

PLANNING DECISIONS – June 2019

Application No : 18/00448/FUL Decision : **Refuse Planning Permission**
Location : Site Of 22 And 24 Southend Road Hockley
Proposal : Demolish Existing Dwellings and Construct 8 no. Flats with Associated Works
Applicant : Grange Road Developments

Reason(s) for Refusal

- 1 The proposed development by virtue of the scale (bulk and mass) of the flatted block would amount to significant over-development of the site which would be out of keeping with the character of the locality. The proposed siting of the building forward of neighbouring properties in Southend Road and Great Eastern Road would further compound the dominance of the building in the street scene to the detriment of visual amenity.
- 2 The proposed parking provision at the site, by virtue of the size and number of vehicle spaces proposed would be inadequate; the bay sizes would be particularly unacceptable given the tight parking court arrangement proposed to the detriment of the amenity of future occupants and neighbouring occupants as a result of increased onstreet parking in the vicinity of the site.

Application No : 18/00524/LDC Decision : **Grant Lawful Development Certificate**
Location : Magees Nursery Windsor Gardens Hawkwell
Proposal : Lawful Development Certificate Application for the Existing Use of Unit 16 (16a, 16b and 16c) and unit 19 (19a, 19b and 19c) as Light Industrial Workshops
Applicant : Magees Nurseries Ltd - Mr Bruce Pinkerton

Application No : 18/00604/FUL Decision : **Application Permitted**
Location : Land At 51 - 53 North Street Rochford
Proposal : Construct Two Storey Building For A1 (Retail) Use at Ground Floor with Two No. 1 Bedroomed flats at First Floor and Associated Amenity Space.
Applicant : JMA Chartered Surveyors - Mr Andrew Bacon

Application No : 18/00676/FUL Decision : **Application Permitted**
Location : New Buildings Farm Mucking Hall Road Barling Magna
Proposal : Proposal to refurbish original outbuilding as storage for residential property.
Applicant : Mr J Bacon

Application No : 18/00898/FUL Decision : **Application Permitted**
Location : Birch Lodge Anchor Lane Canewdon
Proposal : Section 73 application to vary condition 2 attached to planning consent reference 17/00258/FUL to accommodate revisions to site layout (providing a rear access footpath to plots 12,13 and 14 and parking provision serving plots 3 and 4) and revisions to the design of plots 3, 4 5, 6,7,8 and 9
Applicant : Marks Heeley Ltd - Mr Graham Newman

Application No : 18/00918/FUL Decision : **Application Permitted**
Location : Heathercote Lark Hill Road Canewdon
Proposal : Demolish existing dwelling, workshop and outbuildings and construct new dwelling incorporating basement
Applicant : Mr Craig Sweeney

Application No : 18/01021/FUL Decision : **Application Permitted**
Location : Hullbridge Yacht Club Pooles Lane Hullbridge
Proposal : Proposal to remove the existing storage units in order to create mast store, Bosun store and workshop with ancillary toilets.
Applicant : Mr T Buckfield

Application No : 18/01084/LDC Decision : **Grant Lawful Development Certificate**
Location : Trinity Wood House Trinity Wood Road Hockley
Proposal : Application for a Lawful Development Certificate for Existing Extensions/Alterations
Applicant : Mr David Samuels

Application No : 18/01140/FUL Decision : **Application Permitted**
Location : Shirley Brays Lane Ashingdon
Proposal : Replace existing flat roof dormer windows to front and rear elevations with larger dormer windows
Applicant : Mr Steve Edwards

Reason(s) for Refusal

- 1 The proposed development at this corner plot location which is highly visible from Hamilton Gardens and Oak Walk would close the current space afforded to this corner plot which characterises the layout of the plot form as originally intended and contrived as corresponding spacious corner plots which is reciprocated at the opposite corner plot to the north aspect of Oak Walk. It is considered that the development as proposed would disrupt the current layout of the built form at this corner plot in that it will alter the relationship of the built form and the dimension of space relative to the highway and public realm constituting a discordant spatial element which it considered will be to the detriment of the character of the street scene at this junction of two streets. It is considered that the proposed development would thus conflict with chapter 12 of the National Planning Policy Framework (Achieving Well Designed Places) and which would fail to have a satisfactory relationship with existing development conflict with the councils Local Development Framework Core Strategy policies H1 and CP1, Development Management Plan policies DM1, DM3 and Supplementary Planning Document 2 (House Design).

