

PLANNING DECISIONS – February 2017

Application No : 14/00365/FUL Decision : **Refuse Planning Permission**
Location : Makro Self Service Wholesalers Ltd Rawreth Lane
Rayleigh
Proposal : The variation of condition 4 attached to planning permission reference 06/00079/FUL to extend the hours of receiving or dispatching of goods or stock, allow the parking of goods/delivery vehicles and operate any plant machinery outside the building to 0500-2200 Monday to Saturday and 0700- 1900 Sunday.
Applicant : Makro Self Service Wholesalers Limited - Mr David Cooper

Reason(s) for Refusal

- 1 The applicant failed to enter into a supplemental Section 106 Legal Agreement in respect of the proposals, which prevented the amendment of the original Section 106 Agreement to incorporate the latest planning condition.

Application No : 14/00550/COU Decision : **Application Permitted**
Location : 65 High Road Hockley
Proposal : To Provide Storage Space For Fencing Materials.
Applicant : Mrs Elizabeth Kirby

Application No : 16/00054/FUL Decision : **Application Withdrawn**
Location : 22 South Street Rochford
Proposal : Change Of Use Of Existing Office Building To Use As Single Dwelling
Applicant : Parabar Muir Estates Ltd

Application No : 16/00896/DOC Decision :
Location : Courtyard Buildings Apton Hall Farm Apton Hall Road
Proposal : Discharge of condition no 2,4, 6,7,8 and 12, of application 16/00666/FUL and condition no 2,3,4,5,6, and 7 of application 16/00667LBC
Applicant : A. W. Squier LTD

Application No : 16/00959/FUL Decision : **Application Permitted**
Location : Churchill House 55 - 57 Eastwood Road Rayleigh
Proposal : New Shopfront
Applicant : Audley Mills Pharmacy

Application No : 16/01006/FUL Decision : **Application Permitted**
Location : 35 Cagefield Road Stambridge SS4 2BE
Proposal : Outbuilding to Rear
Applicant : Miss Lisa Jacques

Application No : 16/01016/FUL Decision : **Application Permitted**
Location : Qinetiq Churchend Foulness Island
Proposal : 2 No. New portal framed units located within earth banked traverses, 1 No. Storage building including new access roads and hardstanding areas. Ancillary external plant/plantroom enclosures to support the building operations. For the construction period only - temporary access road constructed from road matting laid on existing ground to facilitate vehicle access
Applicant : Mr Andrew Moffat C/O Secretary Of State For Defence

Application No : 16/01031/FUL Decision : **Application Permitted**
Location : 22 South Street Rochford Essex
Proposal : Change of Use of Vacant Offices and Convert to Building in Multiple Occupation to Provide 12no. Bedsit Units
Applicant : Parabar Developments Ltd

Application No : 16/01042/FUL Decision : **Application Permitted**
Location : 23 Mount Avenue Rayleigh Essex
Proposal : Single storey rear extension and form rooms in roofspace with first floor flat roofed rear extension form gable to roof end and flat roofed front dormer
Applicant : Mr Matt & Lindsey Hearne

Application No : 16/01058/FUL Decision : **Application Permitted**
Location : 61 The Bramleys Rochford SS4 3BD
Proposal : Construct Side Extension, Front Porch Extension and Form Rooms in Roofspace Incorporating Flat Roofed Front and Rear Dormers
Applicant : Mr Peter Hills

Application No : 16/01065/FUL Decision : **Application Permitted**
Location : Land South Of Windfield Church Road Hockley
Proposal : Proposed 5 no. Detached houses with Integral Garages, Parking, Hard and Soft Landscaping and Associated Works
Applicant : SJT Developments

Application No : 16/01071/OUT Decision : **Application Permitted**
Location : 89 Rayleigh Avenue Eastwood
Proposal : Outline Application to Demolish Existing Dwelling and
Outbuilding and Construct 2 No. Four bedroomed
dwellings, 1 No. Five Bedroomed Dwelling and 1 No. Six
Bedroomed Dwelling, All with Garages and Amenity Areas
Applicant : Mr & Mrs D Cardosi

Application No : 16/01095/COU Decision : **Application Permitted**
Location : School House Churchend Foulness Island
Proposal : Change use of dwelling to use in association with
neighbouring Heritage Centre
Applicant : Foulness Conservation And Archaeological Society

Application No : 16/01110/DOC Decision : **Discharge Of
Conditions**
Location : Land East Of Rugby Club Aviation Way Rochford
Proposal : Submission Of Details Pursuant To Conditions 7, 11, 15,
22, 23 And 27 Of Outline Planning Permission To Create A
Business Park To Comprise Use Classes B1 (Business),
B2 (General Industrial) And Ancillary Uses Ref
15/00781/OUT.
Applicant : Henry Boots Development Ltd

