

PLANNING DECISIONS – December 2015

Application No : 15/00105/FUL Decision : **Application Permitted**
Location : Land East Of Gardiners Lane Lambourne Hall Road
Canewdon
Proposal : Construct Stable and Hardstanding
Applicant : Mr A A Thamarakshan

Application No : 15/00109/FUL Decision : **Refuse Planning
Permission**
Location : Land East Of Gardiners Lane Lambourne Hall Road
Canewdon
Proposal : Construct One Three Bedroomed Bungalow And Detached
Garage
Applicant : Mr A A Thamarakshan

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 proportionate extension of existing buildings or the replacement of existing buildings in the same use and not materially larger) 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 therefore considered to represent inappropriate development within the Green Belt which, by definition, would be harmful to the Green Belt. In addition, the proposal is considered to be detrimental to the openness of the Green Belt which is considered to form other harm. 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 other harm identified, to justify overriding the strong presumption against the construction of new dwellings in the Green Belt.

In addition, the erection of a new dwelling, on a previously open site within the Green Belt, would be detrimental to landscape character and is not supported by part (v) to policy DM3 of the Development Management Plan (2014).

Application No : 15/00228/OUT Decision : **Application Withdrawn**
Location : Birch Lodge Anchor Lane Canewdon
Proposal : Outline Application to Demolish Existing Dwelling and
Construct 17 no Houses, Access Road, Garages And
Parking Areas
Applicant : NCS Ltd

Application No : 15/00372/LBC Decision : **Grant Listed Building
Consent**
Location : Vicarage Cottage High Street Canewdon
Proposal : Replace Like for Like Windows
Applicant : Mr Gary Blomfield

Application No : 15/00376/FUL Decision : **Application Permitted**
Location : 59 Rawreth Lane Rayleigh Essex
Proposal : Demolish Detached Garage to Rear of Site Sub-divide Plot
and Construct Detached Three Bedroomed Bungalow
Applicant : Mr Herve Price

Application No : 15/00379/OUT Decision : **Application Permitted**
Location : Site Of Bullwood Hall Bullwood Hall Lane Hockley
Proposal : Outline Application to Demolish Existing Prison Complex
Buildings, Convert Bullwood Hall into Terrace of Three
Houses Incorporating Extension, Provide Residential
Development of 60no. Dwellings, Alterations to Access and
Access Road
Applicant : Harrow Estates PLC

Application No : 15/00434/FUL Decision : **Application Permitted**
Location : 40 Moat Rise Rayleigh
Proposal : Construct Single Storey Flat Roofed Rear Extension
Applicant : Mr & Mrs Yeung

Application No : 15/00457/FUL Decision : **Application Withdrawn**
Location : Land Rear Of 12 To 26 Eastwood Road Rayleigh
Proposal : Demolition of Existing Buildings and Construction of 36 No.
Two Bed Flats With Ancillary Parking and Amenity Space
Applicant : Histonwood Ltd

Application No : 15/00498/FUL Decision : **Application Permitted**
Location : 1 Barrow Hall Cottages Barrow Hall Road Little Wakering
Proposal : Proposed Conversion Of 1 dwelling into 2 no Self
Contained Flats. Incorporating Single Storey Rear
Extension
Applicant : C Rayner Ltd - Mr Philip Burns

Application No : 15/00552/FUL Decision : **Application Permitted**
Location : 8 Kenilworth Gardens Rayleigh
Proposal : Retrospective Application for Childrens Playhouse
Applicant : Mr Paul Topp

Application No : 15/00563/FUL Decision : **Application Permitted**
Location : 14 Victoria Road Rayleigh
Proposal : Retrospective Application To Retain Fence (1.2m in height)
To Front Boundary
Applicant : Mrs Abbygale Hayes

Application No : 15/00568/NMA Decision : **Application Permitted**
Location : 115 Down Hall Road Rayleigh
Proposal : Non-material amendment following approval of
15/00050/FUL Construct Side Extension And Extend Roof
Over, Construct Two Storey Rear Extension, Construct
Rooms In Roof Incorporating Front And Rear Dormers, Add
Porch And Bow Window To Front, Construct Deck To Rear.
Applicant : Mrs Stacey Downs

