

PLANNING DECISIONS – July 2015

- Application No : 15/00055/LDC Decision : **Grant Lawful Development Certificate**
- Location : Makro Rawreth Industrial Estate Rawreth Lane
Proposal : Application for a Certificate of Lawfulness for Proposed Installation Of Solar Panels To Existing Store Roof
Applicant : Makro Self Service Wholesalers Ltd
- Application No : 15/00074/FUL Decision : **Application Permitted**
- Location : 336 Little Wakering Road Little Wakering Little Wakering
Proposal : Sub-divide Existing Dwelling into Two Separate Dwellings and Construct Two Storey Rear Extension and Porch to Dwelling A, and Erection of First Floor Rear Extension, Porch Canopy and Alteration of Rear Roof to Dwelling B. Sub-divide Plot and Make Provision for Parking to Front.
Applicant : Mr Vincent Hughes
- Application No : 15/00102/FUL Decision : **Refuse Planning Permission**
- Location : Land Between Greenacres And Clements Hall Victor Gardens Hawkwell
Proposal : Proposed new detached bungalow with vehicular access off Victor Gardens
Applicant : Mr Peter Collins

Reason(s) for Refusal

- 1 The Rochford District Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt. Within the Green Belt, as defined in national planning policy contained within the National Planning Policy Framework (NPPF), planning permission will not be given for inappropriate development unless very special circumstances exist which would clearly outweigh the harm.

The proposed development by way of the residential use of the land would amount to inappropriate development in the Green Belt, which is by definition harmful. In addition, further harm to the Green Belt would be caused as a result of the impact on openness arising from the development of land currently absent of built form and the impact on the character and appearance the site which currently contributes to the wooded, rural edge character of the area which would be eroded by the proposed development. Furthermore the unplanned release of small Green Belt sites is considered to be the antithesis

of sustainable development as it would lead to sporadic and piecemeal development in the District which would not provide for the necessary accompanying infrastructure including affordable housing. No very special circumstances exist that would clearly outweigh the harm to the Green Belt. The proposed would be contrary to Green Belt policy contained within the NPPF and Policies GB1, H1 and H2 of the Core Strategy.

- 2 The application has not provided sufficient information to confirm the absence or presence of protected species at the site and to enable the Local Authority to assess the impact of the proposed development on ecology at the site, contrary to policy within the NPPF and Policy DM27 of the Development Management Plan (2014).
- 3 The submitted tree survey and report is outdated and does not relate to the development currently proposed. Consequently the impact of the proposed development on trees at the site that are subject to a Woodland Tree Protection Order cannot be adequately assessed. The proposal would fall contrary to Policy DM25 of the Development Management Plan (2014).

Application No : 15/00121/FUL Decision : **Application Permitted**
Location : Grasscroft Folly Chase Hockley
Proposal : Demolish Existing Dwelling and Construct New Detached Four Bedroomed House With Room in Roofspace and Integral Garage
Applicant : Mr And Mrs M Stapleton

Application No : 15/00135/FUL Decision : **Application Permitted**
Location : Land Adjacent Sovereign Heights Weir Pond Road Rochford
Proposal : Construct Two Storey Pitched Roofed Rear Extension and Part Single Storey Rear Extension, provide External Staircase and Balcony and Convert Resulting Building into Two One Bedroomed Apartments
Applicant : Mr Turner

Application No : 15/00156/OUT Decision : **Application Permitted**
Location : 44 York Road Ashingdon
Proposal : Outline Application to Demolish Existing Dwelling and Construct Two Detached Houses With Integral Garages
Applicant : Mr Michael Prewer

Application No : 15/00164/FUL Decision : **Application Permitted**
Location : Dekkers Wood Land The Gattens Rayleigh
Proposal : Construct Stable Block And Riding Arena And Use Land For Stabling And Keeping Of Horses And Small Animals
Applicant : Mr Mark Adams

Application No : 15/00196/FUL Decision : **Refuse Planning Permission**

Location : Land Rear Of 81 New Road Great Wakering
Proposal : Construct New 3-bed Dwelling
Applicant : Mr Chris Page

Reason(s) for Refusal

- 1 It is not considered that the proposal would represent the good, high quality design sought within policy CP1 of the Core Strategy and within paragraph 17 (core planning principles) of the National Planning Policy Framework. This is collectively due to the proposed flat roofed area to the front elevation, the large expanse of roof and unusual roof design over the main dwelling and the large expanse of side and rear elevation walling which creates a block form with a squat roof when viewed from the side and rear elevations.

