision : **Application Permitted**
Location : 28 Chestnut Close Hockley SS5 5EQ
Proposal : Single Storey Pitched Roofed Front Extension and Porch
Applicant : Mr Richard Carlow

Application No : 19/00319/FUL Decision : **Application Permitted**
Location : 6 Copford Avenue Rayleigh SS6 8RL
Proposal : Proposed loft conversion incorporating front and rear dormers and first floor side extension. Proposed single storey rear extension.
Applicant : Mr & Mrs Newman

Application No : 19/00326/FUL Decision : **Application Permitted**
Location : 4 Aldham Gardens Rayleigh
Proposal : Proposed two storey side extension and removal of existing detached garage
Applicant : Mrs Peacock

Application No : 19/00324/FUL Decision : **Refuse Planning Permission**
Location : Land Adjacent 16 Morrins Close Great Wakering
Proposal : Subdivide plot and construct one detached house
Applicant : Mr Brett Telford

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 proposed siting of the new dwelling in close proximity to the side elevation of No. 16 Morrins Close would result in an unacceptable relationship between this property and the new dwelling with the latter causing overshadowing of a significant number of side facing windows which form primary windows given that No. 16 is an end of terrace property with little fenestration to the northern, frontage elevation. The proposal as a result would be contrary to part (iv) of Policy DM3 of the Development Management Plan (2014).

Application No : 19/00354/FUL Decision : **Application Permitted**
Location : 225 Wakering Road Great Wakering
Proposal : Construct First Floor Side Extension With Balcony to Front and Rear
Applicant : Mr Steven Reynolds

Application No : 19/00367/ADV Decision : **Application Permitted**
Location : Hockley Woods Main Road Hockley
Proposal : Temporary display of banner advert 4m x 0.7m to advertise Council events
Applicant : Rochford District Council

Application No : 19/00341/FUL Decision : **Refuse Planning Permission**
Location : 1 Hillview Road Rayleigh SS6 7HX
Proposal : Pitched roof front dormer and roof lights and extend existing rear flat roof dormer out over existing projection
Applicant : Mr & Mrs Grylls

Reason(s) for Refusal

- 1 The extended roof extension proposed would be unreasonably dominating and obtrusive by reason of its scale, position and prominence, and the design would appear as an incongruous addition to the original dwelling, which would be detrimental to the character and appearance of the host dwelling and the surrounding area, including the street scene. The proposal would therefore be contrary policy CP1 of the Core Strategy and policies DM1 and DM3 of the Development Management Plan and the NPPF.

Application No : 19/00342/OUT Decision : **Refuse Planning
Permission**

Location : 72 Sutton Court Drive Rochford SS4 1HZ
Proposal : Outline application with all matters reserved Convert existing house into four self contained 2 bedroom flats and a separate one bed detached house at the rear of the property all with car parking, open space for flats indicated on the roof. Allowance of 5 sq meters of balcony for each flat. Bins indicated on drawings with bicycle storage.

Applicant : Mr Shaw

Reason(s) for Refusal

- 1 The proposal, by reason of the excessive height and depth of building required to accommodate the number of units proposed, would result in a development that would appear incongruous within the streetscene to the detriment of the character and appearance of the area contrary to Policies CP1 of the Core Strategy, DM1 and DM3 of the Development Management Plan and the NPPF.
- 2 It is not considered provision for adequate landscaping can be provided to the front of the site, due to the level of car parking proposed, to the detriment of the character and appearance of the area contrary to Policies CP1 of the Core Strategy, DM1 and DM3 of the Development Management Plan and the NPPF.
- 3 The roof garden proposed would lead to the potential of overlooking upon Nos.70a and 74 Sutton Court Drive and 39 Anne Boleyn Drive. Additionally, the amount of built form at the height indicatively proposed along the southern boundary would result in an overbearing impact upon No.70a Sutton Court Drive. It is therefore considered that the proposed development would have a significant detrimental impact upon the surrounding residential amenity contrary to DM1 and DM3 of the Development Management Plan.
- 4 The proposed development would result in a lack of car parking provision. Additionally, the vehicle access proposed to serve car parking spaces 1 and 2 would be situated on the corner of the site. This would not be encouraged as visibility would be severely obstructed when reversing from the site onto the highway rendering the spaces unusable as they would cause a significant impact upon highway safety and would encourage the increase of on-street car parking contrary to policy DM30 of the Development Management Plan.