Application No : 19/00052/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 101 Downhall Park Way Rayleigh SS6 9QZ
Proposal : Application for a Lawful Development Certificate for
proposed single storey pitched roof rear extension
Applicant : Mr Stephen Dean

Application No : 19/00057/FUL Decision : **Application Permitted**
Location : 66 Sutton Court Drive Rochford
Proposal : Single storey rear extension and single storey side
extension
Applicant : Mr Tony Spencer

Application No : 19/00071/FUL Decision : **Application Permitted**
Location : St Just Canewdon Road Ashingdon
Proposal : Demolition of Existing Garage and Rebuild to a Smaller
Footprint Than Existing Garage
Applicant : Mrs Karen Blackledge

Application No : 19/00089/FUL Decision : **Refuse Planning
Permission**
Location : Street Record High Street Rayleigh
Proposal : Installation of a rapid electric vehicle charging point
Applicant : Rochford District Council

Reason(s) for Refusal

- 1 The proposed vehicle charging point would be a large structure, sited in a prominent position on the High Street in the Rayleigh Conservation Area; the proposed charging point would have a detrimental impact on the character and appearance of the Rayleigh Conservation Area and would result in the loss of public visual amenity by virtue of the detrimental impact on enjoyment of the high street.

Application No : 19/00098/FUL Decision : **Application Permitted**
Location : 56 Greensward Lane Hockley
Proposal : Two storey side extension and single storey rear extension
and convert resultant building from business to one 1-bed
and two 2-bed flats with parking at rear
Applicant : Fairfield BMW

Application No : 19/00101/FUL Decision : **Application Permitted**
Location : 19 Aviation Way Rochford SS2 6UN
Proposal : Proposed extension above existing roof and to the front of
existing office building to provide new entrance and
additional floor of office space.
Applicant : EC2i Limited - Mr M Dane

Application No : 19/00120/FUL Decision : **Refuse Planning
Permission**
Location : Rochford Hundred Golf Club Hall Road Rochford
Proposal : Replacement Golf Trolley Storage Building
Applicant : Rochford Hundred Golf Club - Mr Thomas Wells

Reason(s) for Refusal

- 1 The building is sited within the setting of Rochford Hall a Grade I Listed Building and Church of St Andrew Grade II* Listed Building and in close proximity to a Scheduled Ancient Monument. The Golf Trolley Storage building forms part of key views towards the church and is of a poor quality and crude construction which is inappropriate in the sensitive setting of these highly significant designated heritage assets. This construction detracts both from the experience of Rochford Hall and is a very intrusive feature within views of the Church of St Andrew. The building does not enhance nor preserve the characteristics of Rochford Conservation Area. The building causes less than substantial harm to a designated heritage asset and is detrimental to the character and appearance of Rochford Conservation Area. Therefore, the development is contrary to policies CP1 and CP2 of the Rochford District Council Local Development Framework Core Strategy (2011) and the NPPF.

Application No : 19/00122/FUL Decision : **Application Permitted**
Location : 49 Brocksford Avenue Rayleigh Essex
Proposal : Construct Single Storey Flat Roofed Rear Extension With
Roof Lantern
Applicant : Mr Daniel Pilgrim

Application No : 19/00131/FUL Decision : **Application Permitted**
Location : 151 Lower Road Hullbridge SS5 6BH
Proposal : Proposed single storey rear extension to existing dwelling
and two storey side extension to subdivide plot and form
new dwelling. Form new vehicle crossover to Hilltop
Avenue
Applicant : Mr Nick White

Application No : 19/00133/FUL Decision : **Refuse Planning
Permission**
Location : 48B Main Road Hockley
Proposal : Proposed side extension , front dormer window and extend
existing rear dormer window
Applicant : Mr G Peate

Reason(s) for Refusal

- 1 The proposal by way of the first floor side extension being located in close proximity to the application sites eastern boundary would result in a poor relationship to the adjoining dwelling in conflict of part (x) of Policy DM1 of the Development Management Plan (2014). If allowed, the proposed extension would lack suitable side isolation space to give the resultant building an appropriate setting and would lead to future coalescence of built form to the detriment of the character and appearance of the street.

