

PLANNING DECISIONS for – June 2015

Application No : 12/00252/FUL Decision : **Application Permitted**
Location : Star Lane Brickworks Star Lane Great Wakering
Proposal : Redevelopment To Provide 116 Dwellings Comprising 7no.
One Bedroomed Flats, 6no. Two Bedroomed Flats, 24no.
Two Bedroomed Houses, 44no. Three Bedroomed Houses
And 35no. Four Bedroomed Houses, With Associated
Parking, Landscaping and Open Space, Access From Star
Lane And Construction Of Sub-Station
Applicant : Taylor Wimpey East London

Application No : 14/00299/LDC Decision : **Grant Lawful**
Development
Certificate
Location : Urquhart House Trenders Avenue Rayleigh
Proposal : Application for a Certificate of Lawfulness for use of
Building as Single Dwelling House
Applicant : Ms T Salkeld and Mr Levi Salkeld

Application No : 14/00729/FUL Decision : **Refuse Planning**
Permission
Location : 4 Timber Wharf Cottages Beeches Road Rawreth
Proposal : Retrospective Application To Remove Front Garden Wall
And Provide Block Paved Hard Standing Area To Front
Applicant : Mrs Therese Price

Reason(s) for Refusal

- 1 The Battlesbridge Conservation Area Appraisal and Management Plan 2007 refers to the informality of the front gardens and access track which contributes to the rural character of Timber Wharf Cottages. The loss of the traditional soft landscaped enclosed front garden and replacement with hard surfacing has a detrimental impact upon the character and appearance of the Conservation Area, generating significant harm to the character of the heritage asset, and the visual amenity of Timber Wharf Cottages. The development has an adverse impact on rather than enhancing the character and appearance of the Conservation Area contrary to both national planning policy and local planning policy DM23 and CP2.

Application No : 14/00731/FUL Decision : **Refuse Planning Permission**
Location : 5 Timber Wharf Cottages Beeches Road Rawreth
Proposal : Retrospective Application To Remove Concrete Hardstanding And Provide Block Paved Area To Front And Side
Applicant : Lyn Price

Reason(s) for Refusal

- 1 The Battlesbridge Conservation Area Appraisal and Management Plan 2007 refers to the informality of the front gardens and access track which contributes to the rural character of Timber Wharf Cottages. The loss of the traditional front garden which was largely soft landscaped and replacement with an increased extent of hardsurfacing with block paving has a detrimental impact upon the character and appearance of the Conservation Area, generating significant harm to the character of the heritage asset and the visual amenity of Timber Wharf Cottages. The development by way of the increased extent of hard surface has an adverse impact on rather than enhancing the character and appearance of the Conservation Area contrary to both national planning policy and local planning policy DM23 and CP2.

Application No : 14/00857/FUL Decision : **Application Permitted**
Location : Sutton Bridge Farm Sutton Road Rochford
Proposal : Single Storey Pitched Roofed Building to Provide Waiting Room and Toilet in Connection With Hydrotherapy Pool Building on Site. Erect Covered Walkway Link.
Applicant : Hamelin Trust

Application No : 14/00900/FUL Decision : **Application Permitted**
Location : Land North Of Sunnyview Old London Road Rawreth
Proposal : Application to vary condition 4 to permission for eight football pitches granted on 25th May 2010 under application reference 10/00087/FUL
From: The use hereby permitted shall not be operated and shall not be made available for use outside the following times: Sundays and up to 8 Saturdays per annum
To : The use hereby permitted shall not be operated and shall not be made available for use outside the following times : all day Saturday and Sundays and 17:00hrs to 20:00hrs Monday to Friday.
Applicant : Mr Martin Shields