Application No : 19/00353/LDC Decision : **Refuse Lawful
Development
Certificate**

Location : Belle Lodge Lower Road Hockley
Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Rear Extension
Applicant : Mr Gary Cole

Reason(s) for Refusal

- 1 The proposed extension would be attached to an existing rear and side extension and would fall contrary to parts (f), (j) and (ja) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended).

Application No : 19/00355/FUL Decision : **Application Permitted**

Location : 23 Woodlands Road Hockley SS5 4PL
Proposal : Application to vary condition 2 (approved plans) and 3 (external materials) to extensions approved on 26th February 2019 under application 18/01091/FUL and for the following changes;
- Small porch above the front door
- Garage replaced with a bay window
- A single dormer replacing the double at the back of the property
- Window changes
- House colour to be white render
Applicant : Mr Lee Field

Application No : 19/00359/FUL Decision : **Application Permitted**

Location : 9 Abbey Close Hullbridge SS5 6DL
Proposal : Retrospective application for outbuilding for use as hobbyroom/workshop
Applicant : Mr Malcolm Reynolds

Application No : 19/00369/FUL Decision : **Refuse Planning
Permission**

Location : Hillcrest Church Road Hockley
Proposal : Proposed alterations to front bay window roof, hip to gable, proposed alterations to existing ground floor veranda, proposed hip to gable roof extension and removal of existing front dormer window and construction of new dormer within newly formed loft space
Applicant : Mr & Mrs Jacobs

Reason(s) for Refusal

- 1 The increase in roof volume and the extensions under permitted development indicate that the proposal would result in a disproportionate increase in the size of the original house, even with the fallback option of not carrying out one side extension. The proposal would therefore be inappropriate development that would restrict the openness and be harmful to the Green Belt.

Application No : 19/00370/DOC Decision : **Discharge Of**
Conditions

Location : 24 East Street Rochford SS4 1DB
Proposal : Application to discharge Condition No.2 (materials) to Application Reference 16/00822/LBC approved on 4th January 2017 for reinstatement of chimney and other roof works

Applicant : Mr Steve Thornton

Application No : 19/00373/FUL Decision : **Application Permitted**

Location : 5 Louise Road Rayleigh SS6 8LW
Proposal : Proposed pitched roof single storey rear extension

Applicant : Mr & Mrs Binds

Application No : 19/00380/FUL Decision : **Application Permitted**

Location : 5 Lindsey Court Rayleigh SS6 9TG
Proposal : Proposed two storey rear extension and pitched roof front dormer

Applicant : Mr And Mrs J Ellis

Application No : 19/00382/FUL Decision : **Application Permitted**

Location : 84 High Street Rayleigh SS6 7EA
Proposal : External part decoration, Garden to astroturf, fencing reinstatement, new 1800mm fence to bin store, festoon lighting on poles, garden huts, replace tarmac, extend servery, add new wash-up area, add structural post to support sagging beam, fixed seating, strip and polish exg wood floor, Rearrange ladies toilet, convert bedroom to bathroom and bedroom to office.

Applicant : Andy Whittingham

Application No : 19/00383/LBC Decision : **Application Permitted**
Location : 84 High Street Rayleigh SS6 7EA
Proposal : External part decoration, Garden to astroturf, fencing reinstatement, new 1800mm fence to bin store, festoon lighting on poles, garden huts, replace tarmac, extend servery, add new wash-up area, add structural post to support sagging beam, fixed seating, strip and polish exg wood floor, Rearrange ladies toilet, convert bedroom to bathroom and bedroom to office.
Applicant : Andy Whittingham

Application No : 19/00385/LBC Decision : **Grant Listed Building Consent**
Location : The Old Post Office Stambridge Road Stambridge
Proposal : Replace internal doors with 3-panel oak doors, replace unsafe staircase bannisters, and make general repairs to the floorboards, and door frame in bedroom 4 and minor repairs to an internal wall plate.
Applicant : Mr Mark Ellis

Application No : 19/00394/FUL Decision : **Refuse Planning Permission**
Location : 13 Gelding Close Rochford SS4 3FG
Proposal : Two storey side extension
Applicant : Mr & Mrs Larner

Reason(s) for Refusal

- 1 The proposed two storey pitched roof side extension by reason of siting, scale and design would be unsympathetic and cause a visually negative impact to the existing private rear gardens of No.68, No.70 and No.72 Spencer Gardens. Therefore, it would result in a detrimental impact on residential amenity that the occupiers of those properties on Spencer Gardens should reasonably expect to enjoy contrary to part (ix) and part (x) of Policy DM1 of the Rochford District Council Development Management Plan (2014) and the guidance in the Supplementary Planning Document 2: Housing Design (2007).