Application No : 19/00139/LDC Decision : **SPLIT DECISION**
Location : 32 Holly Tree Gardens Rayleigh SS6 7BG
Proposal : Application for a Certificate of Lawfulness for Proposed
Detached Storage Building, Roof Extension and Rear
Extension with Extended Patio Area.
Applicant : Miss E Golding

Application No : 19/00154/FUL Decision : **Application Permitted**
Location : 8 Hilary Close Rochford SS4 1TN
Proposal : Proposed Single Storey Rear Extension with Roof Lantern
Applicant : Mr Kieran Payne

Application No : 19/00174/FUL Decision : **Refuse Planning
Permission**
Location : Somerdale Old London Road Rawreth
Proposal : Single storey side extension
Applicant : Mr & Mrs Price

Reason(s) for Refusal

- 1 The site is located within the Metropolitan Green Belt. The proposal by way of the further incremental extension of the original dwelling would be oversized and not in accord with the provisions set out in Policy DM17 to the Councils Development Management Plan. The proposal taken together with previous additions would result in an increase in size of the original dwelling amounting to an increase of 45% of the original dwelling floor space and significantly greater than the 25% limit considered appropriate and reasonable by policy DM17. The proposal would amount to inappropriate development leading to the further incremental increase in size of the existing dwelling further urbanizing the open and undeveloped character of the area.

Application No : 19/00176/FUL Decision : **Application Permitted**
Location : 97 Leslie Road Rayleigh SS6 8SY
Proposal : Build pitched roof side extension containing proposed living room. Revise internal layout. Replace UPVC windows and doors. Clad front elevation.
Applicant : Stone Properties Group - Steve Stone

Application No : 19/00178/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 12 Dorothy Farm Road Rayleigh SS6 8RE
Proposal : Application for a certificate of lawfulness for a proposed flat roof rear dormer and rooflights to front
Applicant : Mr Kevin Wade

Application No : 19/00188/FUL Decision : **Refuse Planning
Permission**

Location : Dobsons House Dobsons Close Rayleigh
Proposal : Variation of Condition 4 on approved application
03/01024/FUL to: The residential sheltered housing unit
hereby approved shall only be used for this use and for no
other purpose, including any other use otherwise permitted
within Class C2 of the Schedule to the Town and Country
Planning (Use Classes) Order 1987 (including any Order
revoking or re-enacting that Order, with or without
modification), or such uses ordinarily incidental to the use
hereby permitted **SAVE THAT** the provisions of this
condition 4 shall not be binding on a mortgagee or chargee
or any receiver (including an administrative receiver
appointed by such mortgagee or chargee or any other
person appointed under any security documentation to
enable such mortgagee or chargee to realise its security or
any administrator (howsoever appointed) including a
housing administrator (each a Receiver)) of the whole or
any part of the residential sheltered housing unit or any
persons or bodies deriving title through such mortgagee or
chargee or Receiver.

Applicant : Swan Housing Association Ltd

Reason(s) for Refusal

- 1 The condition sought would be to permit a change in use of the existing building to use as flatted accommodation otherwise seeking to by - pass the due consideration of the merits and constraints of such use that can only be considered by the submission of a planning application. The condition proposed would be unlawful and not the proper use of a planning condition.

- 2 It is considered that the proposal has not been justified significantly by the applicant as to the reasoning for the variation of condition 4 attached to planning permission 03/01024/FUL. In the absence of such information, planning permission to vary condition 4 is not forthcoming. Additionally, the proposed condition does not satisfy the tests being not relevant to the application, not relevant to planning and not reasonable in all other respects in conflict with national Planning Practice Guidance.

Application No : 19/00199/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 35 Caversham Park Avenue Rayleigh SS6 9QA
Proposal : Application for a Lawful Development Certificate for
Proposed single storey side and rear extensions
Applicant : Mr Andrew Osborne

Application No : 19/00210/FUL Decision : **Refuse Planning Permission**

Location : 59 Truro Crescent Rayleigh Essex
Proposal : Proposed two storey side, single storey front and rear extension
Applicant : Mr & Mrs Lowe

Reason(s) for Refusal

1

The proposed side extension, two-storey in height, of the scale proposed would have an unreasonable impact on the occupants of No. 4 Farm View by virtue of resulting in an imposing flank wall of significant scale abutting part of the rear boundary to this neighbouring dwelling which would be overbearing and have an adverse impact on residential amenity, contrary to parts (x) and (xi) of the Policy DM1 of the Council's Development Management Plan (2014).