Application No : 15/00582/DPDP1 Decision : **Application Returned**
Location : 58 Hamilton Gardens Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 3.0m from Original Rear Wall, Eaves
Height _m, Maximum Height _m
Applicant : Mrs J Maunder

Application No : 15/00603/FUL Decision : **Application Permitted**
Location : 173 High Street Rayleigh
Proposal : Proposed Change of use from A3 (restaurant/cafe) to mix
use Class A3 (Restaurant/cafe) and Use Class A5
(takeaway)
Applicant : Mrs Belinda Singh

Application No : 15/00612/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).
- 2 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 : 15/00640/FUL Decision : **Application Permitted**
Location : 120 Rawreth Lane Rayleigh
Proposal : Widen Existing Vehicle Crossing Onto Rawreth Lane
Applicant : Metro Ltd.

Application No : 15/00645/FUL Decision : **Application Permitted**
Location : 19 Dene Gardens Rayleigh
Proposal : Demolish Garage and Construct Part Single/Part Two Storey Side Extension and Form Rooms in the Roofspace Incorporating Three Flat Roofed Rear Dormers.
Applicant : Mr & Mrs Michael & Joanne Farmer

Application No : 15/00647/FUL Decision : **Refuse Planning Permission**
Location : 18 Hatfield Road Rayleigh
Proposal : Single Storey Flat Roofed Infill Rear Extension. Hip to Gable Roof Alterations, Install Pitched Roofed Front Dormer And Flat Roofed Rear Dormer
Applicant : Mrs C Morris

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 : 15/00653/FUL Decision : **Application Permitted**
Location : Long Acres Lower Road Hockley
Proposal : Demolish Existing Bungalow and Construct New 5 - bed Bungalow
Applicant : Mr A Elliott

Application No : 15/00668/FUL Decision : **Application Permitted**
Location : 12 - 24 Eastwood Road Rayleigh
Proposal : Installation of plant and machinery
Applicant : Marks And Spencer Plc

Application No : 15/00681/FUL Decision : **Application Permitted**
Location : Twin Oaks 215 Rectory Avenue Rochford
Proposal : Single Storey Pitched Roofed Front Extension To Garage
Applicant : Mr And Mrs J And G Tyler

Application No : 15/00687/LDC Decision : **Grant Lawful Development Certificate**
Location : 24 High Elms Road Hullbridge
Proposal : Application for a Certificate of Lawfulness for Proposed Flat Roofed Rear Dormer and Loft Conversion
Applicant : Mr Follon

Application No : 15/00691/NMA Decision : **Application Permitted**
Location : 4 Pemberton Field South Fambridge Rochford
Proposal : Application For Non Material Amendment To Permission For Single Storey Rear Extension Granted On 16th June 2015 Under Application Ref: 15/00251/FUL And For Change To Provide External Timber Clad Finish
Applicant : Mr Andrew Casey

Application No : 15/00689/FUL Decision : **Application Permitted**
Location : 24 Great Eastern Road Hockley
Proposal : Proposed Flat Roofed Garage Accessed Off Gladstone Road
Applicant : Mr Stephen Reid - HaydenBrookes

Application No : 15/00695/FUL Decision : **Application Permitted**
Location : 290A Eastwood Road Rayleigh
Proposal : Extend Existing Vehicular Crossing
Applicant : Mr John Naylor

Application No : 15/00696/FUL Decision : **Application Permitted**
Location : 39 Millview Meadows Rochford
Proposal : Single Storey Front Extension, Convert Garage to
Habitable Room.
Applicant : Mr Jerry Gibson

Application No : 15/00701/FUL Decision : **Application Permitted**
Location : 1 Vine Cottages Barling Road Barling Magna
Proposal : First Floor Rear Extension and Single Storey Side
Extension
Applicant : Mrs S Pearson

Application No : 15/00702/LBC Decision : **Application Permitted**
Location : 1 Vine Cottages Barling Road Barling Magna
Proposal : First Floor Rear extension and Single Storey Side
Extension
Applicant : Mrs S Pearson

Application No : 15/00705/FUL Decision : **Refuse Planning
Permission**
Location : 45 Seaview Drive Great Wakering
Proposal : Proposed Part Single Part Two Storey Rear Extension and
First Floor Side Extension
Applicant : Mr & Mrs David Hughes

