

PLANNING DECISIONS – April 2016

Application No : 14/00135/LDC Decision : **Returned application as Invalid**
Location : Fairways Garden Centre Hullbridge Road Rayleigh
Proposal : Application for a Certificate of Lawfulness for Existing Use of Various Non Residential Buildings at Fairways Garden Centre.
Applicant : Kent Property Investments Ltd

Application No : 14/00898/FUL Decision : **Application Permitted**
Location : Brandy Hole Moorings Kingsmans Farm Road Hullbridge
Proposal : Retain Existing Structure for Use as a Temporary Agricultural Workers Dwelling
Applicant : Brandy Hole Moorings - Mr Curtis

Application No : 15/00488/OUT Decision : **Refuse Planning Permission**
Location : Land Rear Of 77 West Street Rochford
Proposal : Outline Application To Form New Access And Subdivide Plot And Construct Detached Building To Provide One Two Bedroomed And Two One Bedroomed Flats With Parking Spaces
Applicant : Avalon Construction Ltd

Reason(s) for Refusal

- 1 The proposal by way of the close siting of the building proposed in relation to the rear elevation of the existing flats to No. 77 West Street would give rise to conditions of overlooking resulting in unreasonable loss of privacy between future occupiers of the flats proposed and those existing residents. The siting relationship between the building proposed and the existing flats would be much closer than the distance of 35m considered necessary by the Local Planning Authority in order to achieve reasonable conditions of privacy between existing and future occupiers. If allowed the proposal would result in loss of privacy with those existing occupiers contrary to part (ix) to Policy DM1 and a poor relationship between the proposed development and the existing built form contrary to part (x) to Policy DM 1 and part (x) to Policy DM3 to the Rochford District Council Local Development Framework Development Management Plan (2014).

- 2 The proposal would result in the excessive reduction of amenity space available to existing occupiers on the site. The occupiers to the existing flats to No. 77 West Street require a minimum amenity space of 25 square metres for each flat to accord with the Council's adopted standards. The proposed layout would provide a limited space of some 21.5 square metres considerably less than required, that would be closely adjoined by the proposed car parking layout such that the quality of that space for limited outside storage, recreation and drying would be further diminished and unusable. If allowed, the proposal would fail to provide sufficient private amenity space for the occupiers of the existing flats at No. 77 West street proving detrimental to the reasonable expectations of those occupiers contrary to part (vii) to Policy DM3 to the Rochford District Council Local Development Framework Development Management Plan (2014).

Application No : 15/00539/FUL Decision : **Application Permitted**
Location : 223 Greensward Lane Ashingdon
Proposal : Change Use of Building from Commercial Use to Proposed
Use as Three Bedroomed Dwelling
Applicant : Mr Graham Eiles

Application No : 15/00591/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 14 Main Road Hawkwell
Proposal : Demolish Existing Dwelling to Rear Boundary and Existing
Greenhouse and Construct 1no. Detached Bungalow and
Detached Garage with Additional Detached Garage to
Serve the Existing Dwellinghouse (No. 14) to Remain and
Construct New Garden Wall. Provide New Vehicular
Crossover and Driveway to Proposed New Bungalow.
Applicant : Mr P Boxell

Reason(s) for Refusal

- 1 The Core Strategy (2011) shows the site to be within the Metropolitan Green Belt. The proposal would involve the construction of a new building considered to be inappropriate development contrary to Paragraph 89 to the National Planning Policy Framework (2012). Within the Green Belt 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 as defined in Policy DM17 of the Local Development Framework Development Management Plan (2014). Any development that is permitted shall be of a scale, design and siting such that the appearance of the countryside is not impaired.

No very special circumstances put forward by the applicant outweigh the harm to openness of the Green Belt that would be caused by the construction of new residential dwellings. If allowed, the development would be inappropriate, leading to the gradual and incremental loss of openness from increased built form to that part of the Green Belt in which the site is situated.

Application No : 15/00595/FUL Decision : **Refuse Planning Permission**
Location : Ashingdon Hall Church Road Ashingdon
Proposal : Demolish Existing Outbuildings And Construct Single Storey Extension To Create 15 Bedroom Dementia Unit
Applicant : Mavis Wood Ltd - Ms Maureen Stewart

Reason(s) for Refusal

- 1 The Core Strategy (2011) shows that part of the site to which the extension is proposed to be within the Metropolitan Green Belt. The proposal is considered to be an extension disproportionate in size to the original building, Ashingdon Hall, and disproportionate in size to the two out buildings to be replaced. The proposal would therefore constitute inappropriate development within the Green Belt that would, if allowed, result in a substantial encroachment of the envelope of buildings on the site into the Green Belt detrimental to the open character of the locality and proving detrimental to the visual amenity afforded to that part of the Green Belt in which the site is partly situated.