Application No : 19/00217/LBC Decision : **Grant Listed Building Consent**

Location : 84 High Street Rayleigh Essex
Proposal : 1 x externally illuminated projecting sign & bracket incorporating crown jewels only sign 'a'
1 x externally illuminated painted letters & crown logo 'b'
2 x non illuminated amenity board 'c'-d'
2 x panel signs 'e' (externally illuminated) -'f' (non-illuminated)
1 x non illuminated amenity board 'g'

Applicant : Allen Reynolds Partnership

Application No : 19/00218/ADV Decision : **Grant Advertisement Consent**

Location : 84 High Street Rayleigh Essex
Proposal : 1 x externally illuminated projecting sign & bracket incorporating crown jewels only sign 'a'
1 x externally illuminated painted letters & crown logo 'b'
2 x non illuminated amenity board 'c'-d'
2 x panel signs 'e' (externally illuminated) -'f' (non-illuminated)
1 x non illuminated amenity board 'g'

Applicant : Allen Reynolds Partnership

Application No : 19/00237/FUL Decision : **Refuse Planning Permission**

Location : 4 Murrels Lane Hullbridge SS5 6AB
Proposal : Demolition of existing dwelling and erection of replacement dwelling

Applicant : Mr J McGirr

Reason(s) for Refusal

1 The site is located within the Metropolitan Green Belt. The proposal by way of the excessive floorspace size of the replacement dwelling would be oversized and not in accordance with the provisions set out in Policy DM21 of the Council's Development Management Plan (2014). With the replacement dwelling taken into consideration against the original dwelling, it would result in the proposed replacement dwelling have an increase in the size of the original dwelling amounting to a further 64% of the original dwelling floorspace, it would be significantly higher than the 25% limit considered appropriate and reasonable by Policy DM21. The proposal would amount to inappropriate development leading to further increase in built form further urbanizing the open and undeveloped character of the area.

Application No : 19/00245/FUL Decision : **Application Permitted**
Location : The Cottage Cupids Chase Great Wakering
Proposal : Single storey rear extension to replace existing conservatory
Applicant : Mrs D Burrage

Application No : 19/00254/DOC Decision : **Discharge Of Conditions**
Location : Land East Of Rugby Club Aviation Way Rochford
Proposal : Discharge of Condition No.24 (Archaeology) of 15/00781/OUT
Applicant : Henry Boot Developments Ltd - Henry Boot

Application No : 19/00255/DOC Decision : **Discharge Of Conditions**
Location : Land East Of Rugby Club Aviation Way Rochford
Proposal : Discharge of Condition No. 5 (Archaeology) of 18/00411/REM
Applicant : Henry Boot - Henry Boot Developments Ltd

Application No : 19/00256/DOC Decision : **Discharge Of Conditions**
Location : Land East Of Rugby Club Aviation Way Rochford
Proposal : Discharge of Condition No. 3 (Archaeology) of 18/00584/REM
Applicant : Henry Boot - Henry Boot Developments Ltd

Application No : 19/00260/FUL Decision : **Application Permitted**
Location : Land Rear Of 18 Belchamps Way The Westerings
Hawkwell
Proposal : Sub-divide plot and construct a 1 bedroom bungalow with
vehicular access onto The Westerings
Applicant : Mr Woodrow Barker - Barker Nelsam Ltd

Application No : 19/00264/FUL Decision : **Application Permitted**
Location : 179 London Road Rayleigh
Proposal : Construct Single Storey Rear Extension
Applicant : Mrs Samantha Curnock

Application No : 19/00263/FUL Decision : **Application Permitted**
Location : 8 Oakhurst Road Rayleigh SS6 8SR
Proposal : Construct Single Storey Front Extension.
Applicant : Mrs Samantha Clements