Reason(s) for Refusal

- 1 Policy DM1 of the Rochford District Development Management Plan (2014) requires that proposed developments achieve a positive relationship with existing and nearby buildings. Furthermore, Supplementary Planning Document 2 - Housing Design requires that in order to prevent excessive overshadowing of neighbouring properties first floor extensions shall be sited to ensure that their projection does not form a horizontal angle greater than 45° with the nearest habitable room window of any adjacent property. The proposal would project significantly beyond such an angle with the nearest rear facing window of No. 47 Seaview Drive and would lead to an excessive degree of overshadowing resulting in an adverse impact on the residential amenity presently enjoyed by the occupants of that dwelling contrary to Policy DM1.

Application No : 15/00706/FUL Decision : **Application Permitted**
Location : Oak House Barling Road Barling Magna
Proposal : Single Storey Front Extension and Internal Alterations
Applicant : Mr & Mrs Macklin

Application No : 15/00709/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 39 Station Crescent Rayleigh
Proposal : Application For A Certificate of Lawfulness For A Proposed
Hip To Gable Roof Alterations, Rear Dormer And Single
Storey Rear Extension. Two Velux Roof Lights To Front
Applicant : Mr Bass

Application No : 15/00713/FUL Decision : **Refuse Planning
Permission**
Location : 18 Sutton Road Rochford
Proposal : Proposed Vehicle Crossover
Applicant : Mrs Jeanette Lee

Reason(s) for Refusal

- 1 The proposal as submitted does not provide adequate depth for a vehicle to park off the highway without causing potential obstruction to pedestrians on the footpath to the detriment of highway safety and efficiency. Furthermore the constrained access, by virtue of the telegraph pole, onto a busy road would lead to conflict and interference with the passage of through vehicles to the detriment of highway safety.

Application No : 15/00711/FUL Decision : **Application Permitted**
Location : 22 Helena Road Rayleigh
Proposal : Proposed Retention Of Rear Conservatory
Applicant : Mrs Teresa Coleman

Application No : 15/00712/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 39 Windermere Avenue Hullbridge
Proposal : Application For A Certificate Of Lawfulness For Proposed
Single Storey Side Extension
Applicant : Mrs J Wicking

Application No : 15/00715/FUL Decision : **Application Permitted**
Location : Rochford District Council Depot South Street Rochford
Proposal : Demolish Existing Building and Construct New Portacabin
Applicant : Rochford Council Depot - Mr Marcus Hotten

Application No : 15/00716/FUL Decision : **Application Permitted**
Location : 12 Winbrook Close Rayleigh
Proposal : Pitched Roof Dormers to Front and Alterations to Cladding
on Existing Rear Dormer
Applicant : Mr & Mrs Eales

Application No : 15/00717/FUL Decision : **Application Permitted**
Location : 97 Leslie Road Rayleigh
Proposal : Installation of modular Ramp
Applicant : Mrs Irene Mayhew

Application No : 15/00718/FUL Decision : **Application Permitted**
Location : 127 Southend Road Rochford
Proposal : Single Storey Side and Rear Extension
Applicant : Mr H Erdil

Application No : 15/00722/FUL Decision : **Application Permitted**
Location : 8 Haddon Close Rayleigh
Proposal : Construct Metal Railing Fence To Front
Applicant : Mr Ivan Archer

Application No : 15/00727/FUL Decision : **Application Permitted**
Location : Green Shutters Hall Road Rochford
Proposal : Two Storey Front Extension, Single Storey Flat Roofed
Rear Extension, Detached Garage and New Boundary Wall
with Entrance Gates
Applicant : Mr & Mrs D Frith

Application No : 15/00728/FUL Decision : **Application Permitted**
Location : 30 Hillcrest Road Hockley
Proposal : Two Storey Front Extension Incorporating Double Garage
Applicant : Mr & Mrs Riley

Application No : 15/00730/FUL Decision : **Refuse Planning
Permission**
Location : Pinetree Place Ashingdon Road Rochford
Proposal : Subdivide Plot and Construct Detached Three Bedroomed
Chalet
Applicant : Silver City Estates Ltd

Reason(s) for Refusal

- 1 The proposal, by way of its height and mass at first floor level and proximity to neighbouring properties to the north, would be visually intrusive to the outlook of the occupiers of the surrounding dwellings, contrary to the adopted design

policies of the Local Planning Authority and the National Planning Policy Framework. If allowed the proposed house would have an overbearing relationship with the neighbouring bungalow to the east resulting in a loss of amenity to this property, contrary to parts (ix) and (x) of Policy DM1.