The proposal is also considered to have an inappropriate scale and form within the locality and is not considered to promote visual amenity contrary to parts (ix) and (xi) to policy DM1 of the Development Management Plan 2014. The scale of the dwelling proposed is considered to appear detrimental to visual amenity resulting in a property considered excessive in scale for the plot to which it would serve, particularly adjacent to the narrow garden in the neighbouring dwelling at no.79. The type of dwelling sought with a part chalet bungalow/part house of the contemporary design proposed is also considered inappropriate for the locality having regard to local character contrary to part (i) to policy DM3 of the Development Management Plan 2014.

- 2 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. Supplementary Planning Document 2 at paragraph 14.2 explains that applications for backland development will need to show that the proposal will not result in any adverse impact upon biodiversity. No information has been submitted to ensure that such adverse impact would not occur and the potential implications of the proposal for ecological species that may be present on the site has not been sufficiently addressed.
- 3 The proposal by virtue of the lack of soft landscaping and predominance of hard landscaping within an area which otherwise has rural characteristics and the lack of clear ability to provide sufficient turning space for vehicles together with the required amenity space provides an unacceptable layout contrary to the good, high quality design sought within policy CP1 of the Core Strategy and within paragraph 17 (core planning principles) of the National Planning Policy Framework. The lack of ability to easily provide such soft landscaping and manoeuvrability together with the required amenity space is tantamount to over development.
- 4 The proposal, by virtue of the quantity of first flooring proposed, would appear overbearing when viewed from the chalet bungalow under construction to the rear of no.83 (referred to as 83A) and also when viewed from no.79 New Road. In addition, due to the inaccuracies present with regards to proposed window openings it is not possible to fully assess the implications of the proposal upon the occupiers of neighbouring properties in order to reach an informed view as to whether proposed windows would generate unacceptable overlooking or whether they could be controlled by planning condition. This would be contrary to parts (ix) and (x) to policy DM1 and part (iv) to policy DM3 of the Development Management Plan 2014 which seek to ensure the

impact of proposals upon residential amenity is considered.

Application No : 15/00213/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 1 Pelhams Farm Cottages Hall Road Rochford
Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Side Extension
Applicant : Mr & Mrs Parker

Application No : 15/00231/FUL Decision : **Application Permitted**

Location : 436 Ashingdon Road Ashingdon
Proposal : Single Storey Rear Extension with Roof Lanterns, new wall
and gated access and extension to dropped kerb
Applicant : Mr Tony Pallant

Application No : 15/00237/FUL Decision : **Refuse Planning
Permission**

Location : Land Adjacent 3 The Spinneys Hockley
Proposal : Proposed Demolition of Existing Ewelling and Erect 3 no 4-
bed Dwellings with Associated Parking
Applicant : Mr And Mrs Potter