Application No : 15/00039/FUL Decision : **Application Withdrawn**
Location : Cariads Rest Kingsmans Farm Road Hullbridge
Proposal : Demolish Existing Side Garage and First Floor Level, Retention of the Ground Floor Level. Erection of New First and Second Floor, Part Two/Part Single Storey Extension to Front and Side Incorporating Garage. Create Balcony to Front at First Floor With Steps to Side
Applicant : Mr Kevin Curtis

Application No : 15/00080/FUL Decision : **Application Permitted**
Location : 37 Love Lane Rayleigh Essex
Proposal : Part Two/Part Single Storey Rear Extension
Applicant : Gareth Hill

Application No : 15/00133/FUL Decision : **Refuse Planning
Permission**
Location : Land Adjacent 20 Nelson Road Rayleigh
Proposal : Change Use Of Verge Adjoining To Form Extension Of
Garden
Applicant : Mr Brian Barber

Reason(s) for Refusal

- 1 The enclosure of the verge would remove from the street scene part of a wide grassed verge which currently contributes to the wider amenity enjoyed by residents in the site's immediate locality. Supplementary Planning Document 2 explains that grass verges do contribute to the character and appearance of housing estates and are intended for public benefit. This guidance goes on to explain that there may be occasions when enclosure in an adjacent private garden is acceptable, particularly where there is a history of neglect. There is no suggestion that this area has been neglected, in fact it appears attractive and well maintained. The guidance advises that where such areas continue to make an important contribution and where neglect is not a problem the Local Planning Authority will prefer to see their retention rather than enclosure into an adjacent private garden. The site is considered to form an attractive entranceway into Nelson Gardens contributing to the amenity of both Nelson Gardens and Nelson Road. It is considered that it continues to make an important contribution to the Nelson Gardens estate and also when viewed from Nelson Road as it is the only soft landscaped verge within Nelson Gardens and it forms an attractive entranceway to this estate.

Policy CLT5 of the Core Strategy 2011 seeks to retain existing open spaces such as amenity areas and other forms of open space that have a high townscape value or are intrinsic to the character of the area. The proposal, with the loss of amenity space which adds value to the character of this area, is considered to be contrary to the aspirations of policy CLT5.

Application No : 15/00129/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 533A Ashingdon Road Ashingdon Essex
Proposal : Application for a Lawful Development Certificate for
Proposed Change of Use From A1 Hair Salon to
Residential Flat
Applicant : C/o Agent

Application No : 15/00146/FUL Decision : **Application Permitted**
Location : 8 South Avenue Hullbridge Essex
Proposal : Raise Roof to Form Second Floor Including Single Storey
Front Extension
Applicant : Mr D Shayes

Application No : 15/00165/FUL Decision : **Application Permitted**
Location : 464 Ashingdon Road Ashingdon Essex
Proposal : Demolish Existing Dwelling And Construct One Pair Of
Semi-Detached Two Bedroomed Houses With Parking To
Front. Widen Existing Vehicle Access
Applicant : Mr Peter Hills

Application No : 15/00166/LBC Decision : **Application Permitted**
Location : 91 High Street Rayleigh Essex
Proposal : Internal Works to Form Restaurant and Installation of Four
External Condenser Units. One Externally Illuminated
Fascia Sign and One Externally Illuminated Projecting Sign.
Paint Existing Shopfront.
Applicant : Pizza Express - Mrs Joe Coates

Application No : 15/00179/FUL Decision : **Application Permitted**
Location : 90 Windermere Avenue Hullbridge Essex
Proposal : First Floor Side Extension and Construct Roof Lantern To
Existing Roof Ridge
Applicant : Mr Roy White

Application No : 15/00180/FUL Decision : **Application Permitted**
Location : 56 Hillcrest Avenue Hullbridge Essex
Proposal : Ramped access to residential dwelling
Applicant : Mrs Heather Hall - Papworth Trust

Application No : 15/00184/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 12 Coventry Close Hullbridge Essex
Proposal : Application for a Lawful Development Certificate for the Use
of Land as Residential Garden (Existing)
Applicant : Mr David Hilliard

Application No : 15/00187/OUT Decision : **Refuse Planning
Permission**
Location : Land Between 283 And 289 Plumberow Avenue Hockley
Proposal : Outline Application to Construct One Detached Dwelling
Applicant : Mr Charlie Bell

Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt where permission will not be given, except in very special circumstances, for the construction of new buildings (other than the reasonable extension of existing buildings or the replacement of existing buildings) as defined at paragraph 89 to the National Planning Policy Framework (2012).

