

PLANNING DECISIONS – August 2015

Application No : 14/00127/LDC Decision : **Refuse Lawful
Development
Certificate**

Location : Fairways Garden Centre Hullbridge Road Rayleigh
Proposal : Application for Lawful Development Certificate For Existing
Use of Four Premises on the Site as Residential Dwellings
Applicant : Kent Property Investments Ltd

Application No : 15/00041/FUL Decision : **Application Permitted**

Location : Land Between Main Road And Rectory Road And
Clements Hall Way Hawkwell

Proposal : Application to vary condition 15 to permission granted on
3rd June 2014 Application 13/000709/FUL :- to Vary
Condition 20 to Application for Residential Development of
176 Dwellings Approved on 17th December 2012 under
Application 12/00381/FUL to Allow Development to be
Implemented in Accordance with Revised Flood Risk
Assessment.

From:

15.The development shall be implemented in accordance
with the details for the mechanical wheel cleaning of
construction vehicles before their exiting the site comprising
of not less than one ramped wheel spinning facility together
with jet wash hoses and as specified at Appendix C to the
Construction Management Project Plan Project No. H4606
and dated January 2013.

REASON: To ensure that loose materials and spoil are not
brought onto the highway in the interests of highway safety.

To:

15.The development shall be implemented with jet washer
on site and mechanical sweeper as required for off site
roads and as specified at Appendix C to the Construction
Management Project Plan No. H4606 and dated January
2013 accompanying application 12/00381/FUL as approved
on 17th December 2012.

Applicant : David Wilson Homes Eastern Counties

Application No : 15/00075/FUL Decision : **Application Permitted**
Location : 90 Main Road Hawkwell Essex
Proposal : Demolish Existing Buildings and redevelop to Provide 36 Dwellings With Associated Parking, Modified Site Access, pumping station, open space and landscaping.
Applicant : Marden Homes Limited

Application No : 15/00138/FUL Decision : **Application Permitted**
Location : Ashdown Anchor Lane Canewdon
Proposal : Construct Single Storey Pitched Roofed Side Extension
Applicant : Mr A Harding And Miss V Lagden

Application No : 15/00182/NMA Decision : **Application Permitted**
Location : 35 Marylands Avenue Hockley Essex
Proposal : Application For Non-Material Amendment To Application For Two Storey Pitched Roofed Side Extension As Approved On 24th January 2008 Under Application 07/00771/FUL And To Revise Canopy Detail
Applicant : Mr Justin Osbourne

Application No : 15/00186/FUL Decision : **Application Permitted**
Location : 3 Betjeman Close Rayleigh Essex
Proposal : Two Storey Side Extension
Applicant : Mr V Man

Application No : 15/00238/ADV Decision : **Application Permitted**
Location : 91 High Street Rayleigh Essex
Proposal : Installation of 1 no. fascia sign (externally illuminated). 1 no. hanging sign (externally illuminated) on re-furbished bracket (re-positioned) and 1 no. menu and name plaque sign (non-illuminated)
Applicant : Pizza Express - Mr Joe Coates

Application No : 15/00241/FUL Decision : **Refuse Planning Permission**
Location : 81 High Street Rayleigh Essex
Proposal : Change Of Use Of Pavement To Provide Outside Seating Areas In Connection With Ground Floor Of No 81
Applicant : Greggs PLC

Reason(s) for Refusal

- 1 The application will result in an unacceptable narrowing of the High Street pavement in a very busy part of the town in the vicinity of Rayleigh Market and a well used taxi rank to the detriment of pedestrian safety and the free-flow of pedestrians and contrary to the emerging Rayleigh Area Action Plan which seeks improved pedestrian accessibility within the town centre and

contrary to Manual for Streets (2007) guidance.

