

PLANNING DECISIONS – JANUARY 2016

Application No : 15/00371/FUL Decision : **Refuse Planning Permission**
Location : 19 Keswick Avenue Hullbridge
Proposal : Proposed Two Storey Side Extension And Single Storey Rear Extension
Applicant : Knowles Holdings Company Ltd - Mr Steven Gardner

Reason(s) for Refusal

- 1 The proposed development fails to provide a satisfactory side isolation space between the resultant building and the site boundary with 17 Keswick Avenue at first floor level. The proposal conflicts the Council's Supplementary Planning Guidance (2007) which seek to provide a minimum side space of 1m between the outside face of the resultant dwelling and the plot boundary at first floor level and contrary to part (ix) of Policy DM1 in relation to visual amenity. If permitted the proposal would be built up to the boundary at first floor level leading to a potential coalescence of dwellings, it would lack suitable space about the resultant buildings proving visually detrimental to the uniformity, space about the buildings in the street and appearance of the streetscene.

Application No : 15/00593/FUL Decision : **Application Withdrawn**
Location : Timber Grove London Road Rayleigh
Proposal : Demolition Of Existing Care Home And All Other Buildings, Erection Of 91 Dwellings Comprising 34no. Three Bed Houses, 24no. Four Bed Houses, 8no. Five Bed Houses, 7no. One Bed Flats, and 18no. Two Bed Flats, Construction Of Replacement Part Single and Part Two Storey 13 Bedroom Care Home, Associated Parking and Landscaping, Stopping Up Of Existing Access, and Improvement Of Existing Access Onto London Road.
Applicant : Pannell Developments Limited & Fitzroy Support

Application No : 15/00609/NMA Decision : **Refuse Planning Permission**
Location : 89 Down Hall Road Rayleigh
Proposal : Non-material Amendment Comprising Provision of External Stairs to Approved Development of 7no Flats as Approved on 12th October 2007 Under Application 07/00121/FUL
Applicant : IArch Consulting - Mr Peter Wislocki

Reason(s) for Refusal

The following amendments, as described in your application and attached plans are considered to be material and would therefore require full planning permission:

1. Incorporate external stairs to either side of the north elevation building to provide access to upper flats.

Application No : 15/00616/FUL Decision : **Application Permitted**
Location : Units 2 And 3 Eldon Way Hockley
Proposal : Change of use from B2 Industrial to D1 Non-Residential
Applicant : Masters Performing Arts Ltd

Application No : 15/00641/FUL Decision : **Application Permitted**
Location : 28-30 London Hill Rayleigh
Proposal : Demolish Existing Bungalow And Construct Three Detached Five Bedroomed Houses. Form Two New Vehicle Crossovers
Applicant : Flush Group

Application No : 15/00657/LDC Decision : **Grant Lawful Development Certificate**
Location : 5 Down Hall Close Rayleigh
Proposal : Application for a Certificate of Lawfulness for Flat Roofed Rear Dormer and Roof Light to Front
Applicant : Mr Stephen Fletcher

Application No : 15/00694/NMA Decision : **Refuse Planning Permission**
Location : 104 Windermere Avenue Hullbridge
Proposal : Application for Non-material Amendment To Permission Granted On 29th January 2014 For Two Storey Front Extension Under Application Ref: 13/00728/FUL And Form Hip To Gable
Applicant : Mr C Jackson

Reason(s) for Refusal

- 1 The proposed amendment to alter the external appearance of the building by way of the change from a gable to a hipped roof form would be a noticeably different change to the form of the building. It appears from the submitted plans that a change to the canopy to the front extension is also proposed by way of reducing the extent of this. This again would be a noticeable change to the appearance of the property in the street scene. Given this it is considered that the proposal would not amount to changes that could be considered non-material.