The proposal for the development of the site does not fall within any of the excepted categories and is inappropriate. It is the opinion of the Local Planning Authority that no very special circumstances have been presented to sufficiently outweigh the harm to the Metropolitan Green Belt by way of inappropriateness and the harm caused by the piecemeal urbanisation to the plotland character of the area, sufficiently to justify overriding the strong presumption against the construction of new dwellings in the Green Belt.

Application No : 15/00192/FUL Decision : **Application Permitted**
Location : 12 Dartmouth Close Rayleigh Essex
Proposal : Single Storey side extension and First floor extension incorporating integral garage and alterations to dormer
Applicant : Mr And Mrs Coplestone

Application No : 15/00195/FUL Decision : **Application Permitted**
Location : Site Of 177 Main Road Hawkwell
Proposal : Redevelopment of 177 Main Road Hawkwell and land to the rear of 179-185 Main Road with: 1No. 4 bedroom detached chalet with detached garage, 2No. 3 bedroom bungalows with linked integral garages and 2No. 3 bedroom detached bungalows with stand alone semi detached garages; Proposed Variation of Condition 6 on planning consent 14/00617/FUL to allow for clear glazed and opening windows at ground floor in the north east facing side elevation of the dwelling to plot 1
Applicant : Mr Peter Jones - K W Jones And Sons Ltd

Application No : 15/00197/FUL Decision : **Refuse Planning Permission**
Location : Heathercote Lark Hill Road Canewdon
Proposal : Demolish Existing and Construct One Detached House With Rooms in Roofspace
Applicant : Mr Craig Sweeney

Reason(s) for Refusal

- 1 The Allocations Plan 2014 shows the site to be 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 or the replacement of existing buildings, as defined in Policies DM17 and DM21 of the Development Management Plan 2014. Any development, which is permitted, shall be of a scale, design and siting, such that the character of the countryside is not harmed and nature conservation interest are protected.

The existing dwelling has an internal habitable floorspace of 110.5m². The proposed dwelling would have a total internal floorspace of 270m² and represents an increase of over 144% over the existing dwelling, far in excess of the 25% increase allowed by policy DM21. The proposal would not be in accordance with part (i) of policy DM21. Furthermore the replacement dwelling would have a substantially greater visual mass, bulk and height contrary to part (iii) of DM21. The proposal would represent a materially larger

replacement dwelling 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 : 15/00200/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 23 Richmond Drive Rayleigh Essex
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Side Extension and Front Porch
Applicant : Mr & Mrs Moss

Application No : 15/00205/FUL Decision : **Application Permitted**
Location : Botelers Hall Road Rochford
Proposal : Remove Existing Side Extension and Construct Single
storey Side and Rear Extension Incorporating Garage.
Additional Vehicular Crossing, New 1.2m High Front Brick
Wall and Two Sets of Iron Gates
Applicant : Mr Ross Wakeling

Application No : 15/00204/DPDP3M Decision : **Prior Approval
Required - Approved**
Location : Ivanhoe Nurseries Ironwell Lane Hawkwell
Proposal : Application for Prior Approval for the Change of Use of
Agricultural Building to a Dwellinghouse (Use Class C3)
Applicant : Messrs Simon & John Roger (Roger & Sons Ltd)

Application No : 15/00207/FUL Decision : **Application Permitted**
Location : Wadham Park Farm Church Road Hockley
Proposal : Revised Application to Convert Extended Dwelling Into Pair
of Semi-Detached Houses
Applicant : Mr Roger Bird