- 2 The proposed development would result in an unwelcome intrusion into the streetscape of the Conservation Area. The seating and proposed barrier would create street clutter and the barrier would appear as a garish element uncharacteristic of the Conservation Area setting. The proposal would not preserve and enhance the Conservation Area and would therefore fall contrary to the requirements for such, as set out in the National Planning Policy Framework for the preservation of heritage assets and contrary to Policy CP2 of the Rochford District Core Strategy (2011).

Application No : 15/00267/LBC Decision : **Application Permitted**
Location : Apton Hall Farm Apton Hall Road Canewdon
Proposal : Provide Two Rooflights to Dove Cote Roof
Applicant : A W Squire Ltd

Application No : 15/00276/FUL Decision : **Application Permitted**
Location : 60 The Drive Rochford Essex
Proposal : Construct Summer House Outbuilding
Applicant : Mrs And Ms Richards And Haynes

Application No : 15/00279/FUL Decision : **Application Permitted**
Location : 63 Rectory Road Rochford Essex
Proposal : oraSingle Storey Rear Extension and Extend Roof From Hip to Gable and Form Pitched Roof Front Dormers and Flat Roofed Rear Dormer
Applicant : Mr Ricky Smith

Application No : 15/00282/FUL Decision : **Application Permitted**
Location : 2 Woodlands Close Hockley Essex
Proposal : Loft conversion with a hip to Gable, rear extension with room above within roof space.
Applicant : Miss Wendy Bailey

Application No : 15/00283/FUL Decision : **Application Permitted**
Location : 8 Randway Rayleigh Essex
Proposal : New Loft Conversion With Rear Dormer And 2 Storey Rear Extension. New Pitched Roof On Existing Garage
Applicant : Mr Geoff Roberts

Application No : 15/00297/FUL Decision : **Application Permitted**
Location : 17 St Thomas Road South Fambridge Essex
Proposal : Two Storey Rear Extension and Alterations to Fenestration
Applicant : Mr & Mrs Marcus & Carla Hotten

Application No : 15/00299/FUL Decision : **Application Permitted**
Location : 23B Highams Road Hockley Essex
Proposal : Construct Two Storey Pitched Roofed Rear Extension
(Demolish Existing Garage)
Applicant : Mr James Whyte

Application No : 15/00306/FUL Decision : **Application Permitted**
Location : 19 Eastcheap Rayleigh Essex
Proposal : Proposed Two Storey Rear And Side Extension. Extend
Dormer To Front Demolish Existing Garage
Applicant : Mr Levy

Application No : 15/00308/FUL Decision : **Application Permitted**
Location : Land Rear Of 98 Down Hall Road Gayleights Rayleigh
Proposal : Demolish Existing Garage, Erect 3 Bed Chalet Bungalow
With Access Off Gayleights
Applicant : Mr Brett Wakeling

Application No : 15/00312/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : 20 Woodlands Avenue Rayleigh Essex
Proposal : Application for a Lawful Development Certificate for a
Proposed Rear Dormer to First Floor with a Cat Slide Roof
Applicant : Mr & Mrs Wickenden

Application No : 15/00318/LBC Decision : **Application Permitted**
Location : 34 West Street Rochford Essex
Proposal : Application For Listed Building Consent To Paint Existing
Green Coloured Front Door To Black
Applicant : Miss Kimberley Baker

Application No : 15/00319/LBC Decision : **Refuse Planning
Permission**
Location : 34 West Street Rochford Essex
Proposal : Application For Listed Building Consent For Non-
Illuminated Lettering Signage To Front Of Building
Applicant : Miss Kimberley Baker

Reason(s) for Refusal

- 1 The proposed lettering by way of its overall height and size would be visually obtrusive and prominent proving visually harmful to the character of the Listed Building and would if allowed require an excessive amount of fixings into the external front walling of the building likely to cause substantial harm to the fabric of the Listed Building contrary to Policy DM38 to the Rochford District Council - Local Development Framework Development Management Plan (2014). For these reasons, the proposed signage is of an unsympathetic

design that would cause significant demonstrable harm to the character and appearance of the Listed Building. Furthermore, the size of lettering proposed it would not preserve or enhance the character of the building.