- 2 The proposal has the potential to generate a significant number of visits to the site. The streets surrounding the site provide little option for on street parking and although there is a reasonably good level of public transport within the area, the additional vehicles and additional demand for on street parking would be likely to lead to congestion and increased dominance of parked vehicles on nearby streets to the detriment of visual amenity afforded to the street scene and resulting in noise and increased disturbance detrimental to the amenity occupiers fronting those streets ought reasonably expect to enjoy. This would conflict with the Local Development Framework Development Management Plan (2014) Policy DM31, which requires development to facilitate safe and efficient movement of people and goods whilst protecting and enhancing the quality of life within communities.

Application No : 15/00596/LBC Decision : **Application Permitted**
Location : Ashingdon Hall Church Road Ashingdon
Proposal : Demolish Existing Outbuildings And Construct Single Storey Extension To Create 15 Bedroom Dementia Unit
Applicant : Mavis Wood Ltd - Ms Maureen Stewart

Application No : 15/00767/LDC Decision : **LDC For Existing Use Approved**
Location : Southview Montefiore Avenue Rayleigh
Proposal : Application For A Certificate Of Lawfulness For Existing Connecting Link And Pitched Roofed Conservatory
Applicant : Mr D Rosson

Application No : 15/00805/ELECTR Decision : **No Objection
(Overhead Power
Lines)**

Location : Street Record Hamilton Gardens Hockley
Proposal : Install New Pole for Low Voltage Overhead Line
Applicant : Freedom Group

Application No : 15/00868/FUL Decision : **Application Permitted**
Location : 93 Love Lane Rayleigh
Proposal : Construct Single Storey Front Extension
Applicant : Mr Peter Back

Application No : 15/00883/FUL Decision : **Application Permitted**
Location : 107 Richmond Drive Rayleigh
Proposal : First Floor Pitched Roofed Rear Extension
Applicant : Mr Mark Lonergan

Application No : 15/00860/FUL Decision : **Application Permitted**
Location : 23 York Road Ashington
Proposal : Remove Existing Conservatory and Construct Pitched
Roofed Extension To Same Footprint
Applicant : Mrs Amanda Beveridge

Application No : 15/00895/FUL Decision : **Application Permitted**
Location : Nobles Green Pumping Station Cottage Blatches Chase
Eastwood
Proposal : Application to vary condition 3 to permission granted on
17th September 2015 under application ref: 15/00525/FUL
for demolition of existing pump keepers cottage, replace
with new dwelling and extension of domestic garden area.
From:
3. No development of the replacement dwelling shall
commence before the existing dwelling has been
demolished and all materials removed from site unless
such materials are to be re-used in the development.

REASON: In order to maintain the openness of the Green
Belt.

To:

3. The existing dwelling shall be demolished and all
materials not re-used in the development removed from the
site before the first occupation of the replacement dwelling.

Applicant : Mr D Whiting

Application No : 15/00889/FUL Decision : **Application Permitted**
Location : 52 Hambro Avenue Rayleigh Essex
Proposal : Proposed Single Storey Front Extension and Single Storey
Rear Extension
Applicant : Mr And Mrs Kelly

Application No : 15/00915/FUL Decision : **Application Permitted**
Location : Apton Hall Apton Hall Road Canewdon
Proposal : Renovate and Make Alterations to Change Use of Granary
and Stable to Provide 7 No. Bed and Breakfast Rooms
Applicant : A W Squier Ltd

Application No : 15/00919/FUL Decision : **Refuse Planning
Permission**
Location : Land Adjacent 195 Little Wakering Road Little Wakering
Proposal : Create Four New Residential Dwellings Formed as Two
Pairs of Semi Detached Houses with Parking and Vehicular
Access off Little Wakering Road
Applicant : DanTel Construction - Mr Terry Callaghan

Reason(s) for Refusal

- 1 The Allocations Plan 2014 shows a large part of the site to be within the Metropolitan Green Belt, including the majority of the area occupied by the footprint of the proposed dwellings. The proposal would have a significant adverse impact on the openness of the Green Belt and would be considered to be inappropriate development, harmful to the openness of the Green Belt and contrary to the National Planning Policy Framework and Policy GB1 of the Core Strategy (2011). Within the Green Belt, planning permission will not be given, except in very special circumstances, for the construction of new buildings (other than policy compliant exceptions). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired. There are no very special circumstances which would overcome the harm to the Green Belt by reason of inappropriateness and harm to openness at this location.

