

## PLANNING DECISIONS – February 2016

Application No : 15/00214/ADV      Decision : **Application Permitted**  
Location : 14 - 16 South Street Rochford  
Proposal : Retrospective Application for Non-Illuminated Hanging Sign  
Applicant : Mr Deepak Menon - Caremark (Southend & Rochford)

Application No : 15/00290/FUL      Decision : **Application Permitted**  
Location : 9 East Street Rochford  
Proposal : Retrospective Application To Extend Beer Garden Onto  
Adjoining Car Park And Enclose With Close Boarded Fence  
Applicant : Mr Adrian Tyerman

Application No : 15/00564/LDC      Decision : **Refuse Lawful  
Development  
Certificate**  
Location : 209A Hockley Road Rayleigh  
Proposal : Application for Lawful Development Certificate for Proposed  
Single Storey Side Canopy Extension  
Applicant : Mrs Argles

### Reason(s) for Refusal

- 1 The single storey extension would not comply with Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 as it would be contrary to part (i) due to it extending from the side of the garage by more than 50% of the width of the dwelling if considered to be erected off a side wall of the dwellinghouse. Either the proposal would extend off a side or rear wall and in the latter case the proposal would fall contrary to part (f)(i) and (g).

Application No : 15/00602/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : Sunnyside Wellington Road Hockley  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 8.0m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 4.0m  
Applicant : Mr T Evans

Application No : 15/00682/LDC      Decision : **Grant Lawful Development Certificate**  
Location : 1 Brinkworth Close Hockley  
Proposal : Application For A Certificate Of Lawfulness For Proposed Single Storey Sloped Roofed Side Extension And Part Single/ Part Two Storey Pitched Roofed Rear Extension  
Applicant : Mr Spencer Wells

Application No : 15/00765/FUL      Decision : **Application Permitted**  
Location : 47 Eastcheap Rayleigh  
Proposal : Proposed Two Storey Side Extension  
Applicant : Mr Neil Ellicott

Application No : 15/00768/LDC      Decision : **Grant Lawful Development Certificate**  
Location : 1 Haddon Close Rayleigh  
Proposal : Application for a Certificate of Lawfulness for Proposed Garage Conversion  
Applicant : Mr & Mrs Lanning

Application No : 15/00775/FUL      Decision : **Application Permitted**  
Location : Treetops Hillview Road Rayleigh  
Proposal : Demolition Of Existing Bungalow And Construction Of 3 New Dwellings With Associated Parking And Proposed Vehicle Access Cross-Overs To Suit New Layout  
Applicant : Flush Group

Application No : 15/00788/FUL      Decision : **Refuse Planning Permission**  
Location : 37 Ashingdon Heights Ashingdon  
Proposal : Two Storey Rear Extension  
Applicant : Mr Andrew Murphy

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. The visual impact of the two storey extension proposed would prove detrimental upon neighbouring residential amenity to occupiers of No. 35 Ashingdon Heights and would be visually over dominant to the adjacent neighbours due to the position, bulk and mass of the proposed development. For the reason above, the proposal would result in an adverse impact on the residential amenity presently enjoyed by the adjoining occupiers to No. 35 Ashingdon Heights contrary to Policy DM1.

Application No : 15/00786/FUL Decision : **Application Permitted**  
Location : Pear Tree 750 New Park Road Hockley  
Proposal : Retrospective Application For Front Extension To Existing Day Room  
Applicant : Mr & Mrs F And H Doran

Application No : 15/00794/FUL Decision : **Application Permitted**  
Location : 64 Hatfield Road Rayleigh  
Proposal : New Rear And Side Extension Incorporating Garage And Loft Conversion  
Applicant : Mr & Mrs L Jones

Application No : 15/00787/FUL Decision : **Application Permitted**  
Location : 11 Crown Gardens Rayleigh  
Proposal : Demolish Existing Lean-to and Erect Two Storey Side Extension and Change Existing Flat Roofed Front Dormers to Pitched Roofs  
Applicant : Ms Maria Callis