- 2 The proposal, by way of the dormer window proposed to the rear elevation, would present a risk of overlooking to the neighbouring bungalow to the east resulting in a loss of residential and private amenity to this property, contrary to parts (ix), (x) and (xi) of Policy DM1.

Application No : 15/00732/LBC Decision : **Grant Listed Building Consent**

Location : 50 Main Road Hockley
Proposal : Proposed underpinning and structural repairs
Applicant : Mr & Mrs Davies

Application No : 15/00734/LDC Decision : **Grant Lawful Development Certificate**

Location : 354 Ashingdon Road Ashingdon
Proposal : Application for Lawful Development Certificate for Proposed Flat Roofed Rear Dormer
Applicant : Mrs P Lowe

Application No : 15/00735/FUL Decision : **Refuse Planning Permission**

Location : 283 Plumberow Avenue Hockley
Proposal : Single Storey Front and Rear Extensions, Replace & Reshape Roof Form and Construct Detached 3 Bay Garage
Applicant : Mr David Warren

Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan Policies (Adopted 25 February 2014) shows the site to be within the Metropolitan Green Belt. The proposal by way of the oversized nature of the extension proposed is considered to be inappropriate development contrary to paragraph 89 to the National Planning Policy Framework.

Within the Green Belt, planning permission will not be given for the extension of existing buildings other than reasonable extensions to existing dwellings, as defined in Policy DM 17 of the Rochford District Council Local Development Framework Development Management Plan (December 2014). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired. Policy DM 17 provides that the total size of a dwelling situated in the Green belt as extended, including any extension which may have previously been added, will not exceed the original floor space by more than an increase of 25% of the habitable floorspace of the original dwelling. The extension proposed would result in a total increase of 250% of the internal floorspace of the original building and is considered excessive, rather than reasonable, that

would result in a disproportionate addition over and above the size of the original building. The increase in roof height and continuation of increased ridge height for the entire depth of the dwelling would result in an increase in bulk and scale of built form that would be considered detrimental to the openness of the Green Belt and contrary to Policy DM17.

Application No : 15/00737/FUL Decision : **Application Permitted**
Location : 74 High Road Rayleigh
Proposal : Part Single/Part Two Storey Side/Front Extension
Incorporating Garage and Alterations for Front Fenestration
Applicant : Mr And Mrs Bloxham

Application No : 15/00738/FUL Decision : **Application Permitted**
Location : 16 Sweyne Avenue Hawkwell
Proposal : Hip to Gable Roof Extension and Loft Conversion
Incorporating Flat Roofed Dormers to Front and Rear
Applicant : Mr Nicholas Waring

Application No : 15/00739/FUL Decision : **Refuse Planning
Permission**
Location : 11 East Street Rochford
Proposal : Proposed Replacement Of Timber Box Sash Windows With
New UPVC Windows At Ground And First Floor Front
Elevations
Applicant : Mrs Kathryn Carter

Reason(s) for Refusal

- 1 The proposal, by way of the untraditional uPVC material proposed, would lead to the erosion of the character of the Conservation Area and as such would be detrimental to its character and appearance, contrary to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to sections 126 and 134 of the NPPF, and to policy CP2 of the Rochford Local Plan.

Application No : 15/00741/FUL Decision : **Refuse Planning
Permission**
Location : 53 Weir Pond Road Rochford
Proposal : Two Storey Side and Two Storey Rear Extension
Applicant : Mrs Victoria Loveard

Reason(s) for Refusal

- 1 The proposal by way of its significant extension of the ridge line and resulting mass of the proposed first floor side extension when viewed from the street would result in a development that would be harmful to the street scene detracting from the semi-detached pair and wider group of dwellings of which the site is part and contrary to good design aspirations as detailed in the Essex Design Guide and to parts (x) and (xi) of Policy DM1 of the Rochford District Council Local Development Framework Development Management Plan (2014).

