

PLANNING DECISIONS - July 2016

Application No : 15/00119/FUL Decision : **Application Permitted**
Location : 6 Lingfield Drive Rochford
Proposal : Demolish existing conservatory and construct two storey rear extension. Widen existing shared vehicular access
Applicant : Mr A Lewsey And Ms S Lingard

Application No : 15/00854/FUL Decision : **Application Withdrawn**
Location : 64 Windermere Avenue Hullbridge
Proposal : Construct One Pair of Semi-detached 3 bedroom Houses
Applicant : Mr John Burks

Application No : 16/00123/FUL Decision : **Application Permitted**
Location : Land South of Roundabout at End Of Priory Chase Rayleigh
Proposal : Single Storey Building to Provide Scout Building, Access and Car Parking.
Applicant : Mr Andrew Austin

Application No : 16/00271/FUL Decision : **Application Permitted**
Location : 11 Etheldore Avenue Hockley
Proposal : Retrospective Application for Outbuilding
Applicant : Mrs Watson

Application No : 16/00273/FUL Decision : **Application Permitted**
Location : 23 Little Wakering Road Great Wakering
Proposal : Convert Garage to Living Accommodation, Change Flat Roof to Pitched Roof to Match the House
Applicant : Mrs Kelly Moore

Application No : 16/00297/FUL Decision : **Refuse Planning Permission**
Location : 20 Western Road Rayleigh
Proposal : Proposed Garden Log Cabin for additional residential space
Applicant : Mr R Machin

Reason(s) for Refusal

- 1 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 backland development which would 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).
- 2 The proposed building is considered to be out of character with the surrounding area, which would create an incongruous form detrimentally affecting the visual amenity to the rear of the properties on Western Road and to the front of properties located on West View Drive. The building would create an unacceptable impact upon neighbouring amenity at York House on West View Drive in terms of loss of privacy and overbearing impact, due to its height and positioning and proposed fenestration. The proposal fails to promote high quality design, would not create a positive contribution to the surrounding built environment and is detrimental to neighbouring amenity. 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) and the core principles of the NPPF.

Application No : 16/00312/FUL Decision : **Application Permitted**
Location : Site Of 264 And 266 Main Road Hawkwell
Proposal : Single Storey Front Extension Two Storey Rear Extension,
Extend Roof from Hip to Gable Ends and Raise Roof to
Form First Floor to Convert Pair of Bungalows into Four
Two Bedrooms Flats
Applicant : Mr R Mann

Application No : 16/00328/DOC Decision : **Discharge Of
Conditions**
Location : 2 - 4 Aldermans Hill Hockley
Proposal : Discharge of Conditions No. 12-16 of application
13/00720/FUL
Applicant : Bradley Construction (Mr Bradley Guiver)

Application No : 16/00320/FUL Decision : **Refuse Planning
Permission**
Location : 149 Main Road Hawkwell
Proposal : Dropped Kerb and new pathway
Applicant : Miss Naomi Anderson

Reason(s) for Refusal

- 1 The proposed tarmacked path which would provide access from the highway to the application site would disrupt the positive visual amenity provided by the public grass verge positioned to the front of the site and create a significant negative impact upon the character of the locality to the detriment

of the amenity of all surrounding residents who may use or reside in the area. The proposed development would therefore be considered of poor quality design contrary to Policy CP1 of Rochford Council's Core Strategy, Policy DM1 of Rochford Council's Development Management Plan as well as the guidance provided within Rochford District Council's Supplementary Planning Document 2 - Housing Design and the National Planning Policy Framework.

Application No : 16/00331/FUL Decision : **Application Permitted**
Location : 60 Southview Road Hockley
Proposal : Hip to Gable Roof Extension with Pitched Roof Front
Dormer and Flat Roof Rear Dormer
Applicant : Mr & Mrs P Wood

Application No : 16/00333/FUL Decision : **Refuse Planning
Permission**
Location : 103 Down Hall Road Rayleigh
Proposal : Construct One Vehicular Crossover
Applicant : Mrs Lauren Baker

Reason(s) for Refusal

- 1 The proposal as submitted would provide an unnecessary vehicular access to a single property. Vehicles entering/exiting the highway via the proposed crossover would be unable to do so in a safe and controlled manner due to its siting in close proximity to the junction of Deepdene Avenue with Down Hall Road, creating conflict with all other highway users, to the detriment of highway safety. The siting of a vehicle crossover in this location is likely to lead to driver confusion as those turning at the junction would not be expecting to encounter vehicles manoeuvring on/off a driveway adjacent to the junction.