Application No : 15/00209/FUL Decision : **Application Permitted**
Location : 10A Hamilton Gardens Hockley Essex
Proposal : Construct Pitched Roofed Front Porch Extension
Applicant : Mr & Mrs G Treen

Application No : 15/00210/NMA Decision : **Refused Non Material
Amendment**
Location : 89 Down Hall Road Rayleigh Essex

Proposal : Application for a Non-material amendment to development for demolition of Existing Property and Creation of One Block Containing 7 No. Flats and 1 No. Detached Dwelling House. Vehicular Access to the Flats off Lakeside to a Car Park Court (10 Spaces) Vehicular Access to Dwelling House off Lakeside (2 Spaces) as approved on 12th October 2007 under Application Reference 07/0 121/FUL) and to provide amended roof structure and provision of windows

Applicant : Mr Peter Wislocki - Hedgehog Development (Rayleigh) Ltd

Reason(s) for Refusal

- 1 The proposed link between the existing roof lines would be material giving rise to potential overlooking and adding built form to the roof visible to some views of the resulting building..The proposal cannot therefore be accepted as a non - material amendment to the permission granted on 12th October 2007 on appeal under application reference 07/00121/FUL. It will be necessary for the amendment to be considered formally and subject to public consultation by the submission of a Planning Application.

Application No : 15/00211/FUL Decision : **Refuse Planning Permission**

Location : Land Adjacent Ardleigh House Hall Road Rochford
Proposal : Proposed Erection of Stable Building to Provide 2 No. Stables, Tack Room, Feed/Hay Store and Carriage Shed, Hard Surfacing to Provide Yard and Use of Site for the Keeping/Exercising of Horses. New Vehicular Access off Hall Road

Applicant : Mr Jim Butcher - Thomas Frank Building Contractors Limited

Reason(s) for Refusal

- 1 The proposed stable block would fall contrary to part ii) of policy DM15 of the Development Management Plan. This is because insufficient land is available within the curtilage of the site to allow for the proper care of horses in accordance with the British Horse Society Standards and it is considered that the distant availability of land at Sheepcoates Farm is insufficient mitigation against the site size requirement of local policy.
- 2 The proposed stable building would be a disproportionately large addition visually dominant within its setting on what is a constrained site and would result in a loss of spaciousness and openness to this part of the Green Belt contrary to paragraph 89 of the NPPF, Core Strategy policy GB2, part (vi) of Policy DM15.

Application No : 15/00215/DPDP3M Decision : **Not Permitted Development**

Location : Ivanhoe Nurseries Ironwell Lane Hawkwell
Proposal : Application for Prior Approval for the Change of Use of Agricultural Buildings From Class MB to Class C3 Residential (Buildings 1and 2)

Applicant : Messrs Simon & John Roger (Roger & Sons Ltd)

Application No : 15/00216/LBC Decision : **Application Permitted**
Location : 78 High Street Rayleigh Essex
Proposal : Proposed Internal works to Banking Hall and Admin Areas
to provide 'screenless' Counters
Applicant : Lloyds Banking Group

Application No : 15/00220/FUL Decision : **Application Permitted**
Location : 16 Mount Avenue Rayleigh Essex
Proposal : Single Storey Flat Roofed Rear Extension and Extend Roof
from Hip to Gable and Extend Existing Flat Roof Rear
Dormer
Applicant : Mr David Ambrose

Application No : 15/00218/FUL Decision : **Application Permitted**
Location : 155 New Road Great Wakering Essex
Proposal : Single Storey Side Extension and New Chimney
Applicant : Mr B Bush

Application No : 15/00222/FUL Decision : **Application Permitted**
Location : 36 Barnwell Drive Hockley Essex
Proposal : Two storey side extension incorporating carport
Applicant : Mr Paul Gardner