Application No : 16/01113/FUL Decision : **Application Permitted**
Location : 135 Lower Road Hullbridge
Proposal : Proposed Hip to Gable Roof Extension and Flat Roof Front
and Rear Dormers and Single Storey Rear Extension
Applicant : Mrs Xiu Zhu Huang

Application No : 16/01118/FUL Decision : **Application Permitted**
Location : Block 20 To 27 Glebe Close Great Wakering
Proposal : Alterations to provide new replacement windows and
replacement curtain walling
Applicant : Sanctuary Housing Association - Mr Tony Cannon

Application No : 16/01127/FUL Decision : **Application Permitted**
Location : 4 The Astors Hockley
Proposal : Convert Part of Existing Garage To Provide
Accommodation For Carer Including First Floor Side
Dormer
Applicant : Mr Keith Baxter

Application No : 16/01152/COU Decision : **Application Permitted**
Location : 239 Ashingdon Road Rochford
Proposal : Change Use of Garage to a Dog Grooming Room
Applicant : Mrs Sarah Brazil

Application No : 16/01168/FUL Decision : **Application Permitted**
Location : 22 Victoria Drive Great Wakering
Proposal : Side and rear single storey extension
Applicant : Mr Gavin Lowe

Application No : 16/01173/LBC Decision : **Application Permitted**
Location : 22 South Street Rochford
Proposal : Change of Use of Vacant Offices and Convert to Building in
Multiple Occupation to Provide 12no. Bedsit Units
Applicant : Parabar Developments Ltd

Application No : 16/01174/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 26 Riverview Gardens Hullbridge
Proposal : Application for a Lawful Development Certificate for
Proposed Rooms in Roof with Flat Roof Rear Dormer and
Front Roof Lights
Applicant : Mr McGuiness

Application No : 16/01175/FUL Decision : **Application Permitted**
Location : 10 Oakleigh Avenue Hullbridge SS5 6EJ
Proposal : Widen Existing Crossover And Hardstanding Area
Applicant : Mr Alan Guest

Application No : 16/01182/FUL Decision : **Application Permitted**
Location : 112 Main Road Hockley SS5 4RL
Proposal : Single Storey Flat Roofed Rear Extension With Roof
Lantern and Alterations to Existing First Floor Windows
Applicant : Mr & Mrs Aidan Barry

Application No : 16/01183/FUL Decision : **Application Permitted**
Location : 40 Oak Walk Hockley SS5 5AR
Proposal : Single Storey Flat Roof Rear Extension and Alteration and
Re-position of Front Door
Applicant : Mr W Groves

Application No : 16/01190/FUL Decision : **Application Permitted**
Location : 62 Hillcrest Avenue Hullbridge SS5 6HE
Proposal : Replace Existing Attached Garage Incorporating New
Pitched Roof
Applicant : Mr & Mrs Wilson

Application No : 16/01191/FUL Decision : **Refuse Planning
Permission**
Location : Covertside Trinity Wood Road Hockley
Proposal : Demolish of existing chalet and the construction of one new
detached dwelling
Applicant : Mr S Smith

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green Belt. Within the Green Belt, as defined within the NPPF, planning permission will not be given, except in very special circumstances for the construction of new buildings.

The proposed replacement dwelling is considered excessive in terms of massing and internal floorspace, rather than reasonable, resulting in a substantial increase upon the size of the original property contrary to Policy DM21 and is deemed significantly detrimental to the openness of the Green Belt. The proposed dwelling is considered to represent an unacceptable material enlargement of the existing dwelling it is to replace contrary to paragraph 89 of the National Planning Policy Framework (NPPF) and is thus considered inappropriate development within the Green Belt. No acceptable very special circumstances have been put forward to outweigh harm to the Green Belt by way of inappropriateness and it is not considered that any such circumstances exist.