Application No : 15/00822/LDC Decision : **Grant Lawful Development Certificate**  
Location : 30 Shannon Avenue Rayleigh Essex  
Proposal : Application for a Certificate of Lawfulness for Proposed Hip to Gable Roof Extension, Rear Dormer and Front Rooflights  
Applicant : Mr Paul Gregory

Application No : 15/00828/FUL Decision : **Application Permitted**  
Location : 8 The Crofts Little Wakering  
Proposal : Proposed Removal Of Condition 3 of 02/00044/FUL To Enable Use Of Garage As Habitable Space  
Applicant : Mr Luke Breeden

Application No : 15/00829/FUL Decision : **Refuse Planning Permission**  
Location : Land Opposite Hawthorn Lodge Highlands Road Rawreth  
Proposal : Construct Two Storey Building To Provide Stables And Ancillary Facilities And Use Land For Keeping Of Horses. Construct Entrance And Driveway  
Applicant : Miss Zoe Wash

Reason(s) for Refusal

- 1 The height and massing of the proposal caused by the first floor auxiliary space is considered excessive for its proposed use and would if allowed cause significant harm to the openness of the Green Belt, contrary to part (vi) of Policy DM15 of the Rochford District Council Development Management

Plan and paragraph 89 of the NPPF.

- 2 The proposal by way the height and massing of the proposal, would be detrimental to the setting of the adjacent Listed Buildings , and as such contrary to section 66 of the Planning (Listed Building and Conservation Areas) Act 1990, and would therefore constitute harm, as per section 134 of the NPPF.

Application No : 15/00834/FUL      Decision : **Application Permitted**  
Location : 61 Rochford Garden Way Rochford  
Proposal : Front Extension  
Applicant : Mr Andrew Bennett

Application No : 15/00832/ADV      Decision : **Application Permitted**  
Location : 30 Main Road Hockley  
Proposal : Proposed Individually Illuminated Builtup Letters Sign, To Read " Hildale Academy"

Applicant : Mrs Carol Harding

Application No : 15/00842/LDC      Decision : **Refuse Lawful  
Development  
Certificate**  
Location : 45 Southview Road Hockley  
Proposal : Application for a Certificate of Lawfulness for Proposed  
Extension to Rear/Side Dormer  
Applicant : Mr Andrew Colley

Reason(s) for Refusal

- 1 The roof volume of the existing two storey rear extension, hip to gable conversion, two flat roof rear dormers and the two linked front dormers (granted in 2009 and 2010) together add a total volume of over 74 cubic metres to the existing property. As such the previous enlargement to the original roof space has already used up all the volume allowance set out in the Town and Country Planning (General Permitted Development) Order 2015. With no allowance left to the host property, any proposal submitted would exceed the cubic content of the original roof space by more than 50 cubic metres. The proposal would therefore conflict with paragraph B.1. (d) to Class B and would not be lawful. Planning permission is therefore required for the proposed extension to rear/side dormer.

Application No : 15/00865/ADV      Decision : **Application Permitted**  
Location : 91 High Street Rayleigh  
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) (Revised scheme to 15/00238/ADV)  
Applicant : Pizza Express - Mr Joe Coates

Application No : 15/00866/LBC      Decision : **Grant Listed Building  
Consent**  
Location : 91 High Street Rayleigh  
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 : 15/00867/FUL      Decision : **Application Permitted**  
Location : 10 Woodpond Avenue Hockley  
Proposal : Proposed Ground Floor Infill Extension, Alteration to  
Existing Fenestration.  
Applicant : Mr & Mrs Chris & Lindsay North

Application No : 15/00870/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 7 Poplars Avenue Hawkwell  
Proposal : Application For A Lawful Development Certificate For A  
Proposed Single Storey Extension To Rear  
Applicant : Mr David Amber