Application No : 15/00224/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : 37 Harrogate Road Hockley Essex
Proposal : Application For Certificate Of Lawfulness For Proposed
Single Storey Flat Roofed Rear Extension
Applicant : Mr David Hunter

Application No : 15/00225/FUL Decision : **Application Permitted**
Location : 340 Eastwood Road Rayleigh Essex
Proposal : Part Single, Part Two Storey Rear Extension with First
Floor Balcony and Flat Roofed Canopy Porch to Front
Applicant : Mr M Whitworth

Application No : 15/00229/FUL Decision : **Application Permitted**
Location : 75 Eastwood Rise Eastwood Essex
Proposal : Single Storey Side Extension and Extend Front Dormer
Applicant : Mr Hunt

Application No : 15/00230/FUL Decision : **Application Permitted**
Location : 1 Chestnut Close Hockley Essex
Proposal : Construct Two Storey Side Extension, Pitched Roofed
Front Dormer and Extend Existing Rear Dormer
Applicant : Mr And Mrs Hawkins

Application No : 15/00233/FUL Decision : **Application Permitted**
Location : Rayleigh Primary School Love Lane Rayleigh
Proposal : Proposed Siting of Portacabin Building for Use as a
Teaching Space for Pupils at Rayleigh Primary School
Applicant : Rayleigh Primary School

Application No : 15/00234/FUL Decision : **Application Permitted**
Location : 1 Mill Field Close Rayleigh Essex
Proposal : Two Storey Rear Extension
Applicant : Mr Nicholas White

Application No : 15/00235/FUL Decision : **Application Permitted**
Location : 56 Hullbridge Road Rayleigh Essex
Proposal : Two Storey Side Extension, New Roof Incorporating
Rooms in Roof In Roofspace, Pitched Roof To Garage And
Pitched Roofed Front Porch
Applicant : Mr C Shipton

Application No : 15/00239/FUL Decision : **Application Permitted**
Location : Rayleigh Baptist Church High Street Rayleigh
Proposal : Development of the Church to include demolition,
extension, alteration and refurbishment. External alterations
to the drop off area, terrace & new canopy, demolition of
the Base Building and erection of a new Base Building,
creation of a Reception and Concourse linking the
buildings and providing level access throughout. Reposition
vehicular access

Applicant : Rayleigh Baptist Church - Mr Cliff Thackerary

Application No : 15/00242/FUL Decision : **Application Permitted**
Location : 1 Dene Gardens Rayleigh Essex
Proposal : Part Two Storey Part First Floor Pitched Roofed Side
Extension
Applicant : Mrs G. Renn

Application No : 15/00243/FUL Decision : **Refuse Planning
Permission**
Location : Fintry Barrow Hall Road Barling Magna
Proposal : Hip to Gable Roof Extension With Front and Rear Dormers
Applicant : Mr James May

Reason(s) for Refusal

- 1 The Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be inappropriate development contrary to the National Planning Policy Framework. Within the Green Belt, 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 in Policy DM17 of the Development Management Plan or other policy compliant exceptions). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Policy DM17 of the Development Management Plan provides that the total size of a Green Belt 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 in doubling the size of the original dwelling is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property having a significant impact on the openness of this part of the Green Belt contrary to local and national planning policy

- 2 Supplementary Planning Document 2 - Housing Design requires the design of any front facing dormers to have pitched roofs. The front dormers, by virtue of their flat roofs, would be of an inappropriate design for the front elevation and out of character with the locality, where pitched roof dormers are the norm, contrary to policy DM1 of the Development Management Plan 2014.