Application No : 19/00395/FUL Decision : **Application Permitted**
Location : 26 Nevern Road Rayleigh SS6 7PE
Proposal : Single storey rear (part) extension, loft conversion with hip to gable end, new dormer window
Applicant : Mr Lee Reason

Application No : 19/00399/FUL Decision : **Application Permitted**
Location : 136 Rectory Avenue Ashington SS4 3TB
Proposal : Two storey pitched roofed front extension and first floor pitched roofed extension above garage and single storey rear extension
Applicant : Mr & Mrs Rainforth

Application No : 19/00405/FUL Decision : **Application Permitted**
Location : 41 Cagefield Road Stambridge
Proposal : Demolish existing outbuildings and construct part two/part single storey side extension and alterations to fenestration
Applicant : Mr Brent Kemp

Application No : 19/00406/FUL Decision : **Application Permitted**
Location : 140 Hockley Road Rayleigh SS6 8EP
Proposal : Proposed pitched roof front and additional flat roof rear dormers
Applicant : Mr And Mrs Noble

Application No : 19/00408/FUL Decision : **Application Permitted**
Location : 4 Harrison Gardens Hullbridge SS5 6JX
Proposal : Convert garage to habitable room, part side and rear single storey extension and rear dormer extension
Applicant : Mr O'Connell

Application No : 19/00416/FUL Decision : **Refuse Planning Permission**
Location : 264 Lower Road Hullbridge SS5 6AP
Proposal : Proposed single storey rear extension, first floor side extension, loft conversion with front and rear dormers
Applicant : Mrs J Foster

Reason(s) for Refusal

- 1 The proposals would constitute a significant increase in the internal floor space of the property far in excess of the 25% increase (relative to the internal floor area of the original property) permitted by policy DM17 of the councils Development Management Plan. The development would amount to an increase exceeding 80% relative to the original floor space which it is considered would be in direct conflict with Green Belt policy as cited by the National Planning Policy Framework 2019 and policy GB1 of Rochford District Council's Local Development Framework Core Strategy (adopted December 2011) and policy DM17 of Rochford District Council's Local Development Framework Development Management Plan.

- 2 It is considered that the proposed roof additions by reason of their position and scale are totally inappropriate. It is considered that these features would constitute features which to its front street scape elevation in particular would be obtrusive and disharmonious with the pattern of built form which would be to the detriment of the visual amenity of the street scene setting and ultimately Green Belt openness thus conflicting with policy DM17 and DM1 of Rochford District Council's Local Development Framework Development Management Plan (adopted 16 December 2014) and the provisions of Supplementary Planning Document 2 (SPD2).

Application No : 19/00417/FUL Decision : **Application Permitted**
Location : 115 Greensward Lane Hockley
Proposal : Single storey rear extension with new roof over existing and proposed
Applicant : Mr D Drewitt

Application No : 19/00425/FUL Decision : **Application Permitted**
Location : 3 The Westerings Hawkwell SS5 4NX
Proposal : Proposed single storey rear extension and replace existing two rear pitched roof dormers with flat roof dormer
Applicant : Mr Lewis

Application No : 19/00427/FUL Decision : **Application Permitted**
Location : Mayfield Napier Road Rayleigh
Proposal : Convert garage to habitable room
Applicant : Hannah Todd And Paul Boreham

Application No : 19/00429/FUL Decision : **Application Permitted**
Location : 35 Southview Road Hockley SS5 5DY
Proposal : Construct Two Storey Rear Extension and 2 No. Pitched Roofed Front Dormers
Applicant : Mr P Goldman

Application No : 19/00430/FUL Decision : **Application Permitted**
Location : 178 Plumberow Avenue Hockley SS5 5PL
Proposal : Proposed front extension and alterations to roof to form loft conversion with front and rear dormers.
Applicant : Mr & Mrs Ray and Barbara Cranfield