Application No : 15/00957/FUL Decision : **Application Permitted**
Location : 58 Hamilton Gardens Hockley
Proposal : Single Storey Rear Extension (Conservatory)
Applicant : Ms Janice Maunder

Application No : 16/00017/FUL Decision : **Application Permitted**
Location : 9 Nightingale Close Rayleigh
Proposal : Proposed Raise Roof Ridge Height and Insert Rooflights to
Front and Flat Roof Rear Dormer
Applicant : Mr And Mrs Routh

Application No : 16/00032/FUL Decision : **Application Permitted**
Location : 23 Hockley Road Rayleigh
Proposal : First floor side/rear extension above existing ground floor
Applicant : Mr Scott Day

Application No : 16/00037/FUL Decision : **Application Permitted**
Location : 1 Woodlands Road Hockley
Proposal : Proposed Construction of 7no Two Bedroom Apartments
With Communal Amenity Space, Create New Vehicle
Crossover, Hard and Soft Landscaping, Parking and
Associated Works
Applicant : Mr Stephen Adams

Application No : 16/00060/FUL Decision : **Refuse Planning
Permission**
Location : 29 White Hart Lane Hawkwell
Proposal : Demolish Existing Dwelling And Carport And Build Two
New 4-Bed Detached Houses And One New 4-Bed
Detached Bungalow, All With Detached Garages
Applicant : Mr D Frost - Frost Homes (UK) Ltd

Reason(s) for Refusal

- 1 The proposal by virtue of the scale of the proposed dwellings to plots 1 and 2 taking account of the proposed siting and proposal to build up the existing ground level as shown on the section plan Drawing No. 10a would result in buildings which would be overly dominant and appear in stark contrast to other dwellings in the street scene to the detriment of the character and appearance of the street scene and harmful to visual amenity contrary to part (xi) of Policy DM1, parts (i) and (ii) of Policy DM3 of the Development Management Plan (2014), Policy CP1 of the Rochford District Core Strategy (2011) and would not achieve the high quality design and good standard of amenity contrary the NPPF.
- 2 The proposal by virtue of the scale and siting of the garages proposed to plots 1 and 2 would result in significant built form very close to the street out of character with the existing street scene and to the detriment of visual amenity in the street scene contrary to part (xi) of Policy DM1 and parts (i) and (ii) of Policy DM3 of the Development Management Plan (2014), Policy CP1 of the Rochford District Core Strategy (2011) and would not achieve the high quality design and good standard of amenity contrary to the NPPF.
- 3 The proposal by virtue of the lack of adequate provision for soft landscaping to the site frontage to plots 1 and 2 would result in a hard and visually uninteresting street frontage uncharacteristic of the locality and to the detriment of visual amenity in the street scene and contrary to part (iii) of Policy DM1 of the Development Management Plan (2014), Policy CP1 of the Rochford District Core Strategy (2011) and would not achieve the high quality design and good standard of amenity contrary to the NPPF.

- 4 The proposal by way of the orientation of the proposed bungalow to plot 3 would create a tandem relationship with the proposed dwellings to plots 1 and 2. Given the existing sloping land and proposed ground levels it is considered that the relationship that would result between the bungalow to plot 3 and the houses to plots 1 and 2 would be unsatisfactory with potential for a degree of overlooking to result which would be unreasonable and contrary to part (ix) of Policy DM1 and part (x) of Policy DM3 of the Development Management Plan (2014), Policy CP1 of the Rochford District Core Strategy (2011) and would not achieve the a good standard of amenity contrary to the NPPF.
- 5 The proposal by virtue of the proposed siting of the dwelling to plot 2 and the resulting relationship with No. 31 would result in potential for overlooking and a sense of being overlooked and loss of privacy to the detriment of residential amenity to parts (x) and (ix) of Policy DM1 of the Development Management Plan (2014), Policy CP1 of the Rochford District Core Strategy (2011) and would not achieve a good standard of amenity contrary to the NPPF.
- 6 The site is within a Critical Drainage Area as defined by ECC and concerns have been expressed in response to neighbour notification with respect to existing surface water drainage issues in the vicinity of the site. Policy DM28 advises that in cases where there is a perceived risk of flooding from surface water run-off arising from the development the LPA will require the submission of a flood risk assessment. In the absence of this it is considered that the LPA cannot properly consider the proposal and be clear about how the proposed drainage will ensure that the risk of flooding is not increased by surface water runoff from the site contrary to Policy DM28 of the Development Management Plan (2014).