The proposal is therefore contrary to policy DM1 and DM3 contained within the County Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011.

Application No : 16/00342/FUL Decision : **Application Permitted**
Location : 70 Ferry Road Hullbridge
Proposal : Single Storey Side/Front Extension with Roof Lantern to
Rear Element
Applicant : Mrs Rachel Harris-Griffiths

Application No : 16/00357/FUL Decision : **Application Permitted**
Location : 36 Ashcombe Rochford
Proposal : Remove Brick Wall And Fencing And Construct Close
Boarded Fence 1.8m High
Applicant : Nr Neil Beckett

Application No : 16/00373/NMA Decision : **Application Permitted**
Location : Pool Shop Rawreth Lane Rawreth
Proposal : Application For Non- Material Amendment To Permission
Granted On 6th March 2014 Under Application Ref:
14/00014/FUL For Conversion To 3no Flats To Retain
Existing Extension Previously To Be Demolished And
Convert To Extend Residential Accommodation Approved
Applicant : Aquascapes Limited - Mr Sean Connelly

Application No : 16/00364/FUL Decision : **Application Permitted**
Location : 34 Rocheway Rochford SS4 1DQ
Proposal : Application to remove or vary condition 15 to application
08/00241/FUL to allow use of former Disability Essex
Building to be no longer limited to use by Disability Essex
Applicant : Mr Matthew King - Trust Links

Application No : 16/00397/FUL Decision : **Application Permitted**
Location : Playing Field West Of Plumberow Mount Avenue Hockley
Proposal : Construct Single Storey Sports Pavilion and Secure
contained Compound
Applicant : Hawkwell Athletic FC - Mr Craig Leverington

Application No : 16/00414/FUL Decision : **Application Permitted**
Location : Almshouses At 90 To 100 West Street Rochford
Proposal : Demolish existing flat roofed additions and construct single
storey pitched roofed rear extensions
Applicant : The Trustees

Application No : 16/00415/LBC Decision : **Grant Listed Building
Consent**
Location : Almshouses At 90 To 100 West Street Rochford
Proposal : Demolish Existing Flat Roofed Additions And Construct
Single Storey Pitched Roof Rear Extensions And
Alterations
Applicant : The Trustees

Application No : 16/00428/FUL Decision : **Refuse Planning
Permission**
Location : 77 Rectory Road Rochford
Proposal : Construct First Floor Front and Rear Extensions With
Pitched Roof Over
Applicant : Mr Trevor Hudson

Reason(s) for Refusal

- 1 The proposed development is extensive in its scale and form. The addition would create a property which is out of scale with the character of both, the existing property and neighbouring dwellings causing a negative impact on the visual amenity of the street and the character of the area as a whole. The first floor addition would create an unattractive, poorly designed, incompatible feature, which is excessive in size forming an overly dominant form within the roofline of the property. The proposed overall increase in height of the roof would be inconsistent with the surrounding properties forming a disproportionate relationship with the adjoining property at number 75 Rectory Road. The proposal fails to promote high quality design and would not create a positive contribution to the surrounding built environment, contrary to Policy DM1 of the Rochford District Council Development Management Plan which requires that new developments should carefully consider design and positively contribute to the surrounding natural and built environment and residential amenity. The proposal would also conflict with Policy CP1 of the Rochford District Council Local Development Framework Core Strategy (2011) and Policy DM1 of the Development Management Plan (2014), which require high quality design and proposals to take into account issues such as scale and form and visual amenity. The proposal is also contrary to one of the core principles of the National Planning Policy Framework which seeks to secure high quality design.

Application No : 16/00418/FUL Decision : **Refuse Planning Permission**
Location : 43 Ashingdon Heights Ashingdon SS4 3TH
Proposal : Proposed Balcony Over Existing Rear Extension With New External Staircase
Applicant : Mr Sam Edwards

- 1 The proposal, by way of the opening in the glazed panels in addition to the external staircase, would result in a development which would significantly harm the privacy and amenity of the occupiers of No, 45, contrary to part (ix) of Policy DM1 of the Rochford District Council Development Management Plan 2014.

