

## PLANNING DECISIONS – June 2016

Application No : 15/00362/OUT      Decision : **Application Permitted**  
Location : Land North Of London Road And South Of Rawreth Lane  
And West Of Rawreth Industrial Estate Rawreth Lane  
Rayleigh  
Proposal : Outline Planning Application (with all Matters Reserved) for  
the erection of Residential Development with associated  
Open Space, Landscaping, Parking, Servicing, Utilities,  
Footpath and Cycle Links, Drainage and Infrastructure  
Works, and Primary School. Provision of Non-Residential  
Floorspace to Part of Site, Uses including any of the  
following: Use Class A1(Retail), A3(Food and Drink),  
A4(Drinking Establishments), C2(Residential Institutions),  
D1a(Health or Medical Centre) or D1b(Crèche, Day  
Nursery or Day Centre).  
Applicant : Countryside Properties (UK) Ltd

Application No : 15/00651/LBC      Decision : **Application Permitted**  
Location : Courtyard Buildings Apton Hall Farm Apton Hall Road  
Proposal : Conversion and Extensions to Dove Cot, Stables and Farm  
Buildings and Provide Car Park on Existing Meadow to  
Provide Wedding Venue  
Applicant : A.W. Squier Ltd.

Application No : 15/00740/FUL      Decision : **Refuse Planning  
Permission**  
Location : 2 Warwick Drive Rochford  
Proposal : Demolish Existing Bungalow and Construct 3 No. 3  
Bedroomed Terraced Houses  
Applicant : Mr M Clark

### Reason(s) for Refusal

- 1 The site falls, in part within Flood Zone 2 where housing development would be inappropriate unless the Sequential and Exception Tests were passed. The Sequential Test would not be passed as it is considered that there are reasonably available sites at lower risk of flooding within the District for housing development. The proposal would be contrary to Policy ENV3 of the Core Strategy and those parts of the National Planning Policy Framework which require new development to take account of flood risk, including the impacts of climate change.

- 2 The proposed development by virtue of the scale and close proximity to the rear of 66 and 68 Sutton Road would result in a prominent and overly dominant development which would appear out of place in the street scene, harmful to visual amenity contrary to parts (ix), (x) and (xi) of Policy DM1 and parts (i) and (ii) of Policy DM3 of the Development Management Plan (2014).
- 3 The proposed dwelling would not achieve the minimum requirements of the DCLG Technical Housing Standards March 2015 in relation to total floorspace, internal storage and room sizes.
- 4 The adopted standard for parking requirements requires a minimum of two parking spaces, with a preferred bay size of 5.5m x 2.9m, for each dwelling having two or more bedrooms. The shortfall in parking provision would likely lead to the displacement of vehicles onto the public highway to the detriment of highway safety.

Application No : 16/00093/FUL

Decision : **Refuse Planning  
Permission**

Location : First Floor 115 - 117 Ferry Road Hullbridge

Proposal : Change Use At First Floor From Class D2 Dance Studio To Two Bedroomed Flat. Revise Front Elevation Windows And Install Spiral Fire Escape Steps To The Rear

Applicant : Mr Paul Hampshire

Reason(s) for Refusal

- 1 The absence of any amenity space for the proposed dwelling would result in a dwelling which would not comply with the requirement for private amenity space to be provided at either 25 square metres of garden area or 5 square metres for a balcony, contrary to Supplementary Planning Document 2: Housing Design, and part (vii) of Policy DM1 of the Rochford District Council Development Management Plan 2014.
- 2 The application provides no sense of "arrival" or the provision of the new home being a "safe retreat" by virtue of the access being serviced by a rear retail service area. . This is contrary to Policy DM1 requiring for new dwellings to have a safe, inclusive layout and positively contribute to residential amenity. The access, by way of its siting to the rear of the retail units, would not comply with the principles set out in the national guidance 'Secured By Design'.
- 3 The absence of any amenity space for the proposed dwelling would result in a dwelling which would not comply with the requirement for private amenity space to be provided at either 25 square metres of garden area or 5 square metres for a balcony, contrary to Supplementary Planning Document 2: Housing Design, and part (vii) of Policy DM1 of the Rochford District Council Development Management Plan 2014.