Application No : 19/00267/FUL Decision : **Application Permitted**
Location : 5 Broad Oak Way Rayleigh
Proposal : Construct Two Storey Side Extension and Single Storey
Rear Extension
Applicant : Mr A Garner

Application No : 19/00272/FUL Decision : **Application Permitted**
Location : 16 Hilltop Close Rayleigh SS6 7TD
Proposal : Single storey flat roof side extension
Applicant : Mr Matthew Bradford

Application No : 19/00286/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 56 London Hill Rayleigh
Proposal : Application for a Lawful Development Certificate for
proposed hip to gable roof extension with flat roof rear
dormer and rooflights to front
Applicant : Mr & Mrs Rowe

Application No : 19/00287/LDC Decision : **LDC Part Permitted
Part Refused**
Location : 38 Harewood Avenue Rochford SS4 3AY
Proposal : Application for a Lawful Development Certificate for
proposed front porch extension, side extension and loft
conversion with rear dormers
Applicant : Mr Steve Brooker

Application No : 19/00288/FUL Decision : **Refuse Planning Permission**
Location : 80 High Road Hockley SS5 4TA
Proposal : Demolish existing dwelling, sub-divide plot and construct 2 No. Five Bedroomed Detached Houses
Applicant : Mr Neil Stephens - South East Construction Essex Ltd

Reason(s) for Refusal

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

The proposed development would amount to inappropriate development within the MGB which is harmful by definition and in addition further harm to the MGB would be caused as a result of the substantial adverse impact on openness that would result from the construction of two dwellings. 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 NPPF and Policy GB1 of the Core Strategy (2011), Policy DM21 of the Development Management Plan and the Allocations Plan (2014).

Application No : 19/00290/FUL Decision : **Refuse Planning Permission**
Location : 67A Branksome Avenue Hockley SS5 5PG
Proposal : Construct single storey side extension and two storey rear extension
Applicant : Mr N James

Reason(s) for Refusal

- 1 The proposal by way of the excessive depth to the eastern rear side element of the building at first floor level would result in a poor relationship between the resultant building and the adjoining bungalow No. 67 Branksome Avenue in conflict with part (x) to Policy DM1 to the Council's Development Management Plan (2014). If allowed, the proposed extensions would be overbearing and over dominant proving detrimental to the amenity that adjoining occupiers ought reasonably expect to enjoy.

Application No : 19/00292/FUL Decision : **Application Permitted**
Location : 17 Pemberton Field South Fambridge SS4 3BF
Proposal : Proposed single storey rear extension and loft conversion with rear dormer.
Applicant : Mr Jaco Van Schalkwyh

Application No : 19/00293/FUL Decision : **Application Permitted**
Location : 15 Albert Road Ashingdon Essex
Proposal : Single storey side and rear extensions
Applicant : Ms C Fackerell

Application No : 19/00296/FUL Decision : **Application Permitted**
Location : 147 Hockley Road Rayleigh SS6 8BQ
Proposal : Extensions to convert bungalow to a house. Construct detached garage to rear
Applicant : Mr L Weller

Application No : 19/00299/FUL Decision : **Application Permitted**
Location : 3 Weir Pond Road Rochford Essex
Proposal : Application to vary condition 2 (Approved Plans) to permission granted on 30th August 2017 for extension to building to form restaurant with flat over under application no 17/00457/FUL to revise plans to show revised window details
Applicant : Mr Dye

Application No : 19/00301/LDC Decision : **Refuse Lawful Development Certificate**
Location : 7 West Street Rochford Essex
Proposal : Application for a lawful development certificate for a proposed use of former sunbed shop to use as a Nail Bar (Sui Generis)
Applicant : Mr Hoang Tuan Nguyen

Reason(s) for Refusal

1 The existing established use of the premises falls under Sui generis use whilst the proposed use also falls under a Sui generis use. Sui generis' as defined by the The Town and Country Planning (Use Classes) Order 1987 which categorises uses of land and buildings and determines what changes from one defined use to another may be permitted under the permitted changes conferred by the Order. The change of use of one use to the other both defined as Sui generis uses by the above 'order' are not permitted by the statute, which entails that the use proposed would not be lawful within the meaning of Section 192 of the 'Act'. Planning permission is therefore confirmed as being required.