Application No : 16/00419/FUL Decision : **Refuse Planning Permission**
Location : 33A - 35A High Street Rayleigh
Proposal : First floor rear roof extension. Rooflights to existing flat roof.
Applicant : The Smile Centre - Mr D & S Keane

- 1 The proposal, by way of the PPC aluminium cladding proposed, would result in the introduction of an incongruous and uncharacteristic material into the Conservation Area, to the detriment of its character and appearance and would therefore be contrary to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy CP2 of the Rochford District Council Core Strategy 2011 and represent harm as per section 134 of the NPPF.

Application No : 16/00422/FUL Decision : **Application Permitted**
Location : 5 Warren Close Rayleigh
Proposal : Two Storey Side Extension, Part Two/Part Single Storey
Side/Rear Extension, Front Porch Extension with Canopy
Roof Over
Applicant : Mr Rider

Application No : 16/00430/FUL Decision : **Application Permitted**
Location : 218 Rectory Road Hawkwell
Proposal : Proposed Single Storey Side Extension, Rooms in Roof
with Rooflights and Windows at First Floor Level and Front
Canopy Porch
Applicant : Mr R Seaman

Application No : 16/00431/FUL Decision : **Application Permitted**
Location : 19 Olivers Crescent Great Wakering
Proposal : Construct Single Storey Flat Roofed Side and Rear
Extension
Applicant : Mr & Mrs Singer

Application No : 16/00438/FUL Decision : **Application Permitted**
Location : 52 Queens Road Rayleigh
Proposal : First Floor Rear Extension and Room in Roof with
Rooflights to Front and Rear
Applicant : Mr J Folly

Application No : 16/00443/FUL Decision : **Application Permitted**
Location : Land South Of 27 Church Road Barling Magna
Proposal : Erect new detached four bedroom dwelling to the south of
27 Church Road
Applicant : Mr Che Freeman

Application No : 16/00445/FUL Decision : **Application Permitted**
Location : 83 Harewood Avenue Rochford Essex
Proposal : Two storey side extension
Applicant : Mr G Fawkes

Application No : 16/00446/FUL Decision : **Refuse Planning
Permission**
Location : Alder House High Road Rayleigh
Proposal : Proposed change of use of existing first floor, create new
roof accommodation with dormer windows to form 5 No.
Self-contained dwelling flats with car parking.
Applicant : Mr John Browning

Reason(s) for Refusal

- 1 The proposal, by virtue of the enlarged crown roof, would not contribute positively towards the local area in terms of its design, scale, additional built form and impact on neighbouring visual amenity and would if allowed, result in a poor relationship with neighbouring buildings contrary to parts (ix), (x) and (xi) to policy DM1 of the Rochford District Council Development Management Plan 2014.

Application No : 16/00454/FUL Decision : **Application Permitted**
Location : 34 Love Lane Rayleigh SS6 7DL
Proposal : Two Storey Front Extension, Convert Garage to Habitable Accommodation with Single Storey Extension to Front, Raise Roof to Form Rooms in Roof with Pitched Roof Front and Rear Dormers
Applicant : Mr Stephen Staddon

Application No : 16/00457/FUL Decision : **Refuse Planning Permission**
Location : 6 Lodgelands Close Rayleigh
Proposal : First floor rear extension
Applicant : Mr And Mrs Hill

- 1 The proposed first floor extension would create an addition of an excessive height and bulk in relation to the main dwelling, creating an overall disproportionately sized dwelling within the locality, negatively impacting on the character of the area as a whole. The proposed addition would create a detrimental impact on outlook and visual amenity within the area and would cause a negative impact on neighbouring amenity in terms of overbearing impact to No. 54 The Chase. The proposed development is therefore considered to be contrary to Policy CP1 of Rochford District Council's Core Strategy as well as to Policy DM1 of Rochford District Council's Development Management Plan.