Application No : 15/00358/ADV Decision : **Refuse Planning
Permission**

Location : 34 West Street Rochford Essex
Proposal : Non-Illuminated Fixed Lettering Sign To Front Of Building
Applicant : Miss Kimberley Baker

Reason(s) for Refusal

- 1 The proposed lettering by way of its overall height and size would be visually obtrusive and prominent proving visually harmful to the character of the Listed Building and would if allowed require an excessive amount of fixings into the external front walling of the building likely to cause substantial harm to the fabric of the Listed Building contrary to Policy DM38 to the Rochford District Council - Local Development Framework Development Management Plan (2014).

Application No : 15/00323/FUL Decision : **Application Permitted**
Location : Tolivar Long Lane Hullbridge
Proposal : Revised Application to Demolish Detached Garage at Rear
and Construct Two Storey Side Extension Incorporating
Garage and Single Storey Front Extension
Applicant : Mr Steven Fullbrook

Application No : 15/00331/LBC Decision : **Refuse Listed Building
Consent**
Location : Old Parish Rooms Hockley Road Rayleigh
Proposal : Replacement of Existing Cast Iron Heritage Plaque with
New PVC Foam Sheet Plaque
Applicant : Rayleigh Town Council

Reason(s) for Refusal

- 1 The proposed plaque, by virtue of the PVC foam material and increased size, would have a detrimental impact upon the character and appearance of the listed building and the wider Conservation Area contrary to sections 16(2) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant parts of the National Planning Policy Framework.

Application No : 15/00332/LBC Decision : **Refuse Listed Building
Consent**
Location : Rayleigh Windmill Bellingham Lane Rayleigh
Proposal : Proposed Replacement of Existing Cast Iron Heritage
Plaque with New PVC Foam Sheet Heritage Plaque.
Applicant : Rayleigh Town Council

Reason(s) for Refusal

- 1 The proposed plaque, by virtue of the PVC foam material and increased size, would have a detrimental impact upon the character and appearance of the listed building and the wider Conservation Area contrary to sections 16(2) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and the relevant parts of the National Planning Policy Framework.

Application No : 15/00333/FUL Decision : **Application Permitted**
Location : 15 Albany Road Rayleigh Essex
Proposal : Proposed Hip To Gable Roof Alteration, Pitched Roof Front Dormer, Flat-Roofed First Floor Rear Extension And Single Storey Rear Extension
Applicant : Mr R Cotter

Application No : 15/00336/FUL Decision : **Application Permitted**
Location : The Day Nursery Church Road Rawreth
Proposal : Single Storey Canopy Pergola to Rear
Applicant : Mr Raymond Mitchell

Application No : 15/00337/FUL Decision : **Application Permitted**
Location : 94 Burnham Road Hullbridge Essex
Proposal : Extensions to Existing Dormers in Roof and Demolish and Reconstruct Ground Floor Side /Rear Extension Incorporating Extension to Entrance Hall
Applicant : Mr Darren Heales

Application No : 15/00339/FUL Decision : **Application Permitted**
Location : Car Park Station Approach Station Road
Proposal : Application for Removal of Planning Condition 1 of Approved Application Ref: 12/00158/FUL for Use of Area of Car Park as Car Wash Facility Including Erection of Canopy and Office Building to Allow for a Permanent Planning Permission

Applicant : Mr Gezim Salihu

Application No : 15/00340/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Barn At Centre Oaks Farm Central Avenue
Proposal : Application for a Certificate Of Lawfulness For Continued Use Of Part Of Barn As A Dwelling
Applicant : Mr And Mrs C Smith

Application No : 15/00346/FUL Decision : **Application Permitted**
Location : Apton Hall Farm Apton Hall Road Canewdon
Proposal : Provide Two Rooflights to Dove Cote Roof
Applicant : A W Squire Ltd

Application No : 15/00352/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 39A Highfield Crescent Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 7m from Original Rear Wall, Eaves
Height 2.9m, Maximum Height 3.9m
Applicant : Mr And Mrs Cox