Reason(s) for Refusal

- 1 It is not considered that the proposal would represent the good, high quality design sought within policy CP1 of the Core Strategy 2011 and within paragraph 17 (core planning principles) of the National Planning Policy Framework. The proposal is considered to have an inappropriate height and scale within the locality and is not considered to promote visual amenity contrary to parts (ix) and (xi) to policy DM1 of the Development Management Plan 2014. The height of the dwellings proposed and the first floor depth of the dwelling adjacent to no.2 is considered to appear detrimental to visual amenity resulting in properties considered excessive in scale within the street scene of The Spinneys. The resulting design is also considered contrary to part (i) of policy DM3 of the Development Management Plan 2014.
- 2 The proposal, by virtue of the lack of adherence to the 100m² amenity space criteria for the third dwelling (closest to the boundary with no.2) and the lack of soft landscaping to the site frontage is contrary to part (iii) of policy DM1 and parts (i) and (vii) to policy DM3 of the Development Management Plan 2014 and to the guidance within Supplementary Planning Document 2. Such lack of adherence to policy and guidance around design and layout is tantamount to overdevelopment.
- 3 It is considered that the scale of the proposed dwelling formed through the 9m height together with the 13.4m first floor depth alongside the boundary with no.2 would appear overbearing when viewed from the most usable garden area to no.2, the west facing larger area of garden located to the side of no.2. The two storey depth of the proposed dwelling alongside the patio area to no.4 and extending 6.6m beyond the rear elevation closest to this boundary is considered to appear overbearing when viewed from this property. This would

be detrimental to the level of enjoyment reasonably expected to be experienced by the occupiers of no.2 and no.4 of their most usable garden and patio areas contrary to part (iv) to policy DM3 of the Development Management Plan 2014 which requires an assessment of any infilling proposal upon residential amenity.

Application No : 15/00250/FUL Decision : **Application Permitted**
Location : 23 Kingfisher Crescent Rayleigh
Proposal : Proposed change of use of garage to use as a habitable room and installation of window in place of garage door

Applicant : Mrs Vicki Baker

Application No : 15/00265/FUL Decision : **Application Permitted**
Location : 9 Haddon Close Rayleigh
Proposal : Replace front hedge with railings
Applicant : Mr David Chilton

Application No : 15/00266/FUL Decision : **Application Permitted**
Location : 70 Southend Road Rochford
Proposal : Single Storey Pitched Roof Rear Extension
Applicant : Mr Robert Furzer

Application No : 15/00275/FUL Decision : **Application Permitted**
Location : 6A Minster Close Rayleigh
Proposal : Pitched Roof Rear Extension
Applicant : Mr And Mrs Minster

Application No : 15/00277/FUL Decision : **Application Permitted**
Location : 6 Grove Close Rayleigh
Proposal : Single Storey Sloped Roofed Front Extension
Applicant : Mr Keith Harding

Application No : 15/00281/FUL Decision : **Application Permitted**
Location : 1 Nelson Close Rayleigh
Proposal : Two Storey Side Extension, Single Storey Rear Extension and First Floor Rear Extension. Pitched Roofed Front and Rear Dormers, Extend Existing Front Canopy and Alterations to Front Entrance Door
Applicant : Mr John Browning

Application No : 15/00284/COU Decision : **Application Permitted**
Location : 12A Purdeys Way Rochford
Proposal : Proposed Change of Use From B8 (Storage/Distribution) to
D2 (Assembly and Leisure)
Applicant : Village Bounce Ltd

Application No : 15/00285/FUL Decision : **Application Permitted**
Location : 20 The Paddocks Rayleigh
Proposal : Two Storey Side Extension
Applicant : Mr And Mrs Roberts

Application No : 15/00287/FUL Decision : **Application Permitted**
Location : 23 Oakley Avenue Rayleigh
Proposal : Conversion and Extension of Existing Single Garage to
Provide Residential Accommodation Annexed to Existing
Property
Applicant : Ms F Felice

Application No : 15/00291/FUL Decision : **Application Permitted**
Location : 72 Hockley Road Rayleigh
Proposal : Proposed First Floor Extension To Provide New Boiler
House
Applicant : The Fitzwimarc School - Ms Debbie Le Monde

Application No : 15/00292/FUL Decision : **Application Permitted**
Location : 355 Eastwood Road Rayleigh
Proposal : Pitched Roof To Front Existing Dormer
Applicant : Mrs C McQuibben

Application No : 15/00293/FUL Decision : **Application Permitted**
Location : 53 High Mead Rayleigh
Proposal : Single Storey Side Extension, Two Storey Rear Extension
and Porch
Applicant : Mr & Mrs James Perrins