Application No : 16/00108/FUL                      Decision : **Refuse Planning  
Permission**  
Location : Greenacre Hyde Wood Lane Canewdon  
Proposal : Proposed Stable Building, Covered Handling Area and  
Storage  
Applicant : Mr J Morley

Reason(s) for Refusal

- 1 The proposal, by way of its excessive height and scale in addition to the unacceptable addition of a new building in the Green Belt, would be considered inappropriate development, harmful to the openness and character of the Green Belt and contrary to Policy DM15 of the Rochford District Council Development Management Plan and Policy GB1 of the Rochford District Council Core Strategy 2011.

Application No : 16/00095/LDC                      Decision : **LDC Part Permitted  
Part Refused**  
Location : Workshop At Tyndol Chelmsford Road Rawreth  
Proposal : Application for a Lawful Development for A Certificate for  
An Existing Use for Use of Site for Vehicle Repairs, Vehicle  
Storage and Vehicle Sales  
Applicant : Haywood Transport Services - Mr Colin Haywood

Application No : 16/00117/LDC                      Decision : **Grant Lawful  
Development  
Certificate**  
Location : Garage At Belvedere Central Avenue Hullbridge  
Proposal : Application for a Lawful Development Certificate for  
Existing Use of Garage as a Separate Dwelling  
Applicant : Mrs Kim Capon

Application No : 16/00165/FUL                      Decision : **Refuse Planning  
Permission**  
Location : Land Rear Of 103 High Road Rayleigh  
Proposal : Create 1 No. Four Bedroomed Dwelling.  
Applicant : Richards Property Solutions 2

Reason(s) for Refusal

- 1 The proposed development by virtue of the scale and siting forward of No. 1 Glasseys Lane would result in a prominent and overly dominant development which would appear out of place in the street scene, harmful to visual amenity contrary to parts (ix), (x) and (xi) of Policy DM1 and parts (i) and (ii) of Policy DM3 of the Development Management Plan (2014).
- 2 The proposed development by virtue of the design, scale and form of the dwellinghouse proposed which would be sited in close proximity to the boundaries and significantly forward of No. 1 Glasseys Lane would not result in a positive relationship with neighbouring properties and would be

overbearing and result in an unacceptable degree of overshadowing to No.1 Glasseys Lane contrary to part (x) of Policy DM1 of the Development Management Plan (2014).

Application No : 16/00183/REM      Decision : **Application Permitted**  
Location : Land West Of Oak Road And North Of Hall Road Rochford  
Proposal : Details of 307 Dwellings Plus Associated Roads, Paths, Driveways, Car Parking, Landscaping and Public Open Space.  
Applicant : Bellway Homes

Application No : 16/00189/FUL      Decision : **Refuse Planning Permission**  
Location : Clifton Church Road Hockley  
Proposal : Demolish Existing Nissen Hut, and Double Garage, and Replacement With Single, Four Car Garage/Store  
Applicant : Mr Ian Duggan

Reason(s) for Refusal

- 1 The application, by way of the additional height over and above that of the existing outbuildings, would be considered to be materially larger than the buildings which it would replace. The proposed garage would therefore be considered an unacceptable replacement, harmful to the openness and character of the Green Belt and contrary to Policy GB1 of the Rochford District Council Core Strategy 2011 and Paragraph 89 of the National Planning Policy Framework (NPPF). In addition, it is unclear as to whether the proposed use would have the same use as the existing Nissen Hut to be replaced, which would be required in order for the proposal to comply with Paragraph 89 of the NPPF.