Application No : 16/00467/FUL Decision : **Refuse Planning Permission**
Location : 1 Craven Close Rochford Essex
Proposal : Single storey side extension for added ground floor space with loft conversion for added bedrooms spaces
Applicant : Mr Darren Tumes

Reason(s) for Refusal

- 1 The proposed single-storey extension would be excessive in size and bulk, particularly when considered in conjunction with the existing rear development at the site, which it is to adjoin. The proposed extension would create additions to the property out of scale with the character of the existing dwelling and would overdevelop the site. The proposed extension would be out of scale in relation to the size of the original dwelling and would project substantially forward of the side elevation onto Mansted Gardens so as to be an intrusive development that would become an incongruous and

overbearing feature detracting from the outlook of the street scene and the surrounding area as a whole. The proposed extension would be of poor quality design that would not relate well to the design of the original dwelling or the built form of the surrounding area. 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.

Application No : 16/00468/COU Decision : **Refuse Planning Permission**

Location : 45 West Street Rochford
Proposal : Change of Use of A1 Shop to Residential Use
Applicant : Mr Michael Holmes

Reason(s) for Refusal

- 1 If allowed the proposal would result in the loss of an existing retail unit within the Secondary Shopping frontage of Rochford Town Centre. It is considered that this would result in a significantly negative impact on the viability and vitality of the existing Town Centre, as well as resulting in a cluster of non-retail uses within this area of West Street. As a result, it is considered that the proposal would be contrary to the requirements of Policy 3 of the Rochford Town Centre Area Action Plan, as well as policies RTC1 and RTC5 of the Core Strategy. Furthermore, the loss of a further retail unit would reduce the attraction of the frontage and the town centre more generally to encourage footfall to that part of the town centre of which the site is part undermining the retail character of the town and discouraging people into the town centre contrary to parts (ii) and (iii) to Policy DM 34 to the Council's Adopted Development Management Plan.

Application No : 16/00460/FUL Decision : **Application Permitted**
Location : 18 Folly Lane Hockley
Proposal : Construct Single Storey Front and Side Extension
Applicant : Mr & Mrs Ruddell

Application No : 16/00462/FUL Decision : **Refuse Planning Permission**

Location : 7 London Hill Rayleigh
Proposal : To Remove Redundant Front Door And Canopy And Replace With White Concrete Weather Boarding, Replace Existing White PVC Cladding With Material To Match
Applicant : Rayleigh Conservative Club

Reason(s) for Refusal

- 1 It is considered that the use of concrete/fibreboard weatherboarding would be an inappropriate non traditional material for the building and that the use of such a material would be harmful to the appearance of both the building and the character of the area within which it is situated. The use of such a material would be contrary to parts (viii), (ix) and (x) of policy DM1 of the Development

Application No : 16/00463/FUL Decision : **Refuse Planning
Permission**

Location : 191 Daws Heath Road Rayleigh

Proposal : Proposed Part Two Storey, Part Single Storey Side
Extension Incorporating Garage and New Vehicular Access
off Daws Heath Road

Applicant : Mr And Mrs Ferrari

Reason(s) for Refusal

- 1 The proposed extension as a result of the excessive width would erode the existing substantial gap to the side boundary almost entirely and result in an over dominant and incongruous development at this corner site such that the flank wall would dominate this corner setting. The proposal for fencing along the entire side boundary would also result in a harsh boundary treatment immediately adjacent to the footway for a substantial length and the absence of any soft landscaping to the detriment of visual amenity in the streetscene contrary to parts (iii)(ix) and (xi) of policy DM1 of the Development Management Plan 2014.

- 2 The proposed extension would create an addition of an excessive height and bulk in relation to the main dwelling, creating an overall disproportionately sized dwelling within the locality, and features of poor design including the lack of articulation of the extension from the existing dwelling and incongruous front gable projection, resulting in a development which would negatively impact on the character of the area as a whole. The proposed development is therefore considered to be contrary to part (xi) and (ix) of Policy CP1 of Rochford District Council's Core Strategy as well as Policy DM1 of Rochford District Council's Development Management Plan.

- 3 The proposal would include the provision of an unnecessary vehicular access to a single property given the existing vehicular access to the rear of the site. Vehicles entering/exiting the highway via the proposed crossover would be unable to do so in a safe and controlled manner due to its siting in close proximity to the junction of Winbrook Road with Daws Heath Road, creating conflict with all other highway users, to the detriment of highway safety. The siting of a vehicle crossover in this location is likely to lead to driver confusion as those turning at the junction would not be expecting to encounter vehicles manoeuvring on/off a driveway adjacent to the junction. Furthermore the proposed area of hardstanding to the frontage of the property is constrained in size and unable to provide an adequate parking space at the site contrary to Policy DM30 and part (v) of Policy DM1 of the Development Management Plan.