Application No : 15/00294/FUL Decision : **Application Permitted**
Location : Land Rear Of 149 Green Lane Eastwood
Proposal : Single Storey Flat Roofed Rear Extension And First Floor
Pitched Roofed Side Extension To Existing House no 149
Green Lane
Applicant : Mr John Strain

Application No : 15/00296/FUL Decision : **Application Permitted**
Location : 307 Ferry Road Hullbridge
Proposal : Construct Detached Garage To Rear Garden
Applicant : Ms A Wright

Application No : 15/00303/LBC Decision : **Grant Listed Building Consent**
Location : 307 Ferry Road Hullbridge
Proposal : Construct Detached Garage To Rear Garden
Applicant : Ms A Wright

Application No : 15/00304/FUL Decision : **Application Permitted**
Location : 26A Brook Road Rayleigh
Proposal : Proposed change of use from B1 (offices and manufacturing) and B8 (storage and distribution) to D2 (assembly and leisure)
Applicant : Base Jump

Application No : 15/00305/FUL Decision : **Application Permitted**
Location : 9 The Ramparts Rayleigh
Proposal : Pitched Roof Over Flat Roofed Garage To Front Of Property
Applicant : Mrs Ayisat Adeola Pedro

Application No : 15/00307/ADV Decision : **Grant Advertisement Consent**
Location : Elim Pentecostal Church Castle Road Rayleigh
Proposal : Replace Existing Church Timber Notice Board With a New Aluminium Framed Notice Board (Same Size)
Applicant : Rev. David Redbond (Elim Pentecostal Church)

Application No : 15/00309/FUL Decision : **Application Permitted**
Location : 28 Fountain Lane Hockley
Proposal : First Floor Pitched Roofed Side Extension
Applicant : Mr Ricky Grice

Application No : 15/00310/FUL Decision : **Application Permitted**
Location : 3 Broad Close Hockley
Proposal : Pitched Roofed Front Dormer
Applicant : Mr Kevin Hollins

Application No : 15/00311/FUL Decision : **Application Permitted**
Location : 133 Downhall Park Way Rayleigh
Proposal : Construct New Bay Window to Front
Applicant : Mr & Mrs Weymouth

Application No : 15/00313/FUL Decision : **Application Permitted**
Location : Wensley Lodge 145 Ferry Road Hullbridge
Proposal : Construct First Floor pitched roofed Rear Extension To
Form One Bedroom Flat
Applicant : Mr Carl Cantor

Application No : 15/00315/FUL Decision : **Application Permitted**
Location : 12 Eldon Way Hockley
Proposal : Change of Use of Part of Existing Ground Floor From B8
(Storage and Distribution) to Retail Shop (A1)
Applicant : Mr Andy Townsend - QATC Europe Ltd

Application No : 15/00316/FUL Decision : **Application Permitted**
Location : 3 Hawkwell Chase Hawkwell
Proposal : Erect Two Storey Side Extension
Applicant : Mr And Mrs D Harriman

Application No : 15/00320/FUL Decision : **Application Permitted**
Location : 12 Assandune Close Ashingdon
Proposal : First Floor Side Extension
Applicant : Mr A Carvasso

Application No : 15/00324/FUL Decision : **Application Permitted**
Location : 7 Leamington Road Hockley
Proposal : Single Storey Rear Extension to Provide Accommodation
for a Live-in Carer
Applicant : Mr & Mrs C Bateman

Application No : 15/00322/FUL Decision : **Application Permitted**
Location : 8 White House Chase Rayleigh
Proposal : Part Pitch Part Flat Roof Extensions On The Rear Elevation
Applicant : Mr And Mrs Borrett

Application No : 15/00334/FUL Decision : **Application Permitted**
Location : New Buildings Farm Mucking Hall Road Barling Magna
Proposal : Proposed Change of Use of Existing Barn to Three
Bedroom Dwelling Incorporating Single Storey Extension
and New Roof
Applicant : Mr J Bacon