Application No : 15/00872/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 63 High Road Hockley  
Proposal : Application For A Lawful Certificate For A Proposed  
Conversion Of Existing Attached Garage Into Habitable  
Accommodation, Addition Of Gable Roofs With Hiplets To  
Either Side Of Main Roof, Additional Of A Larger Flat Roof  
Dormer To The Rear, The Removal Of The Hipped Roof  
Protrusion To the North Of The Main Roof And Part  
Demolition Of The Southern Side Extension By  
Approximately 1m  
Applicant : Mr Clive Webberley

Application No : 15/00879/FUL      Decision : **Application Permitted**  
Location : 61 Spring Gardens Rayleigh  
Proposal : First Floor Side Extension Over Garage  
Applicant : Mr Paul Haworth

Application No : 15/00886/FUL      Decision : **Refuse Planning  
Permission**  
Location : 3 Abbey Road Hullbridge  
Proposal : Part Two Storey/Part Single Storey Rear Extension and  
Extend Roof at First Floor to Form Front and Rear Flat Roof  
Dormers with Car Port Under at Front  
Applicant : Mr Jamie Lunan

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 Council's adopted Core Strategy 2011 and policy DM1 of the Council's adopted Development Management Plan 2014.
- 2 The proposed part two storey/part single storey flat roof 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 : 15/00898/FUL      Decision : **Application Permitted**  
Location : 7 Chelmer Avenue Rayleigh  
Proposal : Proposed Hipped Roof Front Dormer and Insertion of First  
Floor Side Elevation Window  
Applicant : Mr Paul Laws

Application No : 15/00899/FUL      Decision : **Application Permitted**  
Location : 7 Chelmer Avenue Rayleigh  
Proposal : Single Storey Flat Roof Rear Extension With Roof Lights  
Applicant : Mr Paul Laws

Application No : 15/00903/FUL      Decision : **Application Permitted**  
Location : 1 Stanley Road Ashingdon  
Proposal : Retrospective Application to Convert Integral Garage into  
Habitable Room  
Applicant : Miss Veemalah Vadevalloo

Application No : 15/00904/FUL      Decision : **Application Permitted**  
Location : 33 Aldermans Hill Hockley  
Proposal : Two Storey Rear Extension  
Applicant : Mr S Lane

Application No : 15/00905/FUL      Decision : **Application Permitted**  
Location : 40 Merryfields Avenue Hockley  
Proposal : Single Storey Rear Extension  
Applicant : Mr Peter Mackenzie

Application No : 15/00906/FUL      Decision : **Application Permitted**  
Location : 34 Nursery Close Rayleigh  
Proposal : Erect single storey extension to the side and rear.  
Applicant : Mr & Mrs Russell & Helen Harwin

Application No : 15/00907/ADV      Decision : **Refuse Planning  
Permission**  
Location : 27 High Street Rayleigh  
Proposal : Proposed installation of 4no. lightstrips mounted beneath  
existing window frames to front elevation  
Applicant : Lloyds Banking Group - Alistair Howie

Reason(s) for Refusal

- 1 The proposed strip lighting would cause harm to the character of the Rayleigh Conservation Area which would not be justified in terms of public benefit as the building already benefits from substantial, including illuminated advertising. The proposal would be contrary to section 134 of the NPPF, to Policies DM37 and DM38 of the Development Management Plan (2014) and to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Application No : 15/00909/FUL      Decision : **Application Permitted**  
Location : 209A Hockley Road Rayleigh  
Proposal : Construct Single Storey Side Canopy Extension  
Applicant : Mrs Argles

Application No : 15/00912/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 124 Grove Road Rayleigh  
Proposal : Application for a Lawful Development Certificate for a  
Proposed Use For Single Storey Flat Roof Rear Extension,  
Extend Roof From Hip to Gable with Rear Dormer  
Applicant : Mrs L J Wood