Application No : 15/00247/FUL Decision : **Application Permitted**
Location : 66 Buckingham Road Hockley Essex
Proposal : Detached Double Garage (to Serve 66 and 68 Buckingham Road)
Applicant : Ms K Moss

Application No : 15/00248/FUL Decision : **Application Permitted**
Location : 1 Haddon Close Rayleigh Essex
Proposal : Construct Single Storey Side Extension and New Front Porch
Applicant : Mr & Mrs Lanning

Application No : 15/00251/FUL Decision : **Application Permitted**
Location : 4 Pemberton Field South Fambridge Essex
Proposal : Single Storey Flat Roofed Rear Extension with Roof Lantern
Applicant : Mr Andrew Casey

Application No : 15/00252/FUL Decision : **Application Permitted**
Location : 32 Clyde Crescent Rayleigh Essex
Proposal : Extend Roof from Hip to Gable With Flat Roof Rear Dormer, Pitched Roof Front Dormer, Two Rooflights and Front Porch
Applicant : Mr David Pitt

Application No : 15/00253/LDC Decision : **Refuse Lawful
Development
Certificate**

Location : 617 Ashingdon Road Ashingdon Essex
Proposal : Application for a Certificate Of Lawfulness for Proposed
Single Storey Pitched Roofed Side And Rear Extension
Applicant : Mr Roger Spink

Application No : 15/00257/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : Redcroft Barling Road Barling Magna
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 2.6m, Maximum Height 4m
Applicant : Mr And Mrs M Greggus

Application No : 15/00255/FUL Decision : **Refuse Planning
Permission**

Location : 28 Teignmouth Drive Rayleigh Essex
Proposal : Remove Existing Garage and Lean-to and Construct Two
Storey Side Extension, Incorporating Garage
Applicant : Mr Simon Still

Reason(s) for Refusal

1 REASON FOR REFUSAL

The proposal by way of the size and bulk presented to the side elevation, would result in an uncharacteristic addition lacking an appropriate scale and form, contrary to good design aspirations and to Policy DM1 of the Rochford District Council Local Development Framework Development Management Plan (2014). If allowed, the extension proposed would detract from the appearance of the group of dwellings in the locality, detrimental to the character of the street.

Application No : 15/00258/FUL Decision : **Application Permitted**

Location : 25 Weir Pond Road Rochford Essex
Proposal : Replace Existing PVCu Window on Ground Floor Front
Elevation With PVCu Bow Bay Window
Applicant : Mr Andrew Dawes

Application No : 15/00260/DPDP1 Decision : **Prior Approval
Required - Refused**

Location : 44 Highams Road Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension With Roof Lantern. Projection 4.15m from
Original Rear Wall, Eaves Height 3.32m, Maximum Height
4m
Applicant : Mr Raymond Hockett

Application No : 15/00259/FUL Decision : **Refuse Planning Permission**
Location : 63 Barling Road Great Wakering Essex
Proposal : Construct Single Storey Flat Roofed Rear Extension
Applicant : Mr & Mrs Lindberg

Reason(s) for Refusal

1 REASON FOR REFUSAL

The Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be inappropriate development contrary to the National Planning Policy Framework. Within the Green Belt, 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 in Policy DM17 of the Development Management Plan or other policy compliant exceptions). Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired.

Policy DM17 of the Development Management Plan provides that the total size of a Green Belt 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 would add floor space that would, together with previous additions, greatly exceed this policy limit. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property having a significant impact on the openness of this part of the Green Belt contrary to local and national planning policy.

Application No : 15/00263/FUL Decision : **Application Permitted**
Location : Plumberow Primary School Hamilton Gardens Hockley
Proposal : Erection of a new single-storey teaching building with storage and WC provision.
Applicant : Academies Enterprise Trust - Mr Andrew Redmond

Application No : 15/00264/DPDP3M Decision : **Prior Approval Required - Approved**
Location : Agricultural Barn At Bolt Hall Farm Lark Hill Road
Proposal : Application for Prior Approval to Convert Agricultural Workshop and Stables to Dwelling
Applicant : Mr Robert Woodford