Application No : 19/00434/FUL Decision : **Application Permitted**
Location : 45 Weir Gardens Rayleigh
Proposal : Two Storey and Single Storey Extension to Front, Side and Rear
Applicant : Jeffery Irons

Application No : 19/00435/FUL Decision : **Application Permitted**
Location : 49 Ashcombe Rochford SS4 1SL
Proposal : Proposed loft conversion with front and rear dormers
Applicant : Mr Paul Hughes

Application No : 19/00436/FUL Decision : **Application Permitted**
Location : 1A North Street Great Wakering SS3 0EL
Proposal : Single storey rear extension with roof lantern
Applicant : Mr and Ms Gibbs and Watson

Application No : 19/00437/FUL Decision : **Application Permitted**
Location : Butterflies 22 Main Road Hawkwell
Proposal : Revised design and size to existing front dormers, new bay window, external alterations with changes to windows
Applicant : Mr & Mrs Marek

Application No : 19/00440/FUL Decision : **Application Permitted**
Location : 163 London Road Rayleigh
Proposal : Two storey side extension and single storey rear extension
Applicant : Mr Lee Bryan

Application No : 19/00442/FUL Decision : **Application Permitted**
Location : 17 Doggetts Close Rochford SS4 1ED
Proposal : Log cabin to be used as part garden storage and part hairdressing salon. Working hours Tues and Wednesday 10:00 till 14:30 and then 19:00 to 21:30. Saturdays 10:00 till 14:00 (Saturday working once a month).
Applicant : Mr & Mrs Lisa Jones

Application No : 19/00443/FUL Decision : **Application Permitted**
Location : Land Adjacent 29 Uplands Park Road Rayleigh
Proposal : Demolish garage buildings and erect detached dwelling.
Applicant : Mr D Brigstock

Application No : 19/00444/FUL Decision : **Application Permitted**
Location : 168 Main Road Hawkwell SS5 4EN
Proposal : Two storey/first floor extensions with front and rear dormers, create canopy over existing front bay window
Applicant : Mr & Mrs Steve Nash

Application No : 19/00450/FUL Decision : **Application Permitted**
Location : 31 Lower Road Hullbridge
Proposal : Single storey rear extension and remove bay window and insert bi-fold doors
Applicant : Mrs Beverley Blakesley

Application No : 19/00446/FUL Decision : **Refuse Planning
Permission**

Location : Ricbra Lower Road Hockley
Proposal : Demolish existing buildings and construct 2no four
bedroom chalets and 2no four bedroom bungalows and
new access
Applicant : Mr Woodrow Barker

Reason(s) for Refusal

- 1 The Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt within which planning permission should not be granted for inappropriate development unless very special circumstances exist to clearly outweigh the harm by definition of inappropriateness and any other harm to the locality.

The proposed development, taking into account the increased height of the dwellings proposed to plots one and four plus the additional garages to plots two and three would have a greater impact upon the openness of the Green Belt than what was previously approved. Therefore, it is considered that the proposed development would create a domineering presence that would reduce the openness of the Green Belt in this location. No very special circumstances have been demonstrated to exist that clearly outweigh the harm to the Green Belt and consequently the proposal would fall contrary to Green Belt policy contained in the National Planning Policy Framework and Policy GB1 of the Core Strategy (2011), the Allocations Plan (2014) and the NPPF

Application No : 19/00447/FUL Decision : **Application Permitted**
Location : 14 Uplands Park Road Rayleigh SS6 8AJ
Proposal : Proposed hip-to-gable loft conversion, with front and rear
dormers, new rear first floor gable, proposed entrance
canopy, single storey side and rear extension
Applicant : Miss Gemma Hovey

Application No : 19/00449/FUL Decision : **Application Permitted**
Location : 18 Shoebury Road Great Wakering SS3 0BW
Proposal : Proposed first floor side extension
Applicant : Mr & Mrs Rayner

Application No : 19/00451/FUL Decision : **Application Permitted**
Location : 12 Mortimer Road Rayleigh SS6 9NX
Proposal : Proposed single storey front and side extensions
Applicant : Mr M Moffat

Application No : 19/00453/FUL Decision : **Application Permitted**
Location : 29 Coombes Grove Rochford SS4 1DX
Proposal : Proposed Single Storey Side Extension
Applicant : Mr And Mrs McKenna