Application No : 16/00072/FUL Decision : **Application Permitted**
 Location : 172 Victoria Avenue Rayleigh
 Proposal : Raise Roof to Provide Rooms in Roof with Flat Roof Rear
 Dormer and Balcony and Front Rooflights
 Applicant : Mr & Mrs Pearson

Application No : 16/00076/FUL Decision : **Application Permitted**
 Location : 17A Central Avenue Ashingdon
 Proposal : Raise Existing Roof and Construct Two Storey Side
 Extension, and Single Storey Rear Extension With Roof
 Lantern
 Applicant : Mr & Mrs S Austin

Application No : 16/00082/FUL Decision : **Refuse Planning
 Permission**
 Location : 10 Broadlands Avenue Rayleigh
 Proposal : First Floor Side Extension, Loft Conversion Incorporating
 Front and Rear Dormers, Single Storey Rear Extension
 Applicant : Miss Lisa Clark

Reason(s) for Refusal

- 1 The proposed front dormer would be of a design and scale that would be disproportionate and over dominant within the roofscape of this pair of semi detached dwellings, upsetting the balance between the pair of dwellings and visually detrimental to the character of the streetscene. This would be contrary to the high quality design standards required by policy CP1 of the Core Strategy 2011 and policy DM1 of the Development Management Plan 2014.

Application No : 16/00086/FUL Decision : **Application Permitted**
Location : 10 - 12 New Road Great Wakering
Proposal : Make repairs to the garden wall to the side and rear of 10
New Road on the boundary with St Johns Road.
Applicant : Miss Sue Williams

Application No : 16/00087/FUL Decision : **Application Permitted**
Location : 1 Downhall Park Way Rayleigh
Proposal : Proposed First Floor Extension With Pitched Roof
Applicant : Mr Jason Leist

Application No : 16/00089/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 241 Rectory Avenue Rochford
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.4m from Original Rear Wall, Eaves
Height 2.6m, Maximum Height 3.7
Applicant : Mr Stephen Overy

Application No : 16/00102/FUL Decision : **Application Permitted**
Location : 12 Gilbert Close Rayleigh
Proposal : Conversion of Garage to Habitable Room and Infill Front
Extension
Applicant : Mrs Julie Bennett

Application No : 16/00107/FUL Decision : **Application Permitted**
Location : 21 Mortimer Road Rayleigh
Proposal : Two storey side extension and single storey rear extension
Applicant : Mr Sam Sheppard

Application No : 16/00110/LBC Decision : **Application Permitted**
Location : Site of 4 And 6 Church Street Rayleigh
Proposal : Single Storey Rear Extension to Nos. 4 and 6. Insert
Rooflights to Rear and New Fenestration to Rear
Applicant : Heart Contracts Ltd - Mr Mark Wass

Application No : 16/00109/FUL Decision : **Application Permitted**
Location : Site of 4 And 6 Church Street Rayleigh
Proposal : Proposed Single Storey Extensions to Nos 4 and 6, Use of
Ground Floor of No 4 as a Dental Laboratory and Use of
Ground Floor of No. 6 as B1 (Office) or A1 (Retail). Create
1no. Residential Flat at First Floor. Insert Rooflights and
New Fenestration to Rear
Applicant : Heart Contracts Ltd - Mr Mark Wass

Application No : 16/00115/FUL Decision : **Application Permitted**
Location : 3 Briar Close Hawkwell
Proposal : Two Storey Side Extension
Applicant : Mr Keith Little

Application No : 16/00119/FUL Decision : **Application Permitted**
Location : 57 Park Gardens Hawkwell
Proposal : Single Storey Rear Extension with Roof Lanterns and Hip
to Gable Extension and Extend Flat Roof Rear Dormer and
Pitched Roof to Front Dormer
Applicant : Mr Rocky Murphy

Application No : 16/00120/FUL Decision : **Application Permitted**
Location : 50 Oak Walk Hockley
Proposal : Single Storey Side and Front Extension
Applicant : Mr & Mrs A Lake

Application No : 16/00126/FUL Decision : **Application Permitted**
Location : 31 Hawkwell Road Hockley
Proposal : Retrospective application to retain garage with flat roof
Applicant : Mr Stuart Bailey

Application No : 16/00124/FUL Decision : **Application Permitted**
Location : 1 Hillside Road Hockley
Proposal : Single Storey Flat Roofed Rear Extension with Parapet
Wall and Roof Lantern
Applicant : Mr Malcolm Mackintosh

Application No : 16/00130/FUL Decision : **Application Permitted**
Location : 11 Twyford Avenue Great Wakering
Proposal : Construct Single Storey Pitched Roofed Building for Use as
Dog Grooming Parlour
Applicant : Adorable Dog Grooming - Mrs Lesley Young

Application No : 16/00131/FUL Decision : **Application Permitted**
Location : 22 Oxford Road Rochford
Proposal : Extend Existing Front Dormer Window
Applicant : Mr Pete Peacock

Application No : 16/00132/FUL Decision : **Application Permitted**
Location : 2 Upper Lambricks Rayleigh
Proposal : First Floor Side Extension Extension
Applicant : Mr Paul Schofield