Application No : 15/00697/FUL Decision : **Application Permitted**
Location : Canewdon Village Hall Lambourne Hall Road Canewdon
Proposal : Provide Metal Storage Container
Applicant : Mr Carl Whalley

Application No : 15/00719/FUL Decision : **Application Permitted**
Location : 9 Elizabeth Close Hawkwell
Proposal : Single Storey Front Extension
Applicant : Mr & Mrs J Goggin

Application No : 15/00720/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 26 Larkfield Close Rochford
Proposal : Application For A Lawful Development Certificate For A
Proposed Single Storey Rear Extension
Applicant : Mr D Hooker

Application No : 15/00751/FUL Decision : **Application Permitted**
Location : 32 St Thomas Road South Fambridge
Proposal : Part Single/Part Two Storey Rear Extension, Flat Roofed
Rear Dormer and Two Roof Lights to Front, Additional Side
Window at First Floor Level
Applicant : Mrs Laura Branden

Application No : 15/00754/FUL Decision : **Application Permitted**
Location : 2 Brackendale Close Hockley
Proposal : Two Storey Pitched Roofed Front And Side Extension, First
Floor Rear Extension And Alterations To Front Porch
Applicant : Mr Graham Hoy

Application No : 15/00773/FUL Decision : **Application Permitted**
Location : 37 Southend Road Hockley
Proposal : Raise Roof and Create Rooms in Roof with Pitched Roof
Side Dormer and Roof Lights and Rear Balcony at First
Floor
Applicant : Mr B Durham

Application No : 15/00779/FUL Decision : **Application Permitted**
Location : 100 Greensward Lane Hockley
Proposal : Hip to Gable Roof Extension, Pitched Roofed Front
Dormers, First Floor Rear Extension
Applicant : Mr & Mrs Morris

Application No : 15/00770/FUL Decision : **Application Permitted**
Location : 23 The Hylands Hockley
Proposal : Single Storey Side Extension For Annexe (Elderly
Accommodation) And Single Storey Rear Extension. Loft
Conversion With Flat Roof Rear Dormer
Applicant : Mr P Rivett

Application No : 15/00780/FUL Decision : **Application Permitted**
Location : 202 Daws Heath Road Rayleigh
Proposal : Proposed Two Storey Side Extension
Applicant :

Application No : 15/00792/FUL Decision : **Refuse Planning
Permission**
Location : Greenfields Rosilian Drive Hullbridge
Proposal : Single Storey Side and Rear Extension with Rooflights.
Decking with Balustrade to Exterior on Three Sides
Applicant : Mr & Mrs Bewley

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green belt. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policy DM17 of the Development Management Document). Any development, which is permitted, shall be of a scale, design and siting, such that the openness of the countryside is not impaired.

Policy DM17 of the Council's Development Management Document provides that for dwellings located in the Green Belt, the total size of a dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 25%. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the size of the original property contrary to Policy DM17 and detrimental to the openness of the Green Belt. This is considered to represent a disproportionate addition contrary to paragraph 89 of the National Planning Policy Framework (NPPF) and is thus considered inappropriate development within the Green Belt. No 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 : 15/00826/NMA Decision : **Application Permitted**
Location : 136 Rochford Garden Way Rochford
Proposal : Application for Non-material Amendment to Application for
Double Garage Approved on 6th October 2015 Under
Application Ref 15/00553/FUL and for Increased Depth and
Width
Applicant : Mr Kym Hallaway

Application No : 15/00806/FUL Decision : **Application Permitted**
Location : Homeregal House Bellingham Lane Rayleigh
Proposal : Proposed Replacement of Existing Timber Fascias and
Soffits With uPVC Fascias And Soffits. Replace Existing
uPVC Rainwater Goods With New uPVC Products
Applicant : Mr Brian Hopewell - FirstPort Retirement Property Services

Application No : 15/00811/FUL Decision : **Application Permitted**
Location : 61 Bull Lane Rayleigh
Proposal : Remove Existing Conservatory and Construct Rear
Extension, Construct Pitched Roofed Detached Garage
Applicant : Mr & Mrs Doyle