Application No : 19/00462/FUL Decision : **Application Permitted**
Location : 97 Heron Gardens Rayleigh Essex
Proposal : Two Storey Side Extension
Applicant : Miss Anna Goldsworthy

Application No : 19/00463/FUL Decision : **Application Permitted**
Location : 26 Upper Lambricks Rayleigh SS6 8BP
Proposal : Demolish existing garage and construct two storey side extension
Applicant : Mr M Hassain

Application No : 19/00464/DPDP1 Decision : **Prior Approval Required - Approved**
Location : 113 Love Lane Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 2.96m, Maximum Height 3.48m
Applicant : Mr L Pethers

Application No : 19/00465/FUL Decision : **Application Permitted**
Location : 14 Hampstead Gardens Hockley SS5 5HN
Proposal : Two storey front & side extension, replace roof form over and convert garage into habitable space (amended proposal)
Applicant : Mr & Mrs Williams

Application No : 19/00466/FUL Decision : **Application Permitted**
Location : 5 The Trunnions Rochford
Proposal : Demolish conservatory and erect part two/part single storey rear extension
Applicant : Mr & Mrs M & T Hopley

Application No : 19/00467/FUL Decision : **Refuse Planning Permission**
Location : 26 Southend Road Hockley SS5 4QH
Proposal : Subdivide plot and construct two four bedroomed detached houses to front of Evelyn Road
Applicant : Mr M Reddan - Reddan Contractors

Reason(s) for Refusal

- 1 The proposed dwellings by virtue of their layout and setting would create building plots and dwellings which do not successfully reference the prevailing character of the area, is out of keeping with the established pattern of development and detrimental to the character and appearance of the site and the surrounding area. It is therefore, considered to be contrary to policy CP1 of the Core Strategy, policies DM1 and DM3 of the Development Management Plan and the NPPF.
- 2 The proposed development by virtue of property No.3 being sited in close proximity to No.5 Great Eastern Road (No.5) would have an overbearing effect on outlook particularly when viewed from the rear garden of No.5 contrary to policies DM1 and DM3 of the Development Management Plan.
- 3 The proposed development would result in unsatisfactory living conditions for future occupants of property No.5 with regard to amenity space provision as it does not satisfy the outdoor requirements set out in the SPD2 - Housing Design and therefore, contrary to policy DM3 of the Development Management Plan.

Application No : 19/00469/FUL Decision : **Application Permitted**
Location : 79 Clyde Crescent Rayleigh SS6 7SX
Proposal : Proposed rooms in roof with ensuite, hip to gable, extended dormer to rear, raise existing rear flat roof and internal alterations
Applicant : Mr Fernando Garagorri

Application No : 19/00472/FUL Decision : **Application Permitted**
Location : 3 Ashworths Ashingdon
Proposal : First floor front extension
Applicant : Mr & Mrs K & E Peters

Application No : 19/00473/NMA Decision : **Application Permitted**
Location : 22 Main Road Hockley
Proposal : Non- material amendment following approval 13/00469/FUL dated 20th February 2015 for Construct New Roof to Outbuilding and Convert to 3 Bed Live Work Unit, Single Storey Front Extension and Three Storey Rear Extension and Additional Floor to Main Building to Provide Shop and Development of 8 No. One Bedroomed Flats and 2 No. Two Bedroomed Flats With Parking and Amenity Areas.
Revisions to comprise 1. internal alterations to payout and roof to accommodate lift and stair case 2. Relocating refuse and cycle store
Applicant : Mr P Waters And Mr J Stanton

Application No : 19/00476/FUL Decision : **Application Permitted**
Location : 55 Shakespeare Avenue Rayleigh
Proposal : Single storey side extension incorporating garage, first floor side extension and canopy roof and porch to front
Applicant : Mr Kevin Cox

Application No : 19/00477/FUL Decision : **Application Permitted**
Location : 86 Clarence Road Rayleigh
Proposal : Construct Single Storey Pitched Roofed Front, Side and Rear Extension
Applicant : Mr And Mrs Farrugia

Application No : 19/00478/FUL Decision : **Application Permitted**
Location : 14 Uplands Park Road Rayleigh SS6 8AJ
Proposal : Proposed hip-to-gable loft conversion, with front and rear dormers, new rear first floor gable, proposed entrance canopy, and single storey rear extension with roof lanterns
Applicant : Miss Gemma Hovey