Application No : 15/00356/FUL Decision : **Application Permitted**
Location : 70 Rectory Road Rochford Essex
Proposal : Single Storey Pitched Roofed Rear Extension To Form
Annexe
Applicant : Mrs Tina Jarrad

Application No : 15/00359/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Kalmar Barling Road Barling Magna
Proposal : Application for a Lawful Development Certificate for
Proposed Outbuilding Incorporating Garage, Gym,
Summerhouse and Storage
Applicant : Mr And Mrs Macklin

Application No : 15/00377/COU Decision : **Application Permitted**
Location : Land Fronting 17 Canute Close Canewdon
Proposal : Change of Use of Land Between 16-17 Canute Close to
Form Residential Garden for 17 Canute Close and
Construct Boundary Wall
Applicant : Mr Graham Harrison

Application No : 15/00383/FUL Decision : **Application Permitted**
Location : 14 Exmouth Drive Rayleigh Essex
Proposal : First Floor Side Extension and Extend Front and Rear
Dormers
Applicant : Mr And Mrs Darrken

Application No : 15/00385/FUL Decision : **Application Permitted**
Location : 1 Hazeldene Rayleigh Essex
Proposal : Construct 2m High (6' 6") Timber Fence To Edge Of
Existing Deck Area
Applicant : Mr Trevor Bennett

Application No : 15/00386/LDC Decision : **Grant Lawful
Development
Certificate**

Location : Nibkitt Wellington Avenue Hullbridge
Proposal : Application For A Certificate of Lawfulness For Single
Storey Detached Outbuilding To Form Games Room And
Gymnasium
Applicant : Mr Thomas Zirfas

Application No : 15/00389/FUL Decision : **Application Permitted**
Location : 58 Cotswold Avenue Rayleigh Essex
Proposal : Construct Single Storey Rear Extension, Hip to Gable Roof
Extension and Form Rooms in Roofspace Incorporating
Pitched Roofed Front Dormers and Flat Roofed Rear
Dormer
Applicant : Mr Steve Aston

Application No : 15/00392/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 37 Harrogate Road Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.58m from Original Rear Wall, Eaves
Height 2.75m, Maximum Height 3.1m
Applicant : Mr David Hunter

Application No : 15/00398/FUL Decision : **Refuse Planning
Permission**
Location : 42 Plumberow Avenue Hockley Essex
Proposal : Two Storey Side and Rear Extension
Applicant : Mr John Haley

Reason(s) for Refusal

- 1 The development, by virtue of the large two storey flat roofed extension is considered to be unacceptable; of a poor design which would be out of character, form and scale with the existing dwelling, harmful to visual amenity and uncharacteristic of the residential area in which modestly sized dwellings with pitched roofs are the norm and contrary to the high quality design principles of Policies CP1 of the Core Strategy 2011, part (ix) and (xi) of Policy DM1 of the Development Plan 2014, Supplementary Planning Document 2 and the Essex Design Guide.

Application No : 15/00395/FUL Decision : **Refuse Planning
Permission**
Location : 1 Kingsmead Cottages Barling Road Barling Magna
Proposal : Part demolition of existing dwelling and single storey
extension and construct two storey side and rear extension.
Applicant : Mr Paul Barthaud

Reason(s) for Refusal

- 1 The site is located within the Metropolitan Green Belt. Paragraph 89 of the National Planning Policy Framework (NPPF) lists exceptions whereby extensions are considered acceptable within the Green Belt provided that they do not result in disproportionate additions over and above the size of the original building.

The proposed floorspace would far exceed 25% beyond the internal floor space of the original dwelling contrary to policy DM17 of the Development Management Plan 2014. It is therefore considered to represent a disproportionate addition contrary to paragraph 89 of the National Planning Policy Framework. The potential 'permitted development' fallback position formed through class A to the Town and Country Planning (General Permitted Development) Order 2015 has been considered as a possible very special circumstance however, it is considered that any extension to the rear or side of the dwelling would be contrary to part (j)(iii). Therefore no permitted development fallback position exists that would be considered to represent a very special circumstance to outweigh the harm identified by way of inappropriateness. The proposal is considered to have a detrimental impact on the openness of the Green Belt.