Application No : 15/00917/FUL      Decision : **Application Permitted**  
Location : 37 North Street Rochford  
Proposal : Renovation and minor alterations, including replacement of  
tiled side roof and timber boarding, drainage and internal  
structural works, provide timber boarding to rendered walls  
Applicant : Mr P Parsons

Application No : 15/00918/LBC      Decision : **Application Permitted**  
Location : 37 North Street Rochford  
Proposal : Renovation and minor alterations, including replacement of  
tiled side roof and timber boarding, drainage and internal  
structural works, provide timber boarding to rendered walls  
Applicant : Mr P Parsons

Application No : 15/00902/FUL      Decision : **Application Permitted**  
Location : 31 Harrow Gardens Hawkwell  
Proposal : Create Rooms in Roof with Pitched Roof Front Dormer and  
Flat Roof Rear Dormer  
Applicant : Mr And Mrs Brimson

Application No : 15/00920/FUL      Decision : **Application Permitted**  
Location : 8 The Gattens Rayleigh  
Proposal : Demolish Existing Dwelling and Construct 5-bed House  
Applicant : Mr Mark Adams

Application No : 15/00921/FUL      Decision : **Application Permitted**  
Location : Units 2 And 3 Eldon Way Hockley  
Proposal : Change of use from Class B2 to Class B8 with Ancillary  
Trade Counter and Alterations to Fenestration  
Applicant : Howden Joinery Properties Limited - Mr M Churchill

Application No : 15/00926/FUL      Decision : **Application Permitted**  
Location : 134 Daws Heath Road Rayleigh  
Proposal : Single Storey Front and Side Extensions  
Applicant : Mr Nick Rudd

Application No : 15/00922/FUL      Decision : **Application Permitted**  
Location : 20 Milton Hall Close Great Wakering  
Proposal : Proposed front porch  
Applicant : Mr & Mrs Corps



Application No : 15/00925/FUL      Decision : **Application Permitted**  
Location : 42 Malvern Road Hockley  
Proposal :  
Single Storey Rear Extension (Remove Existing  
Conservatory)  
Applicant : Mrs Lynne Bull

Application No : 15/00928/FUL      Decision : **Application Permitted**  
Location : Land Rear Of 81 New Road Great Wakering  
Proposal : Subdivide Site and Construct 1 No. Detached Dwelling to  
Rear of No.81  
Applicant : Lawrence & Browne Ltd

Application No : 15/00931/FUL      Decision : **Application Permitted**  
Location : Valley View Church Road Hockley  
Proposal : Construct Stables Block  
Applicant : Mr And Mrs Stoner

Application No : 15/00933/ADV      Decision : **Grant Advertisement  
Consent**  
Location : 456 - 458 Ashingdon Road Ashingdon  
Proposal : One Internally Illuminated Static Fascia Sign and One  
Internally Illuminated Intermittent Hanging Sign  
Applicant : Mr Piyush Patel

Application No : 15/00934/FUL      Decision : **Application Permitted**  
Location : 456 - 458 Ashingdon Road Ashingdon  
Proposal : New Shopfront and Access Ramp  
Applicant : Mr Piyush Patel

Application No : 15/00935/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : Garwood Cottage Church Road Rawreth  
Proposal : Application for a Certificate of Lawfulness for Proposed  
Demolition of Part of Building and Construction of Single  
Storey Side, Two Storey Rear Extension and Rear Dormer  
Applicant : Mr & Mrs Stone

Application No : 15/00943/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 361 Eastwood Road Rayleigh  
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 And Mrs Bolton

Application No : 15/00932/FUL      Decision : **Application Permitted**  
Location : 10 Purleigh Road Rayleigh  
Proposal : Single Storey Side Extension  
Applicant : Mr Craig Caldwell

Application No : 15/00937/FUL      Decision : **Application Permitted**  
Location : 7 Hill Lane Hawkwell  
Proposal : Proposed Pitched Roof Front Dormer and Flat Roof Rear  
Dormer  
Applicant : Mr S Barritt