Application No : 16/00190/FUL      Decision : **Application Permitted**  
Location : Clifton Church Road Hockley  
Proposal : Two Storey Rear Extension  
Applicant : Mr Ian Duggan

Application No : 16/00201/FUL      Decision : **Application Permitted**  
Location : 22 - 26 High Street Great Wakering x  
Proposal : Alterations to mechanical plant at the rear of the store and protective bollards to the plant.  
Applicant : The Co-operative Group

Application No : 16/00225/FUL      Decision : **Application Permitted**  
Location : 59 Mercer Avenue Great Wakering  
Proposal : Construct Part Two Storey/Part Single Storey Rear Extension  
Applicant : Miss Rachel O'Brien

Application No : 16/00255/FUL Decision : **Application Permitted**  
Location : Riverside Infant School Ferry Road Hullbridge  
Proposal : To Replace Changing Rooms Previously Demolished And To Install A Structure Over The Swimming Pool To Enclose It. This Will Provide Disabled Access To Changing Rooms That Is Not Presently Available And Aim To Provide An Essential All Year Round Community Service To The Residents.  
Applicant : Riverside Primary School - Miss Donna Thresher

Application No : 16/00266/FUL Decision : **Application Permitted**  
Location : Marsh View Lower Road Hockley  
Proposal : Retrospective Application for Retention of an Outbuilding  
Applicant : Mr Nigel Usher

Application No : 16/00289/FUL Decision : **Application Permitted**  
Location : 60 The Drive Rochford  
Proposal : Convert Summer House to Annexe For Use as Living Accommodation  
Applicant : Miss Haynes & Mrs Richards

Application No : 16/00287/FUL Decision : **Application Permitted**  
Location : Unit Adjacent Harrier House Aviation Way Rochford  
Proposal : External Alterations Providing A Bulk Fuel Store and Wash Bay Facility  
Applicant : East Of England Ambulance Service

Application No : 16/00290/DPDP3M Decision : **Prior Approval Refused**  
Location : Upper Raypits Farm Lark Hill Road Canewdon  
Proposal : Prior Approval Application for Proposed Change of Use from Agricultural Building to Dwellinghouse with Associated Operational Development  
Applicant : Mr Andrew Woodford

Application No : 16/00295/FUL Decision : **Application Permitted**  
Location : 9 Gosfield Close Rayleigh  
Proposal : Single Storey Flat Roofed Side Extension  
Applicant : Mrs Jenny Hall

Application No : 16/00308/LDC Decision : **Application Withdrawn**  
Location : Magees Nursery Windsor Gardens Hawkwell  
Proposal : Application for a Lawful Development Certificate for The Use of Units 50, 19, 18, 17, 16, 8, 9, 40 & 20 For B1 Use (Light Industrial) and Containers (As Shown On The Submitted Plan) For B8 Use (Storage)  
Applicant : Mr Bruce Pinkerton

Application No : 16/00302/FUL      Decision : **Application Permitted**  
Location : 10 Ducketts Mead Canewdon  
Proposal : Single Storey Rear Extension and First Floor Extension  
Over Garage  
Applicant : Mr B Tilson

Application No : 16/00309/DOC      Decision : **Discharge Of  
Conditions**  
Location : Treetops Hillview Road Rayleigh  
Proposal : Discharge of Conditions 5, 10, 14, 18, 19, 20, 21, 22 on  
application 15/00775/FUL  
Applicant : Flush Group

Application No : 16/00314/FUL      Decision : **Application Permitted**  
Location : 8 The Gattens Rayleigh  
Proposal : First Floor Extension Over Detached Garage to Provide  
Ancillary Accommodation  
Applicant : Mr Mark Adams

Application No : 16/00325/ADV      Decision : **Refuse Advertisement  
Consent**  
Location : 9 Purdeys Way Rochford SS4 1ND  
Proposal : Install 5 no. fascia signs to advertise businesss and  
products not associated with the premises 9 Purdeys Way.  
All signs to be non-illuminated  
Applicant : Cantor Properties Limited - Mr Carl Cantor

Reason(s) for Refusal

- 1 It is considered that the proposal would represent visual clutter in terms of advertising too prominent in size and extent and would appear detrimental to the character of the location. This would be contrary to parts (i), (ii), (iv) and (v) to policy DM37 of the Development Management Plan 2014.