Application No : 15/00400/FUL Decision : **Application Permitted**
Location : 4 Poplar Road Rayleigh Essex
Proposal : Demolish Existing Rear Conservatory, Construct Single Storey Rear Extension
Applicant : Mr & Mrs Rice

Application No : 15/00402/FUL Decision : **Application Permitted**
Location : 161 Daws Heath Road Rayleigh Essex
Proposal : Construct Single Storey Rear Extension
Applicant : Ms Claire Allison

Application No : 15/00409/ADV Decision : **Application Permitted**
Location : 91 High Street Rayleigh Essex
Proposal : Advertisement consent for 2no. Non-Illuminated Fascia Signs
Applicant : Rayleigh Town Museum

Application No : 15/00404/FUL Decision : **Application Permitted**
Location : 2 Ashingdon Road Rochford Essex
Proposal : Demolition of existing Conservatory and New Single Storey Rear Extension
Applicant : Mr M Bradley - Rochford Day Nursery

Application No : 15/00405/FUL Decision : **Refuse Planning
Permission**

Location : 5 Chelmer Avenue Rayleigh Essex
Proposal : Proposed Single Storey Rear Extension and First Floor
Rear Extension
Applicant : Mr And Mrs Clark

Reason(s) for Refusal

- 1 The extension, in projecting beyond the eaves of the original and existing dwelling, adding significant bulk and mass and with an uncharacteristic gambrel roof, would be out of character from the traditional bungalow form of development that is characteristic of the area contrary to the high quality design principles of Policies CP1 of the Core Strategy 2011 and part (ix) and (xi) of Policy DM1 of the Development Plan 2014.

Application No : 15/00408/FUL Decision : **Application Permitted**
Location : Garwood Lodge Church Road Rawreth
Proposal : Proposed New Open Porch To Front
Applicant : Mr John David-Jones

Application No : 15/00417/FUL Decision : **Application Permitted**
Location : 80 Ferry Road Hullbridge Essex
Proposal : Proposed Single Storey Rear Extension With Sloping Roof
and Rooflights
Applicant : Mr Kevin Arthurton

Application No : 15/00422/FUL Decision : **Application Permitted**
Location : 56 Rosslyn Close Hockley Essex
Proposal : Construct Detached Garage in Rear Garden
Applicant : Jeffrey Collins

Application No : 15/00428/FUL Decision : **Application Permitted**
Location : 97 The Chase Rayleigh Essex
Proposal : Construct Two Storey Side Extension
Applicant : Mr And Mrs Litmoden

Application No : 15/00429/FUL Decision : **Application Permitted**
Location : 23 Bellingham Lane Rayleigh Essex
Proposal : Replacement of Existing Ground and First Floor Timber
Windows to Front Elevation with Double Glazed White
Painted Timber Sash Windows
Applicant : Mr J Serjeant

Application No 15/00432/FUL Decision : **Application Permitted**
:
Location : Site Of 38 To 40 Eastwood Road Rayleigh
Proposal : Erect External Staircase to Side Elevation
Applicant : Mrs Myra Argentieri - ABC Rainbow Nursery

Application No : 15/00438/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Long Acres Lower Road Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 2.3m, Maximum Height 4m
Applicant : Mr A Elliott

Application No : 15/00446/FUL Decision : **Application Permitted**
Location : 22 Silverthorne Close Rochford Essex
Proposal : Ramped Access to Front Elevation
Applicant : Mrs Stella Green

Application No : 15/00449/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 74 Windsor Way Rayleigh Essex
Proposal : Proposed Single Storey Rear Extension
Applicant : Mr Dave Poyser