Application No : 15/00814/FUL Decision : **Application Permitted**
Location : 200 Main Road Hawkwell
Proposal : Demolish Existing Restaurant And Accommodation Building
And Construct Two Number New Detached Four Bedroom
Houses.
Applicant : Sterling Management & Investment - Mr M Shafique-Ur-
Rahman

Application No : 15/00823/FUL Decision : **Application Permitted**
Location : Canewdon Hall Farm Beacon Hill Canewdon
Proposal : Application To Vary Condition 2 To Permission Granted On
1st September 2009 For Parking For Up To Two Lorry
Vehicles And Three Trailers Under Application Ref:
09/00387/COU

From: The Use Of The Site Hereby Permitted For The
Parking Of Two Lorry Vehicles And Three Trailers Shall
Only Be Used In Association With The Movement Of Boats
By Trevor W Taylor Marine Services.

To: The Use Of The Site Hereby Permitted For The Parking
Of Two Lorry Vehicles And Three Trailers In Connection
With Move-It Removals

Reason: To Enable The Local Authority To Control The Use
Of The Site In There Interest Of Sustainability And The
Impact Of Heavy Goods Vehicles On The Surrounding
Highway Network And The Character Of The Rural
Location.

Applicant : Mr P Robinson

Application No : 15/00824/OUT Decision : **Application Permitted**
Location : Land Rear of 112 High Street Great Wakering
Proposal : Outline Application with All Matters Reserved for Demolition
of Existing Single Storey Building and Construction of a
Detached Bungalow

Applicant : Ms H Burgess

Application No : 15/00827/FUL Decision : **Application Permitted**
Location : 232 Rectory Road Hawkwell
Proposal : Single Storey Flat Roof Rear Extension
Applicant : Mr & Mrs Paul Norman

Application No : 15/00835/FUL Decision : **Refuse Planning
Permission**

Location : 21 Upway Rayleigh
Proposal : First Floor Side and Rear Extension
Applicant : Mr Simon Lobar

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 the coalescence of adjacent properties first floor extensions shall be located a

minimum of 1 metre from the plot boundaries at first floor level. The absent of the 1 metre separation in the proposal and the proposed position of the side extension on the shared boundary at first floor level would adversely affect the character on the street to the detriment of visual amenity contrary to Policy DM1

Application No : 15/00830/FUL Decision : **Refuse Planning Permission**
Location : Alexandra Villa Trender Avenue Rayleigh
Proposal : Demolish Existing Single Storey Rear Extension and Construct Pitched Roof Single Storey Extension with Roof Lights
Applicant : Mr & Mrs Bailey

Reason(s) for Refusal

- 1 The National Planning Policy Framework (NPPF) permits extension or alteration of a dwelling in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building. At the local policy level, applications for extensions to dwellings in the Green Belt will be considered favourably provided that the proposal would result in no more than a 25% increase in floorspace of the original dwelling, as defined in policy DM17 of the Rochford District Council Development Management Plan. As the existing extension already exceeds the 25% figure, the proposal would result in a further increase beyond the 25% permitted, which would be considered a disproportionate addition over and above the original size of the dwelling and would therefore be contrary to Policy DM17 of the Rochford District Council Development Management Plan (2014).

Application No : 15/00838/FUL Decision : **Application Permitted**
Location : 58 Hilary Crescent Rayleigh
Proposal : Two Storey Side Extension
Applicant : Mr & Mrs Jeffery

Application No : 15/00841/FUL Decision : **Application Permitted**
Location : Crowstone Preparatory School Shopland Road Sutton
Proposal : Proposed Manège with 3.0m (Max) Floodlighting
Applicant : Mr Riki Cann

Application No : 15/00831/FUL Decision : **Application Permitted**
Location : Doggetts Farm Doggetts Chase Rochford
Proposal : Remove Existing Conservatory and Construct New Conservatory
Applicant : Mr Dan Squier

Application No : 15/00844/LBC Decision : **Application Permitted**
Location : Doggetts Farm Doggetts Chase Rochford
Proposal : Remove Existing Conservatory and Construct New Conservatory
Applicant : Mr Dan Squier