Application No : 15/00745/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 8 Willow Close Hockley
Proposal : Application for a Certificate of Lawfulness for Proposed Loft
Conversion Incorporating Hip to Gable Roof Extension and
Flat Roofed Rear Dormer
Applicant : Mr David Aston

Application No : 15/00742/FUL Decision : **Application Permitted**

Location : 45 Crown Hill Rayleigh
Proposal : Demolish Existing Conservatory and Construct Single
Storey Rear Extension
Applicant : Mr & Mrs Hind

Application No : 15/00743/FUL Decision : **Refuse Planning
Permission**

Location : 62 Clifton Road Ashingdon
Proposal : First Floor Flat Roofed Rear Extension
Applicant : Mr James Randall

Reason(s) for Refusal

- 1 The proposal, by way of the flat roofed bulk and mass created by the proposed flat roofed design at first floor level, would be harmful to the visual amenity of the neighbouring dwellings contrary to Part (ix) of Policy DM1 of the Rochford District Council Development Management Plan. In addition, the design of the proposed first floor flat roofed rear extension would result in an addition that would be considered poor in design and not in keeping with the existing pitched roof to the dwelling or neighbouring properties that would if allowed be of a scale and form inappropriate to the locality which comprises buildings of pitched roofed design and would have a poor relationship with nearby buildings contrary to Part (x) and (xi) of Policy DM1.

- 0 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the basis of the reasons for refusal which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development in line with the Council's pre-application advice service.

Application No : 15/00744/ADV Decision : **Grant Advertisement Consent**
Location : Car Dealership D Rochford Business Park Cherry Orchard Way
Proposal : Proposed Advertisements Consisting Of 8 no Fascia Signs And 4 no Other Signs Including Free-Standing signs. 6 no Illuminated And 6 no Non-Illuminated.
Applicant : Toomeys Rochford

Application No : 15/00748/ADV Decision : **Grant Advertisement Consent**
Location : 10 Purdeys Way Rochford
Proposal : Proposed Advertising Consisting Of 3 no Internally Illuminated Fascia Signs, 4 no Vinyl Graphic Signs And 1 no Totem Sign
Applicant : Mr Jon Wright

Application No : 15/00749/FUL Decision : **Application Permitted**
Location : 1 St Martins Close Rayleigh
Proposal : Proposed Raised Decking and Planters To Rear Of Dwellinghouse
Applicant : Mr & Mrs Hobbs

Application No : 15/00753/FUL Decision : **Application Permitted**
Location : 47 Twyford Avenue Great Wakering
Proposal : Loft Conversion with Front and Rear Flat Roof Dormers
Applicant : Mr & Mrs McConochie

Application No : 15/00756/LDC Decision : **Grant Lawful Development Certificate**
Location : Poplar Lodge Rayleigh Avenue Eastwood
Proposal : Application For A Certificate Of Lawfulness For Proposed Use Of Existing Swimming Pool For A Swim School Providing Private Swimming Lessons
Applicant : Mrs Celeste Newson

Application No : 15/00755/ADV Decision : **Application Permitted**
Location : Car Dealership A Rochford Business Park Cherry Orchard Way
Proposal : Proposed Advertisements Consisting Of 7 No. Fascia Signs, 2 No. Totem Signs, 1 No. Entrance Sign, 1 No. Free-Standing Entrance Sign (All Internally Illuminated) And 2 No. Free-Standing Non-Illuminated Directional Signs
Applicant : Mr Matt Fletcher - Vauxhall Toomey

Application No : 15/00758/FUL Decision : **Application Permitted**
Location : Unit Adjacent Harrier House Aviation Way Rochford
Proposal : External Alterations Providing Additional Windows and
Doors, And An External Wash Facility. Change of Use to an
Ambulance Facility
Applicant : East Of England Ambulance Service

Application No : 15/00759/FUL Decision : **Refuse Planning
Permission**
Location : 1 Harrow Close Hawkwell
Proposal : Construct Two Storey Side Extension and Extend Existing
Front and Rear Dormers
Applicant : Mr Daniel Smith

Reason(s) for Refusal

- 1 The lack of separation of the two storey extension with the boundary of the adjacent narrow road would result in an over dominant and incongruous development at this corner site such that the flank wall would dominate this corner setting to the detriment of visual amenity in the streetscene contrary to policy DM1 of the Development Management Plan 2014.