Application No : 15/00338/DPDP3J Decision : **Prior Approval
Required - Refused**
Location : Ancillary Building At South Side Greenacres Farm Hyde
Wood Lane
Proposal : Application for Prior Approval for Proposed Change of Use
Of Existing Building in Use for Storage and Distribution to
Use as a Dwellinghouse
Applicant : Mr J Morley

Reason(s) for Refusal

- 1 The proposal would not comply with part (a) to Schedule 2, Part 3, Class P of the Town and Country Planning (General Permitted Development) Order 2015 as insufficient and inaccurate information has been provided to clarify if the entire building or just part of the building is applied for under this part and without such clarity and knowing that an office use also operates from the building which was granted prior approval via application ref: 13/00654/DPDP3J for residential use, it can only be concluded at the current time that an application is sought for the entire building which would be contrary to part (a) as this requires the building to have been used solely for storage or distribution centre on 19th March 2014 which cannot be the case due to the granting of application ref: 13/00654/DPDP3J which confirmed a lawful office use within part of the first floor. There is also insufficient information provided to confirm that the gross floor space of the existing building whether it be the entire building or part of, would not exceed 500m² which is a requirement of part (d).

Application No : 15/00341/FUL Decision : **Application Permitted**
Location : 44 High Mead Rayleigh
Proposal : Construct Two Storey Side Extension Incorporating New
Entrance Hallway and Front and Rear Dormers. Enlarge
Existing Dormer
Applicant : Miss Rebecca Hardy

Application No : 15/00345/FUL Decision : **Application Permitted**
Location : 230 Little Wakering Road Little Wakering
Proposal : Proposed Tree House
Applicant : Mr George Capon

Application No : 15/00344/FUL Decision : **Application Permitted**
Location : 18A Hamilton Gardens Hockley
Proposal : Two Storey Side Extension
Applicant : Mr And Mrs Spencer

Application No : 15/00350/FUL Decision : **Refuse Planning Permission**

Location : 286 Wakering Road Great Wakering
Proposal : Demolish Existing Bungalow and Construct 3-bed Bungalow (Revised Application)
Applicant : Mr D Snell

Reason(s) for Refusal

- 1 The Allocations Plan Policies Map 2014 shows the site to be within the Metropolitan Green Belt. Within the Green Belt, planning permission will not be given, except in very special circumstances, for the construction of replacement dwellings where the criteria detailed in Policy DM21 of the Development Management Plan 2014 are not met, nor will planning permission be given for other proposed buildings that amount to inappropriate development within the Green Belt as defined at paragraphs 87 - 89 to the National Planning Policy Framework (March 2012) unless very special circumstances exist to clearly outweigh the harm that would be caused to the Green Belt. Any development, which is permitted, shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

The proposed development is considered to be contrary to parts (i) and (iii) of Policy DM21 of the Rochford District Council Local Development Framework Development Management Plan 2014 resulting in an oversized replacement dwelling materially larger in visual mass than that it would replace, or which could lawfully be built under the Town and Country Planning (General Permitted Development) Order 2015, and it is considered that no very special circumstances exist that would clearly outweigh the harm to the Green Belt that would result from the inappropriate and oversized replacement dwelling. The proposed replacement dwelling is considered excessive, rather than reasonable by virtue of the resultant visual mass which is considered to be inappropriate development contrary to parts (i) and (iii) of Policy DM21 of the Development Management Plan 2014. It is also considered that due to the increase in scale and mass of the property proposed this would have a detrimental impact upon the openness of the Metropolitan Green Belt (MGB) in this location.