Application No : 16/00133/FUL Decision : **Application Permitted**
Location : 6 Talbot Avenue Rayleigh
Proposal : First Floor Side Extension With New Roof Over Containing
Loft Conversion With Flat Roofed Rear Dormer
Applicant : Mr & Mrs Airens

Application No : 16/00135/FUL Decision : **Refuse Planning
Permission**
Location : 40 Dawlish Crescent Rayleigh
Proposal : Proposed Front and Rear Flat Roof Dormers and Single
Storey Rear Extension with Roof Lantern
Applicant : Mr Colin Larkin

Reason(s) for Refusal

- 1 The proposed front dormer would be of a design and scale that would be disproportionate and over dominant within the roofscape of this pair of semi detached dwellings, upsetting the balance between the pair of dwellings and causing a visually detrimental impact upon the character of the streetscene. This would be contrary to the high quality design standards required by policy CP1 of the Core Strategy 2011 and policy DM1 of the Development Management Plan 2014.

Application No : 16/00137/DOC Decision : **Discharge Of
Conditions**
Location : 50 Main Road Hockley
Proposal : Discharge of condition 3 on application 15/00732/LBC
Applicant : Mr & Mrs Davies

Application No : 16/00138/FUL Decision : **Refuse Planning
Permission**
Location : 24 Kenilworth Gardens Rayleigh
Proposal : First Floor Rear Extension
Applicant : Mr & Mrs Kinchin

Reason(s) for Refusal

- 1 The proposed flat roof first floor rear extension would create excessive bulk to the rear of the property creating an over dominant and disproportionate addition to this semi-detached property. This would be contrary to the high quality design standards required by policy CP1 of the Council's adopted Core Strategy 2011 and policy DM1 of the Council's adopted Development Management Plan 2014.

Application No : 16/00140/FUL Decision : **Application Permitted**
Location : 8 Eastview Drive Rayleigh Essex
Proposal : Single Storey Front Extension (Porch)
Applicant : Mr And Mrs S Crowley

Application No : 16/00139/FUL Decision : **Application Permitted**
Location : Longport The Avenue Hullbridge
Proposal : Single Storey Side and Rear Extension
Applicant : Mr Michael Steff

Application No : 16/00141/FUL Decision : **Application Permitted**
Location : 38 Merryfields Avenue Hockley
Proposal : Single storey rear extension
Applicant : Mrs I Hutchins

Application No : 16/00142/FUL Decision : **Application Permitted**
Location : 21 Ambleside Gardens Hullbridge
Proposal : Single Storey Flat Roofed Rear Extension With Roof
Lantern

Applicant : Mr Matthew Fuller

Application No : 16/00144/FUL Decision : **Application Permitted**
Location : 80 Down Hall Road Rayleigh Essex
Proposal : Single storey rear extension
Applicant : Mr Herve Price

Application No : 16/00145/FUL Decision : **Application Permitted**
Location : Woodlands Parade Main Road Hockley
Proposal : Addition of 3no. one-bedroom apartments and 1no. Two-
bedroom apartment to the top of the existing building
Applicant : Mr S & J Adams & Joyce

Application No : 16/00152/NMA Decision : **Refuse Planning Permission**
Location : 35 Cheapside East Rayleigh
Proposal : Application for Non-Material Amendment Under Application Reference 15/00540 FUL Approved on 25th September 2015 :- to change obscured glazed window in study from a top opening to obscured glazed side opening
Applicant : Mr & Mrs J Adkins

1. Change obscured glazed window in study from a top opening to obscured glazed side opening

Application No : 16/00160/NMA Decision : **Application Permitted**
Location : 89 Down Hall Road Rayleigh
Proposal : Non-material Amendment Comprising Two External Flat Roofed Porches to Accommodate Access Stairs to Approved Development of 7no Flats as Approved on 12th October 2007 Under Application 07/00121/FUL
Applicant : IArch Consulting - Mr Peter Wislocki

Application No : 16/00146/DOC Decision : **Discharge Of Conditions**
Location : 8 Hall Road Rochford
Proposal : Discharge of condition 4 on application 14/00709/FUL dated 17th December 2014
Applicant : Mr B O'Hare

Application No : 16/00147/FUL Decision : **Application Permitted**
Location : 22 - 26 High Street Great Wakering
Proposal : Form covered storage area in rear yard with timber hit and miss fence panels, timber posts and frame supporting a clear polycarbonate plastic roof cover.
Applicant : The Co-operative Group

Application No : 16/00150/FUL Decision : **Application Permitted**
Location : 35 Wyburns Avenue Rayleigh
Proposal : Two Storey Rear Extension, Single Storey Front Extension, Rear Flat Roof Dormer and Convert Garage to Habitable Room
Applicant : Ms Nicola Broomfield