Application No : 15/00757/NMA Decision : **Application Permitted**
Location : 40 Vernon Avenue Rayleigh
Proposal : Application For Non-Material Amendment To Two Storey
Side And Single Storey Front And Rear Extension
Approved On 15th December 2014 Under Application
14/00747/FUL And For Bow Window To Front, Revised
Siting Of Rear Extension, Velux To Rear Extension Roof
And Hardi-Plank Cladding
Applicant : Mrs Jane Waeland

Application No : 15/00760/FUL Decision : **Application Permitted**
Location : 21 The Westerings Hawkwell
Proposal : Single Storey Side Extension (Infill Existing Car Port)
Applicant : Mr & Mrs Barnes

Application No : 15/00761/FUL Decision : **Application Permitted**
Location : 41 Princess Gardens Rochford
Proposal : Form Room In Roofspace Incorporating Flat Roofed Front
And Rear Dormers. Demolish Side Addition And Create
Front Entrance Hall
Applicant : Mr Reid & Ms Grace

Application No : 15/00762/FUL Decision : **Application Permitted**
Location : 19 Burrows Way Rayleigh
Proposal : Part Two/Part Single Storey Side Extension
Applicant : Mr & Mrs Werry

Application No : 15/00763/FUL Decision : **Application Permitted**
Location : 2 Badgers Mount Hockley
Proposal : Convert Existing Four Bedroom House To A Chalet
Bungalow And Extend To The Side And Rear Of The
Property.
Applicant : Mr & Mrs Evans

Application No : 15/00764/FUL Decision : **Application Permitted**
Location : 71 Somerset Avenue Rochford
Proposal : Hip to Gable Roof Extension, Front and Rear Flat Roofed
Dormers, Raise Roof on Rear Extension
Applicant : Mr Mark Clarke

Application No : 15/00766/LDC Decision : **Application Permitted**
Location : 17 Jubilee Road Rayleigh
Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Rear Extension
Applicant : Mr Reddan

Application No : 15/00769/FUL Decision : **Application Permitted**
Location : 26 Cordelia Crescent Rayleigh
Proposal : Proposed Hip To Gable Roof Alterations And Front And
Rear Dormers To Create Rooms In Roof
Applicant : Mrs Kate Keilty

Application No : 15/00772/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 69 Cotswold Avenue Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.0m from Original Rear Wall, Eaves
Height 3.3m, Maximum Height 3.3m
Applicant : Mr Mark Mahy

Application No : 15/00774/FUL Decision : **Application Permitted**
Location : 21 Stanley Road Ashingdon
Proposal : Proposed First Floor Rear Extension, Pitched Roof Over Existing Flat Roof Extension, Chimney Stack And Alterations, Plus Replacement Roof Tiles To Existing And New Roof And Rendering To New And Existing Walls Above First Floor Level
Applicant : Mr Sarah Golding

Application No : 15/00777/FUL Decision : **Application Permitted**
Location : Land Between 42 And 44 Little Wakering Road Great Wakering
Proposal : Proposed New 4 Bed Detached Dwellinghouse
Applicant : Mr & Mrs Pearmain

Application No : 15/00771/FUL Decision : **Application Permitted**
Location : Site Of 41 And 43 Grove Road Rayleigh
Proposal : Demolish No's 41 and 43 Grove Road And Construct 3 no 4 Bed Houses. Retain Existing Vehicular Accesses And Create 1 no Additional Vehicular Access To Site Frontage"
Applicant : Hilton Homes

Application No : 15/00782/FUL Decision : **Application Permitted**
Location : 19 Malvern Road Hockley
Proposal : Single Storey Pitched Roofed Front Extension And Single Storey Pitched Roofed Rear And Side Extension
Applicant : Mr Peter Robinson

Application No : 15/00789/FUL Decision : **Refuse Planning Permission**
Location : Site Of 22 Highams Road Hockley
Proposal : Demolish Existing Dwelling and Construct Three Detached 4-bed Houses
Applicant : Southeast Construction Essex Ltd

Reason(s) for Refusal

1 REASON FOR REFUSAL:

No ecological surveys have been provided with this application however, the habitat would appear to be suitable for protected species. Without the necessary information to assess the ecological impact, the Council is not in a position to be able to fully assess the application in accordance with the National Planning Policy Framework, the Core Strategy and Development Management Plan. The lack of information leads to potential implications of the proposal for ecological species as the site may be species rich. The lack of information has led to this not being sufficiently addressed.