Application No : 15/00940/FUL      Decision : **Application Permitted**  
Location : 40 Park Gardens Hawkwell  
Proposal : First Floor Rear Extension  
Applicant : Mr & Mrs Pope

Application No : 15/00941/FUL      Decision : **Application Permitted**  
Location : Valley View Church Road Hockley  
Proposal : Proposed Demolition of Greenhouse and Construction of  
Menage and Hay Store  
Applicant : Mr & Mrs Stoner

Application No : 15/00942/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : September Cottage Barrow Hall Road Little Wakering  
Proposal : Application for a Lawful Development Certificate for  
Proposed Rear Extension  
Applicant : Mr Jeremy Thomas

Application No : 15/00946/NMA      Decision : **Application Permitted**  
Location : 80 Stambridge Road Rochford  
Proposal : Application for Non-Material Amendment to Extensions  
Approved on 24th March 2015 Under Application  
Reference 15/0049/FUL to Incorporate Pitched Roof to  
Approved Side Extension  
Applicant : Mr John Ager

Application No : 15/00944/FUL      Decision : **Application Permitted**  
Location : 63 High Mead Rayleigh  
Proposal : Flat Roof Front and Rear Dormers and Rear Roof Light  
Applicant : Mr & Mrs Higgs

Application No : 15/00945/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 1 Townfield Road Rochford  
Proposal : Application for a Certificate of Lawfulness for Proposed  
Single Storey Pitched Roof Rear Extension  
Applicant : Mr Shipp

Application No : 15/00947/FUL      Decision : **Application Permitted**  
Location : 21 Windsor Gardens Hawkwell  
Proposal : Extend Existing Flat Roof Front Dormer  
Applicant : Mr & Mrs Jones

Application No : 15/00949/FUL      Decision : **Application Permitted**  
Location : Land Adjacent 3 The Spinneys Hockley  
Proposal : Demolition of Existing Dwelling and Construct 3 No.  
Detached Dwellings With Associated Parking.  
Applicant : Mr And Mrs Potter

Application No : 15/00952/DPDP24      Decision : **Prior Approval  
Required - Approved**  
Location : A T E Highams Road Hockley  
Proposal : The replacement of existing 15.7m high monopole that  
incorporates 3 no. antennas with a new 14.7m high  
monopole that incorporates 3 no. antennas together with  
the installation of 1 no. new small SAMO equipment  
cabinet, feeder cables and ancillary development thereto.  
Applicant : EE And Hutchison 3G C/o Arqiva

Application No : 15/00956/FUL      Decision : **Application Permitted**  
Location : 37 Upper Lambricks Rayleigh  
Proposal : Rear extension and part garage conversion  
Applicant : Mr And Mrs Morgan

Application No : 15/00958/FUL      Decision : **Application Permitted**  
Location : 561 Ashingdon Road Ashingdon  
Proposal : Construct First Floor Extension  
Applicant : Mr And Mrs Ellis

Application No : 15/00959/FUL      Decision : **Application Permitted**  
Location : 11 Crouch Meadow Hullbridge  
Proposal : Proposal to Convert Garage into Habitable Accommodation  
Applicant : Mr N Martin

Application No : 16/00001/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : Garwood Cottage Church Road Rawreth  
Proposal : Householder Prior Approval for Single Storey Side  
Extension. Projection 8m from Original Rear Wall, Eaves  
Height 4m, Maximum Height 2.55m  
Applicant : Mr And Mrs Stone

Application No : 16/00004/FUL      Decision : **Application Permitted**  
Location : 51 Mortimer Road Rayleigh  
Proposal : Proposal to Enclose Existing Canopy Porch and Create  
New Bay Window to Match Existing Bay Window to Front  
Applicant : Mr Dan Abel

Application No : 16/00005/DPDP1      Decision : **Not Permitted  
Development**  
Location : 6 Belchamps Way Hawkwell  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 6m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 3.0m  
Applicant : Mrs Susan Pacie