Application No : 16/00464/FUL Decision : **Application Permitted**
Location : 74 High Road Hockley
Proposal : Proposed two storey rear extension with internal alterations.
Applicant : Mr & Mrs D Holborn

Application No : 16/00465/FUL Decision : **Application Permitted**
Location : Land Between 17 And 23 Shakespeare Avenue Rayleigh
Proposal : Construct One Detached Four Bedroomed House With Integral Garage, Form New Vehicular Crossing
Applicant : F. Withrington & Sons Ltd - Mr M Withrington

Application No : 16/00470/FUL Decision : **Application Permitted**
Location : 37 Cotswold Avenue Rayleigh
Proposal : Hip to Gable Roof Extension with Pitched Roof Front Dormer, Flat Roof Rear Dormer and Single Storey Pitched Roof Rear Extension
Applicant : Mr & Mrs C Stratford

Application No : 16/00475/FUL Decision : **Application Permitted**
Location : 76 Hullbridge Road Rayleigh SS6 9QL
Proposal : Two Storey Rear Extension
Applicant : Mr A Crosley

Application No : 16/00476/FUL Decision : **Refuse Planning Permission**
Location : 3A Marylands Avenue Hockley SS5 5AQ
Proposal : Proposed front bay window, Conversion of garage to utility and dining room, side dormer and internal alterations
Applicant : Mr & Mrs Beharrie

- 1 The side dormer proposed, by way of its siting in the roof plane close to the ridge line and its overall height of 3 metres, would result in a bulky and visually intrusive addition, harmful to the existing street scene and contrary to part (x) and (xi) of the Rochford District Council Development Management Plan 2014.

Application No : 16/00481/FUL Decision : **Application Permitted**
Location : 173 Ferry Road Hullbridge
Proposal : Demolish Existing Bungalow And Construct 2 Storey
Building to Provide 4 no. Flats (2 x 2-bed and 2 x 1-bed).
Extend Vehicular Access to Front.
Applicant : Mr Yogi Patel

Application No : 16/00478/FUL Decision : **Application Permitted**
Location : 8 Daws Heath Road Rayleigh SS6 7QH
Proposal : Single Storey Side/Rear Extension And Porch Extension to
Front Elevation
Applicant : Mr & Mrs Chapman

Application No : 16/00479/FUL Decision : **Application Permitted**
Location : 114 Rectory Road Rochford
Proposal : Construct Conservatory to Rear
Applicant : Miss J Kendall And Miss K Walters

Application No : 16/00486/FUL Decision : **Application Permitted**
Location : Thorpe Farm Southend Road Great Wakering
Proposal : Erect New Canopy Porch
Applicant : Mr & Mrs Shields

Application No : 16/00490/DPDP3J Decision : **Not Permitted
Development**
Location : Wildwood Farm Arterial Road Rayleigh
Proposal : Application for Prior Approval for change of use of
agricultural building to one 2-bed dwellings
Applicant : Mr Pete Livermore

Application No : 16/00493/FUL Decision : **Application Permitted**
Location : 12 Mount Avenue Hockley
Proposal : Proposed First Floor Extension to Form Two Pitched Roof
Front Dormers and Windows to Rear at First Floor Level
and Rooflights to Side
Applicant : Mr & Mrs Colin Vitney

Application No : 16/00502/FUL Decision : **Application Permitted**
Location : 89 High Street Rayleigh
Proposal : Re-design rear entrance to include re-positioned access
doors, install new glazing and cladding and render to
existing rear wall
Applicant : Charfleets Group - Mr Kevin Kelly

Application No : 16/00500/FUL Decision : **Application Permitted**
Location : 24 Kenilworth Gardens Rayleigh
Proposal : First Floor Rear Extension
Applicant : Mr & Mrs Kinchin

Application No : 16/00512/FUL Decision : **Application Permitted**
Location : 65 Crown Hill Rayleigh
Proposal : Part Two Storey, Part Single Storey Rear Extension,
Pitched Roof to Front Dormer and Reduce Height of
Window to Front Elevation
Applicant : Mr D Carpenter