Application No : 19/00312/FUL Decision : **Application Permitted**
Location : 16 Dalys Road Rochford SS4 1RA
Proposal : Single storey rear extension, single storey side extension, rear first floor extension and front and rear dormers
Applicant : Mrs Lynsey Elizabeth Manning

Application No : 19/00317/ADV Decision : **Application Permitted**
Location : Market Square West Street Rochford
Proposal : Install 3m High Flagpole
Applicant : Mrs Janice Rigby - Rochford Parish Council

Application No : 19/00320/FUL Decision : **Refuse Planning
Permission**
Location : 206 Rectory Road Hawkwell SS5 4LG
Proposal : Single storey rear extension with roof lanterns and two
storey gable front extension, insert pitched roof front
dormer and re-build porch
Applicant : Mr & Mrs Harrell

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 development, by virtue of its scale and bulk would significantly increase the internal floor space by 142% over and above the original floor space. As a result, the proposed extensions would be a disproportionate addition to the dwelling, reducing the openness of the Green Belt in this location and represents inappropriate development in the Green Belt which is by definition, harmful to the Green Belt contrary to Policy GB1 of the Core Strategy, Policy DM17 of the Development Management Plan and the NPPF.

Application No : 19/00327/FUL Decision : **Application Permitted**
Location : 83 Ashcombe Rochford
Proposal : Proposed front and rear flat roofed dormers
Applicant : Mr Adam Bessent

Application No : 19/00329/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 48 Folly Lane Hockley SS5 4SJ
Proposal : Application for a Lawful Development Certificate for
proposed single storey rear extension
Applicant : Mr Barry Wood

Application No : 19/00330/FUL Decision : **Application Permitted**
Location : 1 Alexandra Road Rayleigh
Proposal : Single storey flat roof side extension, flat roof rear dormer
and rooflights to front
Applicant : Mr & Mrs Vail

Application No : 19/00331/FUL Decision : **Refuse Planning
Permission**
Location : 12 Barling Road Great Wakering SS3 0QB
Proposal : Proposed two storey front and rear extensions
Applicant : Mr P Cotgrove

Reason(s) for Refusal

1. The site is located within the Metropolitan Green Belt. The proposal by way of the further incremental extension of the original dwelling would be oversized and not in accord with the provisions set out in Policy DM17 to the Councils Development Management Plan. The proposal taken together with previous additions resulting in an increase in size of the original dwelling amounting to an increase of 45% of the original dwelling floor space, it would be significantly higher than the 25% limit considered appropriate and reasonable by policy DM17. The proposal would amount to inappropriate development in the Green Belt leading to the further incremental increase in size of the existing dwelling further urbanizing the open and undeveloped character of the area.

Application No : 19/00333/FUL Decision : **Application Permitted**
Location : Long Acres Lower Road Hockley
Proposal : Raise Roof and insert Front and Rear Dormers, and
alterations to existing single storey rear
extension. Significant Alteration of Existing Dwelling
Tantamount to Replacement/Rebuild to Same Scale and
Massing as 17/00715/FUL
Applicant : Mr & Mrs A Elliott

Application No : 19/00334/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 56 Oxford Road Rochford SS4 1TE
Proposal : Application for a Certificate of Lawfulness for Proposed Hip
to Gable Roof Extension and Loft Conversion Incorporating
Rear Dormer.
Applicant : Ms Sharon Kimpton

Application No : 19/00337/FUL Decision : **Application Permitted**
Location : 48 Windermere Avenue Hullbridge SS5 6JR
Proposal : Proposed single storey front extension (porch) and single
storey rear extension, with roof lantern
Applicant : Mr Lee Hampton

Application No : 19/00338/FUL Decision : **Application Permitted**
Location : 39 Castle Road Rayleigh SS6 7QD
Proposal : Single storey rear & side extension
Applicant : Mr Wilson & Miss Atkin

Application No : 19/00345/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 43 Woodpond Avenue Hockley SS5 4PU
Proposal : Application for a Lawful Development Certificate for a
Proposed 2 storey rear extension and modifications to
single family residence
Applicant : Mr & Mrs Fowler