Application No : 15/00451/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 10 Thames Close Rayleigh Essex
Proposal : Application for a lawful development certificate for a
proposed single storey rear extension
Applicant : Mr And Mrs Decristofano

Application No : 15/00452/FUL Decision : **Application Permitted**
Location : 154 Little Wakering Road Little Wakering Essex
Proposal : Proposed New Pitched Roof to Existing Extension
Incorporating Roof Lantern and Canopy at Rear, Alterations
to Door/Windows
Applicant : Mr P Taylor

Application No : 15/00461/FUL Decision : **Application Permitted**
Location : Oaklands Bullwood Approach Hockley
Proposal : Demolition Of Existing Garden Building And Replacement
Garden Building And Garage
Applicant : Mr C And D O Donovan

Application No : 15/00454/FUL Decision : **Application Permitted**
Location : 127 Eastwood Road Rayleigh Essex
Proposal : Demolish Existing Garage and Construct Two Storey Side
and Rear Extensions, Including Side Facing Dormers
Applicant : Mr & Mrs Norris

Application No : 15/00455/FUL Decision : **Application Permitted**
Location : 25 Branksome Avenue Hockley Essex
Proposal : Proposed Single Storey Orangery Extension to Rear of
Property
Applicant : Mr & Mrs Annie Moonie

Application No : 15/00460/FUL Decision : **Application Permitted**
Location : 11 Ridgeway Rayleigh Essex
Proposal : Proposed Side Extension And Front Dormer And Rear
Extension And Alterations To Existing Garage Roof
Applicant : Mr Waite

Application No : 15/00459/FUL Decision : **Refuse Planning
Permission**
Location : 18 Thorpe Road Hawkwell Essex
Proposal : First Floor Rear Extension
Applicant : Mrs Lin Western

Reason(s) for Refusal

- 1 The development, by virtue of the large first floor extension with a very slack pitched roof is considered to be unacceptable, of a poor design which would be out of character, form and scale with the existing dwelling and uncharacteristic of the residential area in which modestly sized dwellings with pitched roofs are the norm and contrary to the high quality design principles of Policies CP1 of the Core Strategy 2011 and part (ix) of Policy DM1 of the Development Plan 2014.

Application No : 15/00471/ELECTR Decision : **Application Permitted**
Location : Street Record Hawkwell Chase Hawkwell
Proposal : To install a new pole to support the existing low voltage
overhead line.
Applicant : Freedom Group

Application No : 15/00472/ELECTR Decision : **No Objection
(Overhead Power
Lines)**
Location : Land Fronting 1 White Hart Lane Hawkwell
Proposal : Install New Pole for Low Voltage Overhead Line
Applicant : Freedom Group

Application No : 15/00478/FUL Decision : **Application Permitted**
Location : 4 Warwick Green Rayleigh Essex
Proposal : Proposed Porch
Applicant : Mr Shuttleworth

Application No : 15/00483/DPDP1 Decision : **Prior Approval
Required - Approved**
Location : 11 Mount Avenue Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.8m from Original Rear Wall, Eaves
Height 2.65m, Maximum Height 4m
Applicant : Mr And Mrs M & K Conway

Application No : 15/00503/NMA Decision : **Application Permitted**
Location : 83 New Road Great Wakering Essex
Proposal : Non-material Amendment application following approval of
14/00870/FUL New Bungalow
Applicant : Mr And Mrs Dongworth

Application No : 15/00497/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 12 Southbourne Grove Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 3.5m from Original Rear Wall, Eaves
Height 2.2m, Maximum Height 3.2m
Applicant : Mr N Smith

Application No : 15/00508/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : Flagstaff Rise Central Avenue Hullbridge
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8.00m from Original Rear Wall, Eaves
Height 2.8m, Maximum Height 4.00m
Applicant : Mr A Reid

Application No : 15/00509/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 12 Warners Bridge Chase Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.0m from Original Rear Wall, Eaves
Height 2.65m, Maximum Height 2.9m
Applicant : Mr Stuart Cater