Application No : 16/00153/FUL Decision : **Application Permitted**
Location : 22 Lingfield Drive Rochford
Proposal : Construct Single Storey Flat Roofed Rear Extension And
Construct New Roof Incorporating Pitched Roof Front And
Rear Dormers
Applicant : Mrs Pauline Jackson

Application No : 16/00154/DPDP3M Decision : **Not Permitted
Development**
Location : Greenhouse At Ivanhoe Nurseries Ironwell Lane Hawkwell
Proposal : Application To Confirm If Prior Approval Is Required In
Relation To Proposed Change Of Use Of Agricultural
Building To Use Within Class R For Flexible Commercial
Uses
Applicant : S & J Roger Partnership

Part R relates to the change of use of an existing agricultural building and does not specifically allow for operational development and assumes that the agricultural building in question is capable of functioning for the purposes applied for. The Council consider that the existing building would not be capable of the intended uses without very significant operational development.

In addition, even if Part R were to be considered to apply, insufficient information has been provided to assess the impact of the development with regards to transport and highways impacts and noise impacts.

Application No : 16/00155/LDC Decision : **LDC Part Permitted
Part Refused**
Location : Redcroft Paglesham Road Paglesham
Proposal : Application for a Lawful Development Certificate for a
Proposed Swimming Pool Enclosure
Applicant : Mr David Masonason

REASON FOR APPROVAL

The proposed swimming pool enclosure, garage and hard-surfacing would comply with the requirements of Part 1 Class E and F of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and would be lawful.

REASON FOR REFUSAL

The proposed conversion of the existing barn including works to form a mezzanine and external alterations would constitute development not permitted by Class E to Part 1 to Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 and would not be lawful. It will be necessary to seek Planning permission for these works.

Application No : 16/00159/FUL Decision : **Application Permitted**
Location : 37 Broad Way Hockley
Proposal : Proposed Single Storey Front, Side and Rear Extension
with Roof Lanterns to Rear Element, Extend Roof from Hip
to Gable with Two Pitched Roof Front Dormers and Roof
Lights and Rear Flat Roof Dormer
Applicant : Mr D Eacott

Application No : 16/00163/FUL Decision : **Application Permitted**
Location : 62 Clifton Road Ashingdon
Proposal : First Floor Rear Extension
Applicant : Mr James Randall

Application No : 16/00164/OUT Decision : **Refuse Planning
Permission**
Location : Land Opposite 1 To 10 Disraeli Road Rayleigh
Proposal : Proposed Outline Application For 2no. 4-Bed
Passivhauses, Associated Landscaping And Biodiversity
Enhancement, With All Matters Reserved
Applicant : Mr Steve Mitchell And Mr Peter Spicer

Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt where permission will not be given, except in very special circumstances, for the construction of new buildings (other than the reasonable extension of existing buildings or the replacement of existing buildings) as defined at paragraph 89 to the National Planning Policy Framework (2012).

The proposal for the development of the site does not fall within any of the excepted categories and is inappropriate. It is the opinion of the Local Planning Authority that no very special circumstances have been presented to sufficiently outweigh the harm to the Metropolitan Green Belt by way of inappropriateness and the harm caused by the piecemeal urbanisation to the plotland character of the area, sufficiently to justify overriding the strong presumption against the construction of new dwellings in the Green Belt.

Application No : 16/00169/FUL Decision : **Refuse Planning
Permission**
Location : 18 Ashcombe Rochford
Proposal : Ground Floor Rear Extension and Flat Roofed Front and
Rear Dormers.
Applicant : Mr & Mrs Staggs

Reason(s) for Refusal

- 1 The proposed front dormer would be of an inappropriate design and scale that would be disproportionate and over dominant within the roofscape creating an incongruous feature, which would cause a damaging impact on the visual

amenity and the quality of the streetscene. This would be contrary to the high quality design standards required by policy CP1 of the Core Strategy 2011 and policy DM1 of the Development Management Plan 2014.

- Application No : 16/00171/LDC Decision : **Grant Lawful Development Certificate**
- Location : 5 Eastern Road Rayleigh
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Flat Roof Side Extension
Applicant : Mr Neil Worrall
- Application No : 16/00179/FUL Decision : **Application Permitted**
- Location : 8 White House Chase Rayleigh
Proposal : Part Pitched Roofed, Part Flat Roofed Single Storey Side Extension. First Floor Pitched Roofed Extension
Applicant : Mr & Mrs Borrett
- Application No : 16/00174/LDC Decision : **Grant Lawful Development Certificate**
- Location : 176A Eastwood Road Rayleigh
Proposal : Application for a Lawful Development Certificate for proposed Hip to Gable Roof Alteration with Dormers
Applicant : Mr & Mrs Mathew Dix
- Application No : 16/00176/FUL Decision : **Application Permitted**
- Location : Units 8 And 36 To 37 Star Lane Industrial Estate Star Lane
Proposal : Erection Of Extension To Existing Workshop And Erection Of New Workshop Building For B2 (General Industrial Use)
Applicant : GBN Services Ltd
- Application No : 16/00177/FUL Decision : **Application Permitted**
- Location : 26 Highams Road Hockley
Proposal : Removal of Existing Tiled Roof to Flat Roof
Applicant : Mr & Mrs Woods
- Application No : 16/00178/FUL Decision : **Application Permitted**
- Location : 7 Alexandra Road Great Wakering
Proposal : First Floor Rear Extension
Applicant : Mrs Sarah Jordan