Application No : 19/00347/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 33 Deepdene Avenue Rayleigh SS6 9LF
Proposal : Application for a Lawful Development Certificate for
proposed flat roofed side dormers
Applicant : Mr & Mrs M Burrell

Application No : 19/00350/LBC Decision : **Application Withdrawn**
Location : Whitehouse Farm Lark Hill Road Canewdon
Proposal : Replace existing front porch
Applicant : S Ayers

Application No : 19/00371/DP5 Decision : **Prior Approval of
Details Not Required**
Location : Havengore Farm Foulness Island Essex
Proposal : Proposed Barn
Applicant : Caleb Rayner Ltd

Application No : 19/00361/FUL Decision : **Application Permitted**
Location : 7 Brookside Avenue Great Wakering SS3 0DE
Proposal : Proposed first floor rear extension
Applicant : Mr & Mrs Burles

Application No : 19/00364/FUL Decision : **Application Permitted**
Location : 36 Rosslyn Close Hockley SS5 5BP
Proposal : Retrospective planning for a Garden Outbuilding, to be
used for domestic purposes. Storage / play area.
Applicant : Mr Andrew Milne

Application No : 19/00365/FUL Decision : **Application Permitted**
Location : 167A Eastwood Road Rayleigh SS6 7LE
Proposal : Proposed single storey rear extension with roof lanterns
Applicant : Mr & Mrs Fox

Application No : 19/00368/FUL Decision : **Application Permitted**
Location : 21 Crouch Avenue Hullbridge SS5 6BS
Proposal : Single storey rear and side extension with roof lantern
Applicant : Mr Colin Payne

Application No : 19/00374/FUL Decision : **Refuse Planning
Permission**
Location : 390 Rectory Road Hawkwell Essex
Proposal : First floor rear extension
Applicant : Mr Howard DuBovie

Reason(s) for Refusal

- 1 The site is located within the Metropolitan Green Belt. The proposal by way of the further incremental extension of the original dwelling would be oversized and not in accord with the provisions set out in Policy DM17 to the Councils Development Management Plan (2014). With the proposal taken together with previous additions resulting in an increase in size of the original dwelling amounting to an increase of 192% of the original dwelling floor space, it would be significantly higher than the 25% limit considered appropriate and reasonable by Policy DM17. The proposal would therefore amount to inappropriate development leading to further incremental increase in size of the existing dwelling further urbanizing the open and undeveloped character of the area.
- 2 The pitched roof would also add further mass and bulking to the openness of the Green Belt and would have an undesirable negative impact on the character and appearance of the Green Belt. This would undermine the aim of Policy GB1 of the Core Strategy (2011) which ensures Green Belt protection.

Application No : 19/00376/FUL Decision : **Refuse Planning
Permission**
Location : 43 Folly Lane Hockley SS5 4SE
Proposal : First floor front extension, front extension (Porch) and detached garage
Applicant : Mr & Mrs Graham Meldrum

Reason(s) for Refusal

- 1 The proposed garage, by reason of its siting in close proximity to the boundary adjoining the highway would result in an incongruous form of development resulting in visual harm appearing at odds with the character of the surrounding area which is predominantly made up of open frontages contrary to policy CP1 of the Core Strategy and DM1 of the Development Management Plan and the NPPF.

Application No : 19/00378/FUL Decision : **Application Permitted**
Location : 77 High Mead Rayleigh SS6 7DT
Proposal : Proposed pitched roof dormers to front
Applicant : Mr & Mrs Jamie & Clare Hughes-Gage

Application No : 19/00379/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 77 High Mead Rayleigh SS6 7DT
Proposal : Application for a certificate of lawfulness for proposed flat
roof rear dormer
Applicant : Mr & Mrs Jamie & Clare Hughes-Gage

Application No : 19/00384/FUL Decision : **Application Permitted**
Location : Clovelly Pooles Lane Hullbridge
Proposal : Single Storey Rear Extension
Applicant : MARSH

Application No : 19/00386/FUL Decision : **Application Permitted**
Location : 125 Shoebury Road Great Wakering SS3 0BA
Proposal : Convert integral garage to habitable room and remodel first
floor above to form an annex to main dwelling.
Applicant : Mr Saxon

Application No : 19/00389/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 3 Goose Cottages Chelmsford Road Rawreth
Proposal : Application for a certificate of lawfulness for a proposed
new double garage
Applicant : Mr D West