Application No : 16/01192/FUL Decision : **Application Permitted**
Location : Ancillary Building At South Side Greenacres Farm Hyde
Wood Lane
Proposal : Demolish existing building and construct terrace of three
houses on land adjacent
Applicant : Mr John Morley

Application No : 16/01195/FUL Decision : **Application Permitted**
Location : The Pavilion Bull Lane Rayleigh
Proposal : Illuminated Clock to North Side of Pavilion Building
Applicant : Mr Alan Blakesley

Application No : 16/01196/ADV Decision : **Application Permitted**
Location : The Pavilion Bull Lane Rayleigh
Proposal : Internally Illuminated Clock Sign to North Side of Pavilion
Building
Applicant : Mr Alan Blakesley

Application No : 16/01197/LDC Decision : **LDC Part Permitted
Part Refused**
Location : Glade House Hall Road Rochford
Proposal : Application for a Lawful Development Certificate for a
Proposed Flat Roof Rear Dormer and Roof Lights to Front
and Side
Applicant : Mr Balan

Application No : 16/01199/FUL Decision : **Refuse Planning
Permission**
Location : 91 Grove Road Rayleigh
Proposal : Two Storey Side Extension and First Floor Extension
Applicant : Mr And Mrs J Berry

Reason(s) for Refusal

- 1 It is considered that the proposed works would, by virtue of the significant added height and built form, result in a materially harmful impact on neighbourhood amenity by way of causing overshadowing and loss of light to the habitable room windows of neighbouring dwellings, contrary to Policy DM1 of the Development Management Plan (2014) and Supplementary Planning Document 2 (2007).

Application No : 16/01200/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 5 Rayleigh Avenue Eastwood Leigh-on-Sea
Proposal : Application for a Lawful Development Certificate for
Extension to Existing Rear Dormer
Applicant : Mr Lee Watkins

Application No : 16/01203/FUL Decision : **Refuse Planning
Permission**
Location : 18 Meadow Road Hullbridge
Proposal : Two storey flat roofed front/side extension
Applicant : Mrs Zoe Treloar

Reason(s) for Refusal

- 1 The proposed two-storey addition would create a bulky, overly dominant feature to the front of the property, which through its proportions and poor design, which would form an incongruous, out of scale feature and an inconsistent relationship with the host and neighbouring dwellings, to the detriment of visual amenity. The proposal fails to promote high quality design and would not create a positive contribution to the surrounding built environment. Therefore the proposal would be deemed contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and Policy DM1 of the Rochford District Council Development Management Plan (2014) as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007) as well as the core principles of the NPPF.

- 2 The proposed two-storey extension would create an unacceptable impact on the adjoining property at number 20 Meadow Road in terms of overshadowing, due to its excessive bulk which further results in an unacceptable level of overbearing impact to this neighbouring dwelling. This is contrary to Policy DM1 of Rochford District Council's Development Management Plan (2014) as well as Rochford District Council's Supplementary Planning Document 2 Housing Design (January 2007).

Application No : 16/01206/FUL Decision : **Application Permitted**
Location : 6 Hatfield Road Rayleigh
Proposal : Front and Rear Roof Dormers
Applicant : Mr Bradley Cain

Application No : 16/01207/LDC Decision : **Application Withdrawn**
Location : 82 Barling Road Great Wakering
Proposal : Application for a Certificate of Lawful Development for Existing Use of Agricultural Land as Residential Garden
Applicant : Mr & Mrs Cook

Application No : 16/01205/FUL Decision : **Application Permitted**
Location : 29 Falcon Close Rayleigh SS6 9BH
Proposal : Form Rooms In Roof space Comprising Of Flat Roofed Rear Dormer, Roof lights To Front Roof Slope And Windows To Gable Ends
Applicant : Mr Kevin Clark

Application No : 16/01208/FUL Decision : **Application Permitted**
Location : 101 Richmond Drive Rayleigh SS6 7RJ
Proposal : Extend existing front dormer
Applicant : Mr Aaron Slater

Application No : 16/01214/FUL Decision : **Application Permitted**
Location : 54 Folly Lane Hockley SS5 4SJ
Proposal : Single storey pitched roofed rear extension and resurfacing of hardstanding to front
Applicant : Mr Dale Gladden

Application No : 16/01220/LDC Decision : **Grant Lawful Development Certificate**
Location : Wychwood Connaught Road Rayleigh
Proposal : Application for a certificate of lawfulness for a proposed demolition of garages and workshop outbuildings and construction of single storey garage and workshop with games room
Applicant : Mr & Mrs I Hilburn

Application No : 16/01225/FUL Decision : **Application Permitted**
Location : 15 The Westerings Hawkwell
Proposal : Front and rear single storey extension
Applicant : Mr Michael Dooley

Application No : 16/01201/FUL Decision : **Refuse Planning
Permission**
Location : 34 St Andrews Road Rochford
Proposal : Demolish garage and side addition and construct two
storey side extension to form annexe
Applicant : Mrs M Glanville