Application No : 15/00353/LDC Decision : **Grant Lawful Development Certificate**

Location : 49 Marylands Avenue Hockley
Proposal : Application for Lawful Development Certificate for Proposed Conversion of Garage into Habitable Room, Raise Floor Level by 100mm and Raise Flat Roof of Garage by 0.3m
Applicant : Mrs Margret Kennedy

Application No : 15/00354/FUL Decision : **Application Permitted**
Location : 15 Seaview Drive Great Wakering
Proposal : Retrospective Application To Retain Timber Outbuilding In Rear Garden For Use As A Playhouse For Disabled Child
Applicant : Mr David Iveson

Application No : 15/00357/DPDP3M Decision : **Prior Approval
Required - Approved**
Location : Barn North Of Crouchmans Business Yard Poynters Lane
Great Wakering
Proposal : Conversion of Barn for Residential Use Including the Re-
cladding and Insertion of Openings.
Applicant : Mr S Cornell

Application No : 15/00360/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 3 Central Avenue Ashingdon
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3m.
Applicant : Mr Mark Chapman

Application No : 15/00361/NMA Decision : **Application Permitted**
Location : 178 Grove Road Rayleigh
Proposal : Application for a non-material amendment following
approval of 14/00879/FUL to include alterations to
approved porch (an increase in width and changes to
fenestration/door arrangement) and removal of approved
single storey rear extension and ground floor window to
side elevation
Applicant : Mr Ross Gordon

Application No : 15/00364/COU Decision : **Application Permitted**
Location : Land West Of Northcroft New Park Road Hockley
Proposal : Change of Use of Storage Buildings and Surrounding Yard
For Use As Workshops for Two Stroke Engines and
Associated Yard
Applicant : Mr Matthew Adlington-Pile

Application No : 15/00365/FUL Decision : **Application Permitted**
Location : 8 Mortimer Road Rayleigh
Proposal : Single Storey Rear Extension
Applicant : Miss Ali Taylor

Application No : 15/00366/FUL Decision : **Application Permitted**
Location : 128 Downhall Park Way Rayleigh
Proposal : Convert Part of Garage to Habitable Room
Applicant : Mr G Kandasamy

Application No : 15/00368/FUL Decision : **Application Permitted**
Location : Beeleigh Southend Road Great Wakering
Proposal : Clad the outside walls of the property with an External Wall
Insulation with a rendered finish.
Applicant : Mr Terrence Gray

Application No : 15/00370/FUL Decision : **Application Permitted**
Location : 70 Nelson Road Rayleigh
Proposal : First Floor Side/Rear Extension, Insert Roof Lantern to
Remaining Flat Roof to Rear and Alterations to First Floor
Windows
Applicant : Mr T And Mrs S Smith

Application No : 15/00373/FUL Decision : **Application Permitted**
Location : 20 Eastbury Avenue Rochford
Proposal : Construct Single Storey Flat Roofed Rear and Side
Extension
Applicant : Mr G Gosnell

Application No : 15/00375/FUL Decision : **Application Permitted**
Location : 17 Daws Heath Road Rayleigh
Proposal : Demolish conservatory and erect single storey extension to
the rear
Applicant : Mr And Mrs Samantha & Martin Coster

Application No : 15/00378/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Kalmar Barling Road Barling Magna
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 2.4m, Maximum Height 3.9m
Applicant : Mr And Mrs Macklin

Application No : 15/00384/FUL Decision : **Application Permitted**
Location : 6 Western Road Rayleigh
Proposal : Demolish Existing Rear Conservatory Extension and
Construct Two Storey Extension with Glass Pitched Roof
Applicant : Mr And Mrs S Prince

Application No : 15/00388/FUL Decision : **Application Permitted**
Location : 16 Victoria Drive Great Wakering
Proposal : Single Storey Front Extension
Applicant : Mr Kevin Fitzsimmons

Application No : 15/00420/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 158 Down Hall Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.00m from Original Rear Wall, Eaves
Height 2.85m, Maximum Height 3.00m
Applicant : Mr Ian Fairbridge

Application No : 15/00423/NMA Decision : **Application Permitted**
Location : 40 Alexandra Road Rayleigh
Proposal : Application for non-material amendment of Planning
Consent reference 14/00146/FUL to allow for changes to
the scale and siting of the outbuilding
Applicant : Mr Kevin Rawlings