Application No : 16/00506/FUL Decision : **Application Permitted**
Location : 8 Rocheway Rochford
Proposal : Construct Single Storey Side Extension
Applicant : Mr & Mrs Downes

Application No : 16/00507/FUL Decision : **Application Permitted**
Location : 46 Mornington Avenue Rochford
Proposal : Single Storey Side and Rear Extensions with Roof Lights to
Rear Element and Dome Lights to Side
Applicant : Mr Marc Ely

Application No : 16/00508/FUL Decision : **Application Permitted**
Location : 50 Roach Avenue Rayleigh
Proposal : Single Storey Rear Extension With Terrace and Balustrade
to Rear
Applicant : Mr John Hill

Application No : 16/00509/FUL Decision : **Application Permitted**
Location : 83 Princess Gardens Rochford
Proposal : Propsoed Two Storey Side Extension
Applicant : Mr & Mrs Robinson

Application No : 16/00514/FUL Decision : **Refuse Planning
Permission**
Location : 8 Goose Cottages Chelmsford Road Rawreth
Proposal : Single Storey Rear Extension (Conservatory)
Applicant : Mr & Mrs Smith

Reason(s) for Refusal

- 1 The proposal, by way of the proposed increase in floorspace of 10.1 square metres over and above the allowance provided for by Policy DM17 of the Rochford District Council Development Management Plan 2014, would be contrary to this policy and to Policy GB1 of the Rochford District Council Core Strategy 2011, considered to be a disproportionate addition over and above

the original size of the dwelling and harmful to the openness of the Green Belt.

- Application No : 16/00516/LDC Decision : **LDC For Existing Use Approved**
- Location : New Hall Farm Lower Road Hockley
Proposal : Application for a Certificate Of Lawfulness For Use Of Dwelling As A Residence Without Compliance With Condition (iii) To Appeal Decision Made Under Application T/ROC/287/64 And That The Dwelling Has Been Occupied By Persons Neither Employed Or Last Employed In Agriculture For The Last 10 Years
Applicant : Mrs S Gunn
- Application No : 16/00518/DPDP1 Decision : **Prior Approval Required - Approved**
- Location : 8 Sunny Road Hawkwell
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.6m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m
Applicant : Mr & Mrs Allende
- Application No : 16/00519/DPDP1 Decision : **Prior Approval of Details Not Required**
- Location : 56 Lower Lambricks Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 2.9m, Maximum Height 3.7m
Applicant : Mr Lester Brandon
- Application No : 16/00535/FUL Decision : **Refuse Planning Permission**
- Location : 28 St Thomas Road South Fambridge SS4 3LZ
Proposal : Single Storey Flat Roofed Rear Extension with Roof Lights
Applicant : Mr & Mrs Chipper

Reason(s) for Refusal

- 1 The proposed single-storey extension would create an addition of an excessive bulk in relation to the main dwelling, creating a disproportionately sized addition to the property which is incongruous within the locality, negatively impacting on the character of the area as a whole. The proposed addition would create a detrimental impact on outlook and visual amenity to the rear of the property, causing a negative impact on neighbouring amenity in terms of overbearing impact. The proposed development is therefore considered to be contrary to Policy CP1 of Rochford District Council's Core Strategy as well as Policies DM1 and DM3 of Rochford District Council's Development Management Plan.

- 2 It is considered that the proposal's overall scale, massing and location within close proximity to habitable windows at the neighbouring property, at 29 St Thomas Road, would cause an unacceptable affect in terms of overshadowing as well as creating overbearing impact through the introduction of an excessively deep flank wall, detracting from the established level of amenity enjoyed by the occupiers of the neighbouring property. The proposed ground floor rear extension would be an intrusive and unneighbourly development which would be out of scale with the host property and neighbouring dwellings representing poor quality design. This is contrary to Policy CP1 of Rochford District Council's Core Strategy and Policy DM1 of Rochford District Council's Development Management Plan.

- 3 By virtue of the excessive scale of the proposed addition, the private garden area included within the site would be significantly reduced. The remaining garden area would fall below guidance provided within Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design which is supported by Policy CP1 of Rochford District Council's Core Strategy as well as Policies DM1 and DM3 of Rochford District Council's Development Management Plan.