Application No : 19/00390/FUL Decision : **Application Permitted**
Location : 21 Rectory Garth Rayleigh SS6 8BB
Proposal : Proposed First Floor Balcony to Rear
Applicant : Mr & Mrs A Smith

Application No : 19/00398/FUL Decision : **Application Permitted**
Location : 21 Mount Avenue Rayleigh SS6 7HS
Proposal : Single Storey rear extension with flat roof and lantern. New
Bathroom Window to side elevation.
Applicant : Mr & Mrs Masters

Application No : 19/00400/FUL Decision : **Application Permitted**
Location : 29 Church Road Barling Magna
Proposal : Part single storey, part two storey rear extension and porch
Applicant : Mr Anthony Miller

Application No : 19/00403/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 125 Bull Lane Rayleigh SS6 8NU
Proposal : Application for a Lawful Development Certificate for
proposed single storey rear extension
Applicant : Mr & Mrs Curle

Application No : 19/00404/FUL Decision : **Application Permitted**
Location : 10 Poplar Road Rayleigh SS6 8SL
Proposal : Single storey rear extension
Applicant : Hayley Mills

Application No : 19/00407/FUL Decision : **Application Permitted**
Location : 25 Barnwell Drive Hockley SS5 4UZ
Proposal : Proposed Two Storey Side Extension
Applicant : Mr M Cooper

Application No : 19/00412/FUL Decision : **Application Permitted**
Location : 188 Down Hall Road Rayleigh SS6 9PD
Proposal : Single storey side extension
Applicant : Mr & Mrs Cole

Application No : 19/00413/FUL Decision : **Application Permitted**
Location : 5 Newstead Road Great Wakering SS3 0AB
Proposal : Proposed gable end loft conversion with rear facing dormer
window
Applicant : Mrs Kemp

Application No : 19/00415/FUL Decision : **Application Permitted**
Location : 174A Eastwood Road Rayleigh
Proposal : Conservatory
Applicant : Mr Dodd

Application No : 19/00414/FUL Decision : **Refuse Planning
Permission**
Location : Land Opposite 1 To 10 Disraeli Road Rayleigh
Proposal : Construct Stable Block Building With Hardstanding
Applicant : Mr & Mrs Spicer

Reason(s) for Refusal

- 1 The proposed stables would be situated on 0.3ha of land. The size of the site is not adequate to accommodate three stables as proposed on this site. It is therefore, considered that the site would not be adequate for the proper care of horses and is situated such a distance that it is not well related to an existing bridleway or byway and would cause conflict between equestrians and highway safety when travelling along residential roads to gain access to the bridleway or byway. The proposal would conflict with policy DM15 of the Development Management Plan.

Application No : 19/00421/FUL Decision : **Application Permitted**
Location : 47 Ashcombe Rochford SS4 1SL
Proposal : Single storey rear extension
Applicant : Mr Tony Drewit

Application No : 19/00426/FUL Decision : **Refuse Planning
Permission**
Location : 31A Hawkwell Road Hockley SS5 4DD
Proposal : Front and rear dormer loft conversion with two storey and
single storey rear extensions
Applicant : Mrs Kayleigh Hammond

Reason(s) for Refusal

- 1 The proposed two storey rear extension by reason of its scale and design would represent an unsympathetic addition to the existing dwellinghouse forming an awkward and unproportionate relationship. This would result in a detrimental impact on visual amenity and would not represent the good design that planning policy seeks to achieve contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and parts (ix), (x) and (xi) to policy DM1 of the Development Management Plan 2014.

Application No : 19/00392/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 35 Stanley Road Ashingdon
Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Side Extension
Applicant : Mr Malcolm Blundell - BDCS Joinery Ltd

Application No : 19/00460/DPDP1 Decision : **Prior Approval
Required - Approved**
Location : 3 Salem Walk Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 2.9m, Maximum Height 3.1m
Applicant : Mr Daniel Cross

Application No : 19/00471/FUL Decision : **Application Withdrawn**
Location : 238 Plumberow Avenue Hockley SS5 5NZ
Proposal : Demolish existing dwelling and construct one five
 bedroomed chalet
Applicant : Hilton Homes