Reason(s) for Refusal

- 1 The proposed extensions to the property are extensive, creating a overly dominant development of a scale which is out of character with the surrounding area and significantly reducing the degree of separation between the neighbouring dwellings, causing a detrimental impact on the street scene and the visual amenity of the locality. The proposed alterations would therefore be deemed 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 Local Planning Authority considers that the proposal is tantamount to the creation of an independent dwelling and would result in an unsatisfactory form of infill development which does not relate well to the existing street pattern or predominant scale of the surrounding properties and would therefore be out of character with the surrounding pattern of residential development contrary to Policy H1 of Rochford District Council's Core Strategy (2011) as well as Policies DM1 and DM3 of Rochford District Council's Development Management Plan (2014).
- 3 The building would create an unacceptable impact upon neighbouring amenity at 32 St Andrews Road in terms of overbearing impact, due to its height and positioning in close proximity to the shared boundary. Therefore the proposal would be deemed contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and Policy DM1 of the Rochford District Council Development Management Plan (2014) as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007).

Application No : 16/01222/FUL Decision : **Application Permitted**
Location : 24 Grove Road Rayleigh SS6 8PX
Proposal : Demolish conservatory and erect part single/part two storey
rear extension
Applicant : Mr Steven & Miss Lauren Darnell & Mansworth

Application No : 16/01226/FUL Decision : **Refuse Planning Permission**
Location : 64 Kingswood Crescent Rayleigh SS6 7BH
Proposal : Two Storey Side Extension and Convert Existing Garage into Habitable Accommodation. New Monopitched Roof to Replace Existing Flat Roof Over Garage and Existing Rear Flat Roof Extended
Applicant : Mr B Stevens

Reason(s) for Refusal

- 1 The proposed two-storey extension, by virtue of its inappropriate roof design including a large flat roof section, is considered to be a poor design which would detract from the design and character of both the application dwelling and neighbouring dwellings, and would be materially harmful to the wider visual amenity of the area, contrary to Policy CP1 of the Core Strategy (2011) and DM1 of the Development Management Plan (2014).

Application No : 16/01229/FUL Decision : **Refuse Planning Permission**
Location : Land Rear Of 40 Mount Crescent Mount Avenue Hockley
Proposal : Sub-divide plot and construct two bedroomed bungalow with access off Mount Avenue
Applicant : Mr Woodrow Barker

Reason(s) for Refusal

- 1 The proposed development by reason of the limited plot size and depth would result in an unsatisfactory relationship with the adjacent properties and would give rise to a cramped form of development detrimental to the character of the prevailing pattern of development in the local area and to the outlook and amenities enjoyed by neighbouring occupiers contrary to policies CP1 of the Core Strategy 2011 and DM1 of the Development Management Plan 2014 and the National Planning Policy Framework.

Application No : 16/01238/FUL Decision : **Application Permitted**
Location : 61 Spring Gardens Rayleigh
Proposal : Proposed Pitched Roof Front And Rear Dormers in Place of Roof Lights
Applicant : Mr Paul Haworth

Application No : 16/01230/FUL Decision : **Application Permitted**
Location : 18 Falcon Close Rayleigh SS6 9BH
Proposal : Demolish Conservatory and Erect Single Storey Pitched Roof Rear and Side Extension Incorporating Garage
Applicant : Mr Christopher Eaton

Application No : 16/01234/OUT

Decision : **Refuse Planning
Permission**

Location : Crofters Beke Hall Chase South Rayleigh

Proposal : Outline Application To Demolish Cattery And Kennel
Buildings And Enclosures And Redevelop Site To Provide
Two Dwellings

Applicant : Mr & Mrs D Wright

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green Belt. The purposes of Green Belt allocation include the prevention of unrestricted urban sprawl of large built up areas and to assist in safeguarding the countryside from encroachment. It is considered that the proposal would be in conflict with these two purposes of Green Belt land, due to the proposed positioning further south of the two, three bedroomed bungalow dwellings than the existing development, further encroaching into the Green Belt. Therefore the proposal is considered to be inappropriate development upon Green Belt land, negatively impacting upon its open character, contrary to Policies DM10 of the Development Management Plan, GB1 of the Core Strategy as well as the Green Belt guidance provided within the NPPF. The proposal would be contrary to Policies DM10 of the Development Management Plan, GB1 of the Core Strategy as well as the Green Belt guidance provided within the NPPF.
- 2 No heritage assessment has been undertaken as to the potential harm to the setting of the nearby listed building
- 3 Notwithstanding the submission of an arboricultural assessment, it was not possible to evaluate the potential harm to the trees on site as there was no information submitted in respect of layout. Details of layout is a reserved matter, and the submission of an illustrative plan is insufficient to enable a proper assessment to be made
- 4 The proposed development would amount to inappropriate in the Green Belt contrary to paragraph 89 of the NPPF. It is considered that the proposed development would not meet the exception criteria, as it would result in greater impact on the openness of the Green Belt and the purpose of including land within it.
- 5 The Rochford District Council Development Management Plan states that redevelopment of previously developed land in the Green Belt to residential, retail or other uses which are more appropriately located in town centres (e.g. office, commercial, leisure and community uses) are not supported. Residential development should primarily be directed towards the District's defined residential settlements; sporadic development that is poorly related to existing development, services and facilities can negatively impact upon sustainability. The proposal would not therefore represent sustainable development.