Application No : 16/00006/FUL      Decision : **Application Permitted**  
Location : 28 Sheridan Close Rayleigh  
Proposal : Proposed Single Storey Rear/Side/Front Extension  
  
Applicant : Mr & Mrs Brown

Application No : 16/00009/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 160 Bull Lane Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 3.5m  
Applicant : Mr Walker

Application No : 16/00007/ADV      Decision : **Refuse Planning Permission**

Location : 12 - 16 Hockley Road Rayleigh  
Proposal : Retain Three Fascia Signs (Non-Illuminated)  
Applicant : Mr Nick Karkaletsou

Reason(s) for Refusal

- 1 The proposed signage would cause harm to the character and appearance of the Listed Building and Rayleigh Conservation Area by virtue of the use of inappropriate modern materials and the size and profile which would be visually intrusive and completely at odds with the traditional form and profile of historic signage. Whilst not proposed, the signs are all internally illuminated which causes them to appear stark and as an alien intrusion into the visual appearance of the host building, out of keeping with the architectural and historic character of the building and equally incompatible with the historic character and appearance of the Rayleigh Conservation Area. The proposal would cause harm to visual amenity and be contrary to section 134 of the NPPF, to Policies DM37 and DM38 of the Development Management Plan (2014) and to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Application No : 16/00008/LBC      Decision : **Refuse Listed Building Consent**

Location : 12 - 16 Hockley Road Rayleigh  
Proposal : To Retain Three Fascia Signs (Non-Illuminated)  
Applicant : Mr Nick Karkaletsou

Reason(s) for Refusal

- 1 The proposed signage would cause harm to the character and appearance of the Listed Building by virtue of the use of inappropriate modern materials and the size and profile which would be visually intrusive and completely at odds with the traditional form and profile of historic signage. The internal illumination of the signs causes them to appear stark and as an alien intrusion into the visual appearance of the host building, out of keeping with the architectural and historic character of the building. The proposal would be contrary to section 134 of the NPPF, to Policies DM37 and DM38 of the Development Management Plan (2014) and to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Application No : 16/00011/FUL      Decision : **Application Permitted**  
Location : 75 Conway Avenue Great Wakering  
Proposal : Front Extension And Front Pitched Roof Over The Garage  
Applicant : Mr & Mrs holmes

Application No : 16/00012/FUL      Decision : **Application Permitted**  
Location : 36D Ashingdon Road Rochford  
Proposal : Subdivide Plot And Construct Detached Three Bedroomed Bungalow And Car Parking Areas  
Applicant : Silver City Estates

Application No : 16/00003/FUL      Decision : **Application Permitted**  
Location : 5 Down Hall Close Rayleigh  
Proposal : Demolish existing attached garage to side of property and  
construct single storey extension  
Applicant : Mr Stephen Fletcher

Application No : 16/00013/FUL      Decision : **Application Permitted**  
Location : Site Of 22 Highams Road Hockley  
Proposal : Demolish Existing Dwelling And Construct Three Detached  
Houses  
Applicant : Southeast Construction Essex Ltd

Application No : 16/00014/FUL      Decision : **Application Permitted**  
Location : 12 Hillcrest Road Hockley  
Proposal : Convert Garage Into Habitable Use And Re-Roof With  
Sloping Roof With Velux Windows  
Applicant : Mr Matthew Adams

Application No : 16/00016/ADV      Decision : **Grant Advertisement  
Consent**  
Location : Units 2 and 3 Eldon Way Trading Estate Eldon Way  
Proposal : One Elevation Sign and One Freestanding Sign  
Applicant : Mr Mark Churchill - Howden Joinery Properties Ltd

Application No : 16/00018/FUL      Decision : **Application Permitted**  
Location : 30 Daws Heath Road Rayleigh  
Proposal : Converting existing single dwelling to 2 separate flats.  
Providing new single storey extension to rear of the  
property.  
Applicant : James Gale Ltd