Application No : 16/00573/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 15 Cornwall Gardens Rochford
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.3m from Original Rear Wall, Eaves Height 2.6m, Maximum Height 3.7m
 Applicant : Mr & Mrs Abbott

Application No : 16/00593/LDC Decision : **Application Withdrawn**
 Location : Long Ridings 261 Greensward Lane Ashingdon
 Proposal : Application For Certificate of Lawfulness For First Floor Rear Extension to Have Existed For More Than Four Years
 Applicant : Mr Neil Potter

Application No : 16/00598/LDC Decision : **Refuse Lawful Development Certificate**
 Location : 10 Hazelwood Hawkwell SS5 4HP
 Proposal : Application for Lawful Development Certificate for Proposed Single Storey Side Extension
 Applicant : Mr & Mrs Jamieson

Reason(s) for Refusal

- 1 The proposal is not considered lawful for the purposes of Permitted Development as it fails to comply with the requirements of Part (j) to Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. The proposed works would include side and rear extensions which are physically attached, essentially forming an 'L-shaped extension'. The Technical Guidance for Householders document produced by the Department for Communities and Local Government, is clear that in the case of an L-shaped extension, the width of the extension should

be taken from the overall width of the combined structure. This would result in a width of 9.1 metres which exceeds half the width of the original dwellinghouse at 7.0 metres. For this reason, the proposal cannot be considered to comply with the requirements under Class A and a Lawful Development Certificate shall be refused.

Application No : 16/00606/NMA Decision : **Application Permitted**
Location : 20 Oakhurst Road Rayleigh
Proposal : Application for non-material amendment following approval of 16/00200/FUL -Two Storey Side Extension, Single Storey Rear Extension, Front Porch
Applicant : Mr R Lupton

Application No : 16/00599/LDC Decision : **Grant Lawful Development Certificate**
Location : 34 Vernon Avenue Rayleigh
Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Rear Extension
Applicant : Mr Andrew Jones

Application No : 16/00600/LDC Decision : **Grant Lawful Development Certificate**
Location : 38 White Hart Lane Hawkwell SS5 4DW
Proposal : Application for Lawful Development Certificate for Proposed Single Storey Side Extension (Garage) and Convert Existing Garage to Habitable Room
Applicant : Mr David Moule

Application No : 16/00603/LDC Decision : **Grant Lawful Development Certificate**
Location : Glen Ross Goldsmith Drive Rayleigh
Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Rear Extension
Applicant : Mr Burke

Application No : 16/00613/LDC Decision : **Refuse Lawful Development Certificate**
Location : Cottawight Common Road Great Wakering
Proposal : Application For A Lawful Development Certificate for a Proposed Gym Outbuilding To Rear Of Cottawright
Applicant : Mr & Mrs Boniface

Reason(s) for Refusal

It is considered that the elevation of the dwellinghouse which faces east and south, by virtue of providing the main external access to the dwelling as well as the main fenestration to the dwelling, would be the principal elevation of the dwellinghouse. Therefore, the proposed outbuilding would be situated on land forward of the principal elevation of the dwellinghouse, and the proposal would fail to comply with Part (c). The proposed outbuilding would also fail to comply with Part (g) as it would be situated within the curtilage of a listed building. The proposed outbuilding would not have a dual-pitched roof and would have a height of 4 metres which would exceed the limit of 3 metres under part (e). As a result, the proposed outbuilding would be contrary to Parts (c), (e) and (g) of Class E of the Town and Country Planning (General Permitted Development) Order 2015. The proposed outbuilding cannot be therefore considered lawful for the purposes of Permitted Development and a Lawful Development Certificate is refused.

Application No : 16/00628/LDC Decision : **Grant Lawful Development Certificate**
Location : Outbuilding South Of The Bungalow Hooley Drive Rayleigh
Proposal : Application for a Lawful Development Certificate For a Proposed Single Storey Side Extension
Applicant : Mr John Gibson

Application No : 16/00687/NMA Decision : **Application Permitted**
Location : Land North Of A129 East Of A130 Old London Road Rawreth
Proposal : Application for a non-material following grant of planning permission 14/00332/FUL approved on the 13th August 2014
Applicant : Academy Soccer