Application No : 16/01242/FUL Decision : **Application Permitted**
Location : Rochdale Lower Road Hockley
Proposal : Single Storey Side Extension
Applicant : Mr Clay Tunncliffe

Application No : 16/01244/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 321 High Street Great Wakering SS3 0HZ
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension and Loft
Conversion with Flat Roof Rear Dormer
Applicant : Mr Kevin Durant

Application No : 16/01245/FUL Decision : **Application Permitted**
Location : 9 Leslie Gardens Rayleigh
Proposal : Proposed Single Storey Rear and Side Extension with Roof
Lantern
Applicant : Mrs Stringer

Application No : 16/01252/FUL Decision : **Application Permitted**
Location : 4 Jubilee Close Hawkwell
Proposal : Garage Conversion and Single Storey Rear Porch
Extension
Applicant : Mr Ian Line

Application No : 16/01253/FUL Decision : **Application Permitted**
Location : 32 Mayfield Avenue Hullbridge
Proposal : Convert Garage into Habitable Accommodation and Front
Porch Extension
Applicant : Mrs Stacey Hunt

Application No : 16/01254/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 56 Temple Way Rayleigh SS6 9PP
Proposal : Application for a Certificate of Lawfulness for a Proposed
Single Storey Rear Extension with Roof Lantern
Applicant : Mr Graham Newman

Application No : 17/00002/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 22 Newstead Road Great Wakering
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.0m from Original Rear Wall, Eaves
Height 2..2m, Maximum Height 3.0m

Applicant : Mr John Whatley

Application No : 17/00004/FUL Decision : **Refuse Planning
Permission**

Location : 126 Plumberow Avenue Hockley SS5 5AT
Proposal : Demolish existing dwelling and sub-divide plot, form access
and construct one detached house and one detached
bungalow

Applicant : Mr Ken Clark

Reason(s) for Refusal

- 1 The proposal is considered to represent an undesirable form of backland development whereby the bungalow proposed would poorly relate to the existing street pattern failing to have an appropriate setting for the bungalow onto the street and introducing built form and an additional dwelling into the existing back to back relationship between development fronting Plumberow Avenue and that backing onto the site fronting Cornhill Avenue conflict with Policy H1 of the Core Strategy and parts (ii), (iv) and (x) of Policy DM3 of the Development Management Plan as it would result in development which would not relate well to the existing street pattern and character of the locality.

Application No : 17/00012/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 101 Richmond Drive Rayleigh SS6 7RJ
Proposal : Application for a Lawful Development Certificate for
Proposed Rear Dormer

Applicant : Mr Aaron Slater

Application No : 17/00020/DEMCO Decision : **Prior Approval
Required - Approved
M**

Location : Toilet Block Edwards Hall Park Bosworth Road Eastwood
Proposal : Demolish Toilet Block

Applicant : Southend Borough Council- Mr S Harris

Application No : 17/00038/NMA Decision : **Application Permitted**

Location : Clifton Church Road Hockley
Proposal : Conversion of an existing garage into a two bedroom
annexe

Applicant : Mr & Mrs Duggan

Application No : 17/00065/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 92 Eastwood 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 : Mr Robert Shickle

Application No : 17/00046/DOC Decision : **Discharge Of
Conditions**
Location : Clayhall Vincent Road Hockley
Proposal : Discharge of Conditions 2 & 3 of Planning Approval
13/00770/FUL
Applicant : Ms P. Tuson

Application No : 17/00048/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Moat Farm Chelmsford Road Rawreth
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8.0m from Original Rear Wall, Eaves
Height 2.4m, Maximum Height 3.4m
Applicant : Mr Christopher Lynch

Application No : 17/00060/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Long Ridings Greensward Lane Ashingdon
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4m
Applicant : Mr Daniel Bradford

Application No : 17/00119/NMA Decision : **Application Permitted**
Location : 34 Love Lane Rayleigh SS6 7DL
Proposal : Non Material Amendment to Application 16/00454/FUL
dated 15/07/2016 for the relocation of the dormer windows
to the front
Applicant : Mr Stephen Staddon