Application No : 16/00329/NMA      Decision : **Application Permitted**  
Location : 24 Dalys Road Rochford Essex  
Proposal : Non-material Amendment Application Following Approval of  
16/00029/FUL - Construct Single Storey Side Extension  
Applicant : Mrs Zuzana Guerrero

Application No : 16/00326/FUL      Decision : **Refuse Planning  
Permission**  
Location : Street Record Cherry Orchard Way Rochford  
Proposal : Erection of 6.4m Clock Tower with Ground Level Lighting  
Applicant : George Martin Ltd

Reason(s) for Refusal

- 1 The proposal, by way of its poor design and inappropriate scale within the proposed setting, would be considered harmful to the public realm, contrary to Policy CP1 of the Rochford District Council Core Strategy 2011 and the Southend Airport Joint Area Action Plan.

Application No : 16/00327/FUL      Decision : **Application Permitted**  
Location : 17 Louis Drive East Rayleigh  
Proposal : Construct Single Storey Rear Extension, Loft Conversion  
Incorporating Flat Roofed Rear Dormer  
Applicant : Ms J Quinlan

Application No : 16/00334/FUL      Decision : **Application Permitted**  
Location : 60 Burnham Road Hullbridge  
Proposal : Single Storey Pitched Roofed Outbuilding For Use A  
Garden Room.  
Applicant : Mr & Mrs S Mayhew

Application No : 16/00335/FUL      Decision : **Application Permitted**  
Location : Land Adjacent 12 Dartmouth Close Rayleigh  
Proposal : Sub-divide Plots and Construct Two Detached Four  
Bedroom Chalet Bungalows Incorporating Rooms in the  
Roof Space, Access And Parking Areas  
Applicant : Mr David Cook

Application No : 16/00336/FUL      Decision : **Application Permitted**  
Location : 18 Aldermans Hill Hockley  
Proposal : Remove Conservatory and Construct Single Storey Flat  
Roof Side Extension and Replace Roof Over Existing Side  
Extension  
Applicant : Mr D And Mrs M Jaques

Application No : 16/00337/LDC      Decision : **LDC Part Permitted  
Part Refused**  
Location : Glen Ross Goldsmith Drive Rayleigh  
Proposal : Application for Certificate of Lawfulness for Proposed  
Single Storey Front Extension, Single Storey Side  
Extension, Single Storey Side Extension and Single Storey  
Rear Extension  
Applicant : Mr & Mrs Burke

Application No : 16/00338/FUL      Decision : **Application Permitted**  
Location : The Mill Rear Of 8 St Johns Road Great Wakering  
Proposal : Proposed change of use of existing building to provide 1  
no. 2-bed, and 1 no. 3-bed houses with associated parking  
and amenity space. Including alteration and part demolition  
of existing buildings  
Applicant : Natalie Ellis

Application No : 16/00340/FUL      Decision : **Application Permitted**  
Location : 24 Nevern Road Rayleigh SS6 7PE  
Proposal : Construct Single Storey Rear Conservatory/Extension.  
Applicant : Mr Day

Application No : 16/00343/FUL      Decision : **Application Permitted**  
Location : 160 Warwick Road Rayleigh SS6 8SG  
Proposal : Construct Single Storey Flat Roofed Rear Extension With  
Roof Lantern and First Floor Pitched Roofed Side  
Extension  
Applicant : Mr Richard Myall

Application No : 16/00351/FUL      Decision : **Application Permitted**  
Location : 20 Abbey Road Hullbridge SS5 6DG  
Proposal : Demolition of existing and replacement garage  
Applicant : Mr & Mrs Wilsonham

Application No : 16/00352/ADV      Decision : **Grant Advertisement  
Consent**  
Location : Rayleigh Railway Station Station Approach Station Road  
Rayleigh  
Proposal : Installation of an Illuminated ATM Surround Collar  
Applicant : Royal Bank Of Scotland