Application No : 19/00479/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 4 Pearsons Avenue Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5m from Original Rear Wall, Eaves Height 2.7m, Maximum Height 3m
Applicant : Mr David Millington

Application No : 19/00492/DPDP1 Decision : **Not Permitted Development**
Location : 35 Oak Road Rochford
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 2.16m, Maximum Height 2.16m
Applicant : Mr Alan Hughes

Application No : 19/00491/LDC Decision : **Refuse Lawful Development Certificate**
Location : 4 Kiln Way Great Wakering SS3 0FP
Proposal : `Application for a Lawful Development Certificate for proposed enclosure of existing external storage areas to form internal space
Applicant : Mr Luke Wood

Reason(s) for Refusal

- 1 The application relates to a flat which does not fall within the definition of 'dwellinghouse' and which does not therefore benefit from permitted development rights under the provisions of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended).

Application No : 19/00494/FUL Decision : **Refuse Planning
Permission**
Location : 7 Cherry Close Hockley SS5 5BG
Proposal : Two storey side extension and extend existing dormers to
front and rear
Applicant : S and T O'Donahoe and Jude

Reason(s) for Refusal

- 1 The proposal, by virtue of its excessive size and scale, would be considered overdevelopment and would break the symmetry of the semi-detached properties, unbalancing this semi-detached pairing and causing visual harm to the street scene contrary to the good, high quality design sought within policy CP1 of the Core Strategy 2011. This would also be contrary to parts (ix) and (xi) to policy DM1 of the Development Management Plan 2014.
2. The proposal, by virtue of its excessive size and scale and proximity to the boundary with no.6 Cherry Close would have an overbearing impact on this property contrary to part (x) to policy DM1 of the Development Management Plan 2014 which seeks to ensure a positive relationship with existing and nearby buildings.

Application No : 19/00499/FUL Decision : **Application Permitted**
Location : 6 Lindsey Court Langham Drive Rayleigh
Proposal : Conversion of integral garage to habitable space
Applicant : Mr & Mrs Blake

Application No : 19/00501/REM Decision : **Application Withdrawn**
Location : 41 Crown Hill Rayleigh SS6 7HQ
Proposal : Details of building containing 1 no one bedroomed and 4 no
two bedroomed flats, with parking to front
Applicant : Mr Lewis and Mark Wilkinson and Beckford

Application No : 19/00508/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 12 Oak Walk Hockley SS5 5AR
Proposal : Application for a certificate of lawfulness for a proposed
single storey rear extension
Applicant : Mr Alex Watling

Application No : 19/00509/FUL Decision : **Application Permitted**
Location : Aldham House 127 Langham Drive Rayleigh
Proposal : Removal of existing conservatory, and erection of single storey flat roof extension with lantern roof light over.
Applicant : Mrs K Cooper

Application No : 19/00512/FUL Decision : **Application Permitted**
Location : 40 Sutton Court Drive Rochford Essex
Proposal : Single storey rear extension
Applicant : Ms Karen Potton

Application No : 19/00515/FUL Decision : **Application Permitted**
Location : 11 Clayspring Close Hockley SS5 5AW
Proposal : Side extension with front pitched dormers and extend rear dormer
Applicant : Mr Brad Freeman

Application No : 19/00522/FUL Decision : **Application Permitted**
Location : 28 Hilary Crescent Rayleigh SS6 8ND
Proposal : Proposed roof extension with rooms in the roof, single storey rear extension, front bay extension (amended proposal)
Applicant : Mr Rick Malanga

Application No : 19/00535/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 34 Westminster Drive Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.938m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m
Applicant : Mr Michael Payne

Application No : 19/00543/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 2 Winbrook Close Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.20m from Original Rear Wall, Eaves Height 2.60m, Maximum Height 3.80m
Applicant : Mr And Mrs Ford

Application No : 19/00539/FUL Decision : **Application Permitted**
Location : 4 Nelson Gardens Rayleigh SS6 8HD
Proposal : Conversion of existing garage into habitable room with bay window to the front elevation and single storey rear extension
Applicant : Mr Kirkham

Application No : 19/00575/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 33 Althorne Way Canewdon Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 2.97m, Maximum Height 2.97m
Applicant : Mrs Sharon Moore