Application No : 15/00793/DPDP1 Decision : **Refuse Planning Permission**

Location : 22 Stambridge Road Rochford
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.300m from Original Rear Wall, Eaves Height 3.100m, Maximum Height 3.250m
Applicant : Mr And Mrs Hammond

Reason(s) for Refusal

- 1 The proposed extension by way of the eaves height of 3.1m and constituting a side extension having a width greater than half the width of the original building would conflict with both part i and part j (iii) to Class A to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 201 and would not be lawful.

Application No : 15/00795/OUT Decision : **Application Permitted**

Location : Avonside Eastwood Rise Eastwood
Proposal : Outline Application With All Matters Reserved For Demolition Of Existing House And Construction Of 2 no Detached Houses
Applicant : Mr Danny Pyner

Application No : 15/00801/FUL Decision : **Application Permitted**

Location : 12 Rutland Gardens Rochford
Proposal : Demolish Porch and Construct Two Storey Front Extension, New Roof Over Existing Front Projection
Applicant : Mrs D Hadleigh

Application No : 15/00802/FUL Decision : **Application Permitted**

Location : 44 Kelso Close Rayleigh
Proposal : Construct Single Storey Rear Conservatory
Applicant : Mr & Mrs Jamie Valentine

Application No : 15/00804/FUL Decision : **Application Permitted**

Location : Timberley The Avenue Hullbridge
Proposal : Single Storey Rear Extension and Front Extension (Porch)
Applicant : Mr Colin Wells

Application No : 15/00803/LDC Decision : **Grant Lawful Development Certificate**

Location : 61 Marylands Avenue Hockley
 Proposal : Application for Lawful Development Certificate for Proposed Garage Conversion to Habitable Room, Raise Side Flat Roof to First Floor Level
 Applicant : Mrs Louise Miller

Application No : 15/00809/FUL Decision : **Application Permitted**

Location : 167 Grove Road Rayleigh
 Proposal : Convert Garage to Habitable Room and Install Oriel Window to Front and an Obscure Glazed High Level Side Window at Ground Floor
 Applicant : Mr & Mrs Farge

Application No : 15/00817/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : Outbuilding South Of The Bungalow Hooley Drive Rayleigh
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8.00m from Original Rear Wall, Eaves Height 2.60m, Maximum Height 3.55m
 Applicant : Mr J Gibson

Application No : 15/00818/FUL Decision : **Application Permitted**

Location : 19 Alexandra Road Rayleigh
 Proposal : Proposed Front Extension to Garage
 Applicant : Mr & Mrs Druce

Application No : 15/00825/FUL Decision : **Application Permitted**

Location : 52 Spa Road Hockley Essex
 Proposal : Extend Existing Vehicle Crossover
 Applicant : Dr Dilip Patel

Application No : 15/00837/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : The Dell Madrid Avenue Rayleigh
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8m from Original Rear Wall, Eaves Height 2.40, Maximum Height 3.80m
 Applicant : Mr Richard Calvy

Application No : 15/00839/FUL Decision : **Application Permitted**
Location : 59 Banyard Way Rochford
Proposal : Change Use of Existing Annex to Form Independent Dwelling and Construct Vehicle Crossover
Applicant : Mr & Mrs Miller

Application No : 15/00863/NMA Decision : **Application Permitted**
Location : 15 Doulton Way Rochford
Proposal : Proposed Non-Material Amendment To Planning Consent Ref 15/00458/FUL For Repositioning of Detached Garage
Applicant : Mr Phil Jones

Application No : 15/00910/NMA Decision : **Application Permitted**
Location : Former Classroom At Rear Of Crowstone Preparatory School Shopland Road
Proposal : Application For Non-Material Amendment To Permission Granted On 21st October 2015 For Revised Application For Proposed Barn For Storage Of Restored Cars And Comprising Revised Window And Door Details
Applicant : Mr Rikki Cann