Application No : 16/00354/ADV      Decision : **Grant Advertisement Consent**  
Location : Hockley Railway Station Station Approach Hockley  
Proposal : The proposal is to install an ATM collar to the existing ATM.  
Applicant : Royal Bank Of Scotland - Mrs Jacqui Thompson

Application No : 16/00356/FUL      Decision : **Application Permitted**  
Location : 10 Grove Road Rayleigh SS6 8PX  
Proposal : Construct First Floor and Single Storey Rear Extensions  
Applicant : Miss D Russell

Application No : 16/00360/FUL      Decision : **Application Permitted**  
Location : 36 Poplars Avenue Hawkwell  
Proposal : Proposed Remove Roof And Construct New First Floor,  
Proposed Single Storey Side And Rear Extensions  
Applicant : Mr Wilson

Application No : 16/00363/ADV      Decision : **Application Permitted**  
Location : Unit Adjacent Harrier House Aviation Way Rochford  
Proposal : Proposed Free-Standing Non-Illuminated Sign  
Applicant : East Of England Ambulance Service

Application No : 16/00365/FUL      Decision : **Refuse Planning Permission**  
Location : 22 Heycroft Road Hawkwell SS5 4HN  
Proposal : Single Storey Front, Side and Rear Extension. New Vehicle Crossover and off-Street Parking Area and Boundary Fence  
Applicant : Mr Woods

Reason(s) for Refusal

- 1 The incorporation of the grass verge into the rear garden area of the property and its enclosure with high level fencing would disrupt the openness of the street resulting in a significantly negative change to the overall design, layout and therefore character of the locality to the detriment of the amenity of all surrounding residents who may use or reside in the area. Furthermore the poor quality design of the proposed boundary treatment, which has potential for significant deterioration within a short time frame, would result in additional negative impact on the visual appearance of the area. The enclosure of the grass verge with a low quality boundary treatment would be considered poor design contrary to Policy CP1 of Rochford Council's Core Strategy, Policies DM1 and DM3 of Rochford Council's Development Management Plan as well as one of the core principles of the National Planning Policy Framework which seeks to secure high quality design.

- 2 The proposal would also fail to provide adequate pedestrian visibility splays from the proposed double access gates at the existing vehicular access to the rear of the site which would be sited on the boundary with the footway. The lack of such visibility would result in an unacceptable degree of hazard to all road users and pedestrians to the detriment of highway safety.

Application No : 16/00374/FUL      Decision : **Refuse Planning Permission**

Location : Cu Nim Barling Road Barling Magna  
Proposal : Raise Roof Ridge to Incorporate Pitched Roof Front Dormers and Flat Roof Rear Dormer. Single Storey Flat Roofed Rear Extension with Roof Lantern  
Applicant : Mr Leo Reeve

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% or exceed the original ridge height of the property. The proposal is considered excessive, rather than reasonable, resulting in a substantial increase 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 clearly outweigh the harm to the Green Belt by way of inappropriateness and adverse impact on openness and it is not considered that any such circumstances exist.

Application No : 16/00369/FUL      Decision : **Application Permitted**  
Location : 21 Oxford Road Rochford  
Proposal : Single storey rear extension  
Applicant : Mr C Sims And Ms K Toomey

Application No : 16/00371/FUL      Decision : **Application Permitted**  
Location : Kings Hill Cottage Old Ship Lane Rochford  
Proposal : Remove Existing Paving and Construct Surface Area in  
Natural Stone Pebbles, Remove Brick Pillar to Widen Drive  
Entrance and Construct Gate  
Applicant : Mr Shawn Wilson

Application No : 16/00372/FUL      Decision : **Application Permitted**  
Location : 21 Sandhill Road Eastwood Leigh-on-Sea  
Proposal : Single storey rear extension  
Applicant : Mr Lee Meadows

Application No : 16/00375/OUT      Decision : **Refuse Planning  
Permission**  
Location : Land Between Rivendell And Brookside Napier Road  
Rayleigh  
Proposal : Application For Outline Planning Permission With All  
Matters Reserved To Erect 4 Detached Houses  
Applicant : Ms Rosalind Nicoli