Application No : 16/00021/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 26 Langdon Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 3.6m from Original Rear Wall, Eaves  
Height 2.95m, Maximum Height 3.2m  
Applicant : Mr Mick Forecast

Application No : 16/00025/FUL      Decision : **Application Permitted**  
Location : 36 Malting Villas Road Rochford  
Proposal : Convert garage to habitable accommodation  
Applicant : Mr David Lench

Application No : 16/00022/DPDP1      Decision : **Not Permitted Development**  
Location : 3 Waltham Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection Ranging in Depth Between 5.2 and 2.9m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m  
Applicant : Mrs S Huxtable

Application No : 16/00031/DPDP1      Decision : **Prior Approval Required - Refused**  
Location : 207 Rectory Avenue Rochford  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m  
Applicant : Mr N Ryan

Reason(s) for Refusal

In accordance with the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, I hereby confirm that Prior Approval is **REFUSED** as the proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(j) and would not be lawful.

The proposed extension although at the rear of the building would also attach to the east facing side wall of the original rear projection and would be greater than half the width of the original dwellinghouse (8.5m). As such the proposal would conflict with part (j)(iii) and would not be lawful.  
The applicant may appeal

Application No : 16/00048/NMA      Decision : **Application Permitted**  
Location : 8 Randway Rayleigh  
Proposal : Application for non material amendment for additional roof light on front gable  
Applicant : Mr Geoffrey Roberts

Application No : 16/00059/COU      Decision : **Application Withdrawn**  
Location : 10 Bellingham Lane Rayleigh  
Proposal : Proposed A4 Drinking Establishment with Ability to Serve Food A3 Restaurant/Cafe.  
Applicant : Ollms Ltd

Application No : 16/00065/FUL      Decision : **Application Permitted**  
Location : White Gables Broom Road Hullbridge  
Proposal : Single Storey Pitched Roof Rear Extension  
Applicant : Mrs Natalie Folwell

Application No : 16/00070/DOC      Decision : **Application Granted**  
Location : Green Shutters Hall Road Rochford  
Proposal : Discharge of condition no 2 materials following planning application approval 15/00727/FUL dated 2nd December 2015  
Applicant : Mr & Mrs D Frith

Application No : 16/00074/NMA      Decision : **Application Permitted**  
Location : Green Shutters Hall Road Rochford  
Proposal : Non Material Amendment Following Approval Of 15/00727/FUL For - Removal Of One Window To The First Floor Bathroom, And Re-Positioning The Remaining, Approved Larger Window. Replacement Of The Full Height Window To The Kitchen With A Wider Window To Site Above Worktop Height. Both Amendments Are In The East Elevation  
Applicant : Mr Daniel Frith

Application No : 16/00077/NMA      Decision : **Application Permitted**  
Location : 10 Helena Road Rayleigh  
Proposal : Application for non-material amendment following grant of planning permission 12/00409/FUL dated 23rd August 2012 - Change of Roof Tiles From 49's To Marley Modern :10428 ( Smooth Grey), Changing From Roof Tiles To Imitation Lead Roof On Front Catslide/Sloped Roof Front Dormer  
Applicant : Mr Dean Parham

Application No : 16/00085/LDC      Decision : **Refuse Lawful Development Certificate**  
Location : 10 The Hylands Hockley  
Proposal : Application For a Certificate Of Lawfulness For A Proposed Flat Roof Rear Dormer  
Applicant : Mr David Payne

Reason(s) for Refusal

- 1      The proposed rear dormer would not be permitted by Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the resultant roof space would exceed 50 cubic metres contrary to part (d). This is due to the roof volume within the existing two storey side/rear extension (ROC/692/89) which exceeds cubic metres.



Application No : 16/00090/DPDP1      Decision : **Prior Approval of  
Details Not Required**

Location : 32 Brooklyn Drive Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 6.91m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 3m

Applicant : Mr M Payne