Application No : 15/00847/FUL Decision : **Application Permitted**
Location : 8 Harrogate Road Hockley
Proposal : Two Storey Side Extension and Single Storey Flat Roofed
Rear Extension With Roof Lantern and New Permeable
Driveway to Front
Applicant : Mr Bradley Freeman

Application No : 15/00846/DPDP3M Decision : **Prior Approval
Required - Approved**
Location : Ivanhoe Nurseries Ironwell Lane Hawkwell
Proposal : Application for Prior Approval for the Change of Use from
Agricultural Building (Pack House) to Dwellinghouse (Use
Class C3) Under Class Q With Associated Operational
Development
Applicant : Messrs Simon And John Roger

Application No : 15/00848/FUL Decision : **Application Permitted**
Location : 47 Spring Gardens Rayleigh
Proposal : Two Storey Side Extension And New Pitched Roof Over
Existing Rear Dormer
Applicant : Mr & Mrs J Gamble

Application No : 15/00849/FUL Decision : **Application Permitted**
Location : 33 Cagefield Road Stambridge
Proposal : Demolish Rear Extension and Construct Single Storey
Rear, Side and Front Extension
Applicant : Mr J Dean

Application No : 15/00856/FUL Decision : **Application Permitted**
Location : 1 Badgers Mount Hockley
Proposal : Demolish Existing Conservatory and Construct Part Single
Storey Part Two Storey Rear Extension
Applicant : Mr Tim Cripps

Application No : 15/00857/COU Decision : **Application Permitted**
Location : 8 Featherby Way Rochford
Proposal : Change of Use of Premises From Vehicle Maintenance
(Use Class B2) to Use For The Vehicle Dismantling,
Storage and Retail Sale of Spare Parts by ECommerce
Applicant : I Need Spares Ltd

Application No : 15/00858/FUL Decision : **Application Permitted**
Location : 20 Gladstone Road Hockley
Proposal : Single Storey Flat Roofed Rear Extension With Roof
Lantern
Applicant : Mr & Mrs P Jobey

Application No : 15/00859/FUL Decision : **Refuse Planning
Permission**
Location : 5 Eastern Road Rayleigh
Proposal : Proposed Two Storey Side Extension
Applicant : Mr Neil Worrall

Reason(s) for Refusal

- 1 The proposal, by way of its two storey nature and relationship with the property at 3 Eastern Road, would result in a development which would significantly impact on the amenity of the occupiers of No. 3 Eastern Road by the resulting loss of light to the kitchen window which is sited on the southern side elevation. Excessive loss of light to this habitable room window would be considered to cause significant harm to the enjoyment of the occupiers of the neighbouring dwelling, contrary to part (ix) and (x) of Policy DM1 of the Rochford District Council Development Management Plan and Supplementary Planning Document 2: Housing Design.

Application No : 15/00861/FUL Decision : **Application Permitted**
Location : Sutton Wharf Rochehall Way Rochford
Proposal : New 900m2 Cockle shelling factory with associated
external works (cycle store and parking)
Applicant : Mr Graham Carter

Application No : 15/00864/FUL Decision : **Application Permitted**
Location : 12 Picton Close Rayleigh
Proposal : Two storey rear extension, single storey front extension
Applicant : Mrs Jane Greg

Application No : 15/00869/FUL Decision : **Application Permitted**
Location : 39 Southbourne Grove Hockley
Proposal : Hip to Gable Roof Extension and Create Rooms in
Roofspace with Two Pitched Roof Front Dormers and Flat
Roof Rear Dormer
Applicant : Mr And Mrs Spooner

Application No : 15/00871/FUL Decision : **Application Permitted**
Location : 152 New Road Great Wakering
Proposal : Two Storey Side Extension To Form Garage With Study
And Bathroom Over
Applicant : Mr M Howell