Application No : 15/00268/ADV Decision : **Application Permitted**
Location : 9 High Street Rayleigh Essex
Proposal : To Replace Existing Fascia Sign With New Timber Sign (Externally Illuminated)
Applicant : La Romantica - Mr Marco Dinallo

Application No : 15/00269/LBC Decision : **Application Permitted**
Location : 9 High Street Rayleigh Essex
Proposal : Replacement Existing Fascia Sign With New Timber Sign
(Externally Illuminated)
Applicant : La Romantica - Mr Marco Dinallo

Application No : 15/00270/LDC Decision : **Permitted Development**
Location : 48 Barling Road Great Wakering Essex
Proposal : Application for a Lawful Development Certificate for
Proposed Hip to Gable Roof Roof Extension and Extend
Existing Rear Dormer
Applicant : Mr And Mrs K Viner

Application No : 15/00271/LDC Decision : **Application Permitted**
Location : Chandos Service Station Greensward Lane Hockley
Proposal : Application for a Certificate of Lawfulness for Use of Petrol
Filling Station (Excluding Car Wash) Without Restriction on
Hours of Opening/Trading
Applicant : Rontec Watford Ltd - R Ainsworth

Application No : 15/00272/FUL Decision : **Application Permitted**
Location : 41 Daws Heath Road Rayleigh Essex
Proposal : Single Storey Flat Roof Rear Extension with Roof Lantern
Applicant : Mr Keith Morrell

Application No : 15/00274/FUL Decision : **Application Permitted**
Location : 1 Woodlands Avenue Rayleigh Essex
Proposal : Single Story Flat Roofed Rear Extension With Two Roof
Lanterns
Applicant : Mrs C Barry

Application No : 15/00280/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 52 York Road Ashingdon Essex
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension
Applicant : Mr R Millard

Application No : 15/00288/FUL Decision : **Application Permitted**
Location : 1 Merryfields Avenue Hockley Essex
Proposal : Sub-Divide Plot and Construct 1 no. Detached One
Bedroomed Bungalow
Applicant : Mrs Alison Chamberlain

Application No : 15/00298/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 60 Louis Drive Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.0m from Original Rear Wall, Eaves Height 2.85m, Maximum Height 3.1m
Applicant : Mr Chris Norris

Application No : 15/00300/ADV Decision : **Refuse Planning Permission**

Location : 81 High Street Rayleigh Essex
Proposal : 4 No. Heavy Duty Canvas Banners Displaying the Company Logo to be Positioned Around Outside Seating Area
Applicant : Miss Dawn Freeman (Greggs PLC)

Reason(s) for Refusal

- 1 It is considered that the banners, using blue/grey colouring and advertising the company logo on each banner would represent visual clutter in terms of advertising too prominent in colouring and design and would appear detrimental to the character of the Conservation Area in this location. This would be contrary to part (i) to policy DM28 and parts (i) and (iv) to policy DM37 of the Development Management Plan 2014.

Application No : 15/00329/NMA Decision : **Application Permitted**
Location : Ark House Hall Road Rochford
Proposal : Non-material Amendment Application Following Approval of 14/00778/FUL
Applicant : Mr David Keddie

Application No : 15/00327/NMA Decision : **Application Permitted**
Location : 2 Temple Gate Cottages Sutton Road Sutton
Proposal : Construct Single Storey Flat Roofed Rear Extension
Applicant : Mr Wayne Gonsalves

Application No : 15/00326/LDC Decision : **Grant Lawful Development Certificate**

Location : 37 Branksome Avenue Hockley Essex
Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Flat Roofed Rear Extension
Applicant : Mr Iain Murray

Application No : 15/00351/NMA Decision : **Application Permitted**
Location : 39A York Road Ashingdon Essex
Proposal : Application for Non-Material Amendment to Single Storey Flat Roof Rear Extension Approved on 29 May 2014 Under Application 14/00205/FUL and to Revise Position of Rear Window
Applicant : Mr Richard Benson