#### Reason(s) for Refusal

- 1 The proposal would not accord with the adopted Development Plan, the relevant parts of which consist of the Rochford District Allocations Plan (2014), the Core Strategy (2011) and the Development Management Plan (2014). There are no material planning considerations that indicate that this proposal should be determined favourably and not in accordance with the adopted Development Plan. The Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt within which planning permission should not be granted for inappropriate development unless very special circumstances clearly outweigh the harm by definition and any other harm. The proposed development would amount to inappropriate development within the MGB which is harmful by definition and in addition further harm to the MGB would be caused as a result of the substantial adverse impact on openness that would result from the construction of 4 houses on otherwise open land.. No very special circumstances exist that clearly outweigh the harm to the Green Belt and consequently the proposal would fall contrary to Green Belt policy contained in the NPPF and Policies, GB1, H1 and H2 of the Core Strategy (2011) and the Allocations Plan (2014).
- 2 The development which proposes a piecemeal approach to housing delivery would fail to contribute to infrastructure provision and not represent sustainable development contrary to the NPPF and Policies H1 and H2 of the Core Strategy (2011).
- 3 The proposed development would adversely affect the character and appearance of the locality to the detriment of visual amenity as a result of the introduction of a substantial amount of built on an otherwise open vegetated site which forms part of wider open countryside which is largely undeveloped.
- 4 The application has not provided sufficient information to confirm the presence or absence of protected species at the site and to enable the Local

Authority to assess the impact of the proposed development on ecology, contrary to policy within the NPPF and Policy DM27 of the Development Management Plan (2014).

Application No : 16/00378/FUL      Decision : **Application Permitted**  
Location : 60 Cheapside East Rayleigh  
Proposal : Construct Two Storey Pitched Roofed Side Extension and Pitched Roofed Canopy to Front  
Applicant : Mr & Mrs Grech

Application No : 16/00379/FUL      Decision : **Application Permitted**  
Location : 2A Broad Way Hockley  
Proposal : Single Storey Flat Roof Rear Extension with Roof Lantern and New Window to Side Elevation  
Applicant : Mr Nicholas Trott

Application No : 16/00380/FUL      Decision : **Application Permitted**  
Location : 12 Temple Way Rayleigh  
Proposal : Construct Single Storey Rear Extension  
Applicant : Mr & Mrs Shead

Application No : 16/00382/FUL      Decision : **Application Permitted**  
Location : Second Floor Review Chambers Websters Way  
Proposal : Change of Use From Offices (B1) to Dance Studio (D2)  
Applicant : Leonard Dance Academy - Abigail Leonard

Application No : 16/00389/FUL      Decision : **Refuse Planning Permission**  
Location : 16 Rutland Gardens Rochford  
Proposal : Remove Existing and Erect 6ft High Boundary Fence and Change of Use of Part of Verge to Garden  
Applicant : Mr Paul Bendon

#### Reason(s) for Refusal

- 1 The incorporation of the grass verge into the rear garden area of the property and its enclosure with high level fencing would disrupt the openness of the street resulting in a significantly negative change to the overall design, layout and therefore character of the locality to the detriment of the amenity of all surrounding residents who may use or reside in the area. Furthermore the poor quality design of the proposed boundary treatment, which has potential for significant deterioration within a short time frame, would result in additional negative impact on the visual appearance of the area. The enclosure of the grass verge with a low quality boundary treatment would be considered poor design contrary to Policy CP1 of Rochford Council's Core Strategy, Policies DM1 and DM3 of Rochford Council's Development Management Plan as well as one of the core principles of the National Planning Policy Framework which seeks to secure high quality design not been possible.