Application No : 15/00873/LDC Decision : **Grant Lawful Development Certificate**
 Location : 23 Nutcombe Crescent Rochford
 Proposal : Application For A Lawful Development Certificate For A Proposed Single Storey Rear Extension And Replacement Garage
 Applicant : Mr Paul Musto

Application No : 15/00874/FUL Decision : **Application Permitted**
 Location : 12 Claybrick Avenue Hockley
 Proposal : Single Storey Rear Extension with Roof Lantern and Two Storey Side Extension
 Applicant : Mrs Cochran

Application No : 15/00876/FUL Decision : **Application Permitted**
 Location : 98 Down Hall Road Rayleigh
 Proposal : Two Storey Side Extension, Incorporating Garage, First Floor Side/Rear Extensions to Create Front and Rear Dormers, Infill Front Extension to Create Porch
 Applicant : Mr Brett Wakeling

Application No : 15/00878/FUL Decision : **Application Permitted**
 Location : 8 Picton Gardens Rayleigh
 Proposal : Demolish Existing Rear Conservatory and Construct Single Storey Rear Extension With Roof Lantern
 Applicant : Mr Matt Davison

Application No : 15/00880/FUL Decision : **Application Permitted**
 Location : Rickinghall New Hall Road Hockley
 Proposal : Demolish Existing Conservatory and Construct Single Storey Rear Extension
 Applicant : Mr & Mrs Wheeler

Application No : 15/00881/FUL Decision : **Application Permitted**
 Location : 124 Down Hall Road Rayleigh
 Proposal : Construct Two Storey Pitched Roofed Side Extension
 Applicant : Mr & Mrs Jelfs

Application No : 15/00885/FUL Decision : **Application Permitted**
 Location : 103 Warwick Road Rayleigh
 Proposal : Loft Conversion With Hip to Gable Roof Extension and Extend Roof Over Existing Ground Floor Rear Extension
 Applicant : Mr & Mrs Sheilagh Farebrother

Application No : 15/00888/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 47 Conway Avenue Great Wakering
Proposal : Householder Prior Approval for Single Storey Rear
Conservatory Extension. Projection 4.0m from Original
Rear Wall, Eaves Height 2.35m, Maximum Height 3.25m
Applicant : Mr C And Mrs S Bowden

Application No : 15/00890/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 122 Rectory Road Rochford
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.25m
Applicant : Mr And Mrs Tim Virgo

Application No : 15/00893/FUL Decision : **Application Permitted**
Location : 24 Fountain Lane Hockley
Proposal : Part Two/Part Single Storey Side and Rear Extension
Incorporating Garage and Dormers
Applicant : Mr Ricky Grice

Application No : 15/00897/FUL Decision : **Application Permitted**
Location : 48 Kelso Close Rayleigh
Proposal : Front Extension (Porch)
Applicant : Mr A Hirmis

Application No : 15/00924/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : 6 Mount Avenue Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.45m
Applicant : Mr & Mrs Keene

Reason(s) for Refusal

- 1 The proposed extension by way of constituting a side extension having a width greater than half the width of the original building would conflict with 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 : 15/00923/DPDP6 Decision : **Prior Approval Required (Agricultural)**
Location : The Hut Burlington Gardens Hullbridge
Proposal : Erect Portal Framed agricultural storage building
Applicant : Mr James Pinkerton

Application No : 15/00930/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 155 Greensward Lane Ashingdon
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 & Mrs John Hymas

Application No : 15/00939/DPDP1 Decision : **Prior Approval Required - Refused**
Location : 22 Stambridge Road Rochford
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.3m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.25
Applicant : Mr And Mrs Hammond

Reason(s) for Refusal

- 1 The proposed extension by way of constituting a side extension having a width greater than half the width of the original building would conflict with 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 : 15/00951/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : September Cottage Barrow Hall Road Little Wakering
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6.775m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 4.0m
Applicant : Mr J Thomas

Application No : 15/00950/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 21 Windsor Gardens Hawkwell
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.0m from Original Rear Wall, Eaves
Height 2.8m, Maximum Height 3.4m

Applicant : Mr & Mrs Jones