Application No : 16/00180/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 26 Highams Road Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3.6m
Applicant : Mr & Mrs Woods

Application No : 16/00181/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 26 Highams Road Hockley
Proposal : Application for Certificate of Lawfulness for Proposed Rear
Extension
Applicant : Mr & Mrs Woods

Application No : 16/00182/FUL Decision : **Application Permitted**
Location : 23 Victor Gardens Hawkwell
Proposal : Single storey rear extension and loft conversion comprising
a hip to gable enlargement, front dormer and a first floor
rear extension.
Applicant : Mr & Mrs Nicholas and Charlotte White

Application No : 16/00186/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 17 Leicester Avenue Rochford
Proposal : Householder Prior Approval for Single Storey Side
Extension. Projection 6m from Original Rear Wall, Eaves
Height 2.6m, Maximum Height 2.9m
Applicant : Mr Jake Crocker

Application No : 16/00187/FUL Decision : **Refuse Planning
Permission**

Location : Review House 35 Websters Way Rayleigh
Proposal : The installation of 3 pole mounted antennas and 1 dish
onto the rooftop; and 2 cabinets at ground level.
Applicant : Vodafone Limited

Reason(s) for Refusal

1 REASON FOR REFUSAL

The proposed development by virtue of the large antenna additions atop a flat roof which would appear prominent and be highly visible to the general public from adjoining land within the Rayleigh Conservation Area would have a detrimental impact on the character and appearance of the conservation area contrary to Policy DM9. The proposal by virtue of the insufficient evidence submitted with regard to possible alternative sites and or alternative designs

of equipment which might result in a lesser impact on the character and appearance of the Conservation Area would also be contrary to parts (i) and (ii) of Policy DM6.

- Application No : 16/00196/LDC Decision : **Grant Lawful Development Certificate**
- Location : 86 Hillcrest Avenue Hullbridge
Proposal : Application for a Certificate of Lawfulness for Proposed Side Dormer
Applicant : Mr S Fuller
- Application No : 16/00200/FUL Decision : **Application Permitted**
- Location : 20 Oakhurst Road Rayleigh
Proposal : Two Storey Side Extension, Single Storey Rear Extension, Front Porch
Applicant : Mr R Lupton
- Application No : 16/00202/DPDP1 Decision : **Prior Approval of Details Not Required**
- Location : 72 Spencer Gardens Rochford
Proposal : Householder Prior Approval for Single Storey Side Extension. Projection 6.0m from Original Rear Wall, Eaves Height 2.6m, Maximum Height 2.6m
Applicant : Mr And Mrs Michael Dunn
- Application No : 16/00207/DPDP1 Decision : **Prior Approval Required - Approved**
- Location : 71 Philbrick Crescent West Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension Projection 6.0m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m
Applicant : Mrs J Mitchell
- Application No : 16/00210/FUL Decision : **Application Permitted**
- Location : 88 New Road Great Wakering
Proposal : Rear conservatory
Applicant : Mr Bill Wakeman
- Application No : 16/00213/DPDP24 Decision : **Prior Approval of Details Not Required**
- Location : Land Opposite Talgarth Hall Road Rochford
Proposal : 1 x telecoms cabinet
Applicant : Independant Next Generation Networks Ltd -Miss Rebecca Brady

Application No : 16/00157/FUL Decision : **Application Permitted**
Location : 30 Beech Avenue Rayleigh
Proposal : Two Storey Side Extension and Single Storey Side
Extension
Applicant : Mr Lewis Campion

Application No : 16/00204/FUL Decision : **Application Permitted**
Location : 22A St Andrews Road Rochford
Proposal : Single storey pitched roof rear extension
Applicant : Mr Russell Barker

Application No : 16/00208/FUL Decision : **Application Permitted**
Location : 12 Helena Close Hawkwell
Proposal : Extend Front Flat Roofed Dormer
Applicant : Mr Jim Colman

Application No : 16/00215/FUL Decision : **Application Permitted**
Location : 44 Langham Drive Rayleigh
Proposal : Single Storey Rear Extension
Applicant : Mrs T Cooper

Application No : 16/00217/FUL Decision : **Application Permitted**
Location : 69 Grasmere Avenue Hullbridge Essex
Proposal : Convert Existing Garage to Habitable Room, Construct
Single Storey Front Extension. New Cladding to First Floor
Front Elevation
Applicant : Ms L Dunne

Application No : 16/00219/FUL Decision : **Refuse Planning
Permission**
Location : 85 Alexandra Road Great Wakering
Proposal : Raise And Re-Roof Property To Provide Increased First
Floor And Second Floor Accommodation. Two Storey Side
Extension, Single Storey Rear Extension
Applicant : Mr Douglas Lynch

Reason(s) for Refusal

- 1 The alterations proposed for the property are extensive and would result in an overly dominant development of a scale which would be out of character with the surrounding area, causing a detrimental impact on the street scene and the visual amenity of the locality. The proposed alterations would be contrary to part (xi) and (ix) of Policy DM1 of the Development Management Plan (2014), Policy CP1 of the Rochford District Core Strategy (2011) and would not achieve the high quality design and good standard of amenity contrary the NPPF.

- 2 Insufficient information has been provided to enable the Local Planning Authority to determine in accordance with the requirement of Policy DM25 that the proposed extensions would not have an adverse impact on the trees adjacent to the site which have good amenity value in the street scene.

Application No : 16/00220/DPDP1 Decision : **Prior Approval Required - Refused**

Location : 1A North Street Great Wakering
Proposal : Householder Prior Approval for Single Storey Rear Conservatory Extension. Projection 4.2m from Original Rear Wall, Eaves Height 2.350m, Maximum Height 3.250
Applicant : Mr & Mrs Gibbs & Watson

Reason(s) for Refusal

- 1 The proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A; the proposal would exceed the limits in part A.1(f) and could not be considered in relation to part A.1(g) because the site falls within a designated Conservation Area. The proposal also fails part A.2(b).

Application No : 16/00223/FUL Decision : **Application Permitted**
Location : 15 Teignmouth Drive Rayleigh
Proposal : Two Storey Side Extension, First Floor Rear Extension And Front Porch
Applicant : Mr & Mrs Betteridge

Application No : 16/00227/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 75 Weir Gardens Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.24m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m
Applicant : Mr Christopher Crow

Application No : 16/00236/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 47 Clyde Crescent Rayleigh
Proposal : Householder Prior Approval for Single Storey Side Extension. Projection 4m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m
Applicant : Maria Joyce

Application No : 16/00237/FUL Decision : **Application Permitted**
Location : 16 Kenilworth Gardens Rayleigh
Proposal : New single storey rear extension with lantern rooflight
Applicant : Ms Shirley Hegewald

Application No : 16/00247/LDC Decision : **Grant Lawful Development Certificate**
Location : Windmill Cottage Apton Hall Road Stambridge
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Side Extensions, Flat Roofed Rear Dormer, Roof Enlargement and Front Roof Lights (Including Removal of Existing Pitched Roof to Rear and Replacement Flat Roof)
Applicant : Mr & Mrs Liam Offord

Application No : 16/00252/LDC Decision : **Grant Lawful Development Certificate**
Location : 27 White Hart Lane Hawkwell
Proposal : Application for a Lawful Development Certificate for Proposed Demolition of Existing Conservatory and Construct Single Storey Rear Extension
Applicant : Mr & Mrs Heuston

Application No : 16/00264/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 47 Langdon Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m
Applicant : Mathew Cope

Application No : LIC/16/00004/LICE Decision : **Licensing No Objection**
Location : 121 Southend Road Rochford
Proposal : Application for Variation of a licence
Applicant : Rising Sunshine Ltd

Application No : 16/00277/FUL Decision : **Application Permitted**
Location : 51 The Drive Hullbridge Hockley
Proposal : Front Roof Extension for Porch Canopy
Applicant : Mr & Mrs M Harsent

Application No : 16/00288/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 117 Main Road Hawkwell
Proposal : Householder Prior Approval for Single Storey Side Extension. Projection 3.7m from Original Rear Wall, Eaves Height 2.9m, Maximum Height 3.0m
Applicant : Mr Andrew Bright

Application No : 16/00291/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 44 Waltham Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.0m from Original Rear Wall, Eaves
Height 2.8m, Maximum Height 3.0m
Applicant : Miss Katie Hawes

Application No : 16/00292/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 10 Mount Crescent Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 4.0m
Applicant : Mr Danny Magee

Application No : 16/00311/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 39 Broad Walk Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 3.55m from Original Rear Wall, Eaves
Height 2.38m, Maximum Height 3.50m
Applicant : Mr And Mrs A Scutcher