Application No : 16/00386/FUL      Decision : **Application Permitted**  
Location : 122 Rectory Road Rochford SS4 1UG  
Proposal : Construct Single Storey Rear Extension With Roof Lantern  
and Single Storey Pitched Roofed Front Porch Extension  
Applicant : Mr Tim Virgo

Application No : 16/00390/FUL      Decision : **Application Permitted**  
Location : 6 Grange Gardens Rayleigh  
Proposal : Single Storey Rear Extension  
Applicant : Mr And Mrs M Johnson

Application No : 16/00391/FUL      Decision : **Application Permitted**  
Location : 3 Western Road Rayleigh SS6 7AY  
Proposal : Demolish Existing Rear Conservatory and Construct Single  
Storey Rear Extension With Roof Lantern  
Applicant : Mr Paul Collins

Application No : 16/00385/NMA      Decision : **Application Permitted**  
Location : 8 Elm Drive Rayleigh  
Proposal : Application for non material amendment following  
application 11/00231/FUL  
Applicant : Mr M Smith

Application No : 16/00392/FUL      Decision : **Application Permitted**  
Location : 21 Newton Hall Gardens Rochford  
Proposal : Single Storey Flat Roof Rear Extension With Roof Lantern  
and First Floor Side Extension Incorporating Extended  
Front and Rear Dormers. Remove Chimney Stack.  
Applicant : Mr & Mrs D Meads

Application No : 16/00394/FUL      Decision : **Application Permitted**  
Location : 31 Clifton Road Ashingdon SS4 3HH  
Proposal : Construct Front Porch and Pitched Roof Over Existing  
Garage  
Applicant : Mr & Mrs S Gilham

Application No : 16/00396/FUL      Decision : **Application Permitted**  
Location : 27 Village Green Canewdon  
Proposal : Construct Single Storey Hipped Roofed Front Extension  
and Single Storey Flat Roofed Rear Extension With Roof  
Lanterns  
Applicant : Mr And Mrs Russ Auger

Application No : 16/00398/FUL      Decision : **Refuse Planning  
Permission**

Location : 66 Broad Walk Hockley Essex  
Proposal : Proposed Two Storey Rear Extension, Hip to Gable Roof  
Extension, Pitched Roof Front Dormer, Two Pitched Roof  
Side Dormers on Each Side, French Window and Juliet  
Balcony at First Floor to Rear  
Applicant : Mr & Mrs W. Holmes & I. Murray

Reason(s) for Refusal

- 1 It is considered that the rear dormer additions at the scale and design proposed would appear overly dominant and have a detrimental effect upon the appearance and character of the host dwelling and visual amenity to the rear of the property, as well as an unacceptable impact on neighbouring properties in terms of loss of privacy. The proposal fails to promote high quality design and would not create a positive contribution to the surrounding built environment. The proposal would conflict with Policy CP1 of the Rochford District Council Local Development Framework Core Strategy (2011) and Policies DM1 and DM3 of the Development Management Plan (2014), which require high quality design and for proposals to take into account issues such as scale and form and visual amenity, as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007). 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 : 16/00399/FUL      Decision : **Refuse Planning  
Permission**

Location : 31 Bullwood Road Hockley SS5 4RA  
Proposal : Part Single Storey Side Extensions to Both Flank  
Elevations and Raise Roof to Create First Floor. Two  
Storey Flat Roof Rear Extension  
Applicant : Mr Steve Reid

Reason(s) for Refusal

- 1 The proposal, due to the, scale and massing would create a property that would appear too dominant within the street scene context neighbouring a row of modest bungalows detrimental to the visual amenity of the street scene of Bullwood Road. Furthermore the discordant mix of building styles and roof forms and the haphazard window arrangements would result in a building that would be visually detrimental to the outlook from users of the adjacent public space. This would not accord with the good, high quality design sought within policy CP1 of the Core Strategy and paragraph 17 (core planning principles) of the National Planning Policy Framework. It would be contrary to parts (ix), (x) and (xi) to policy DM1 of the Development Plan 2014.

Application No : 16/00403/FUL      Decision : **Refuse Planning Permission**  
Location : 4 The Terrace Parkhurst Drive Rayleigh  
Proposal : Single storey rear extension with flat roof including feature roof lights.  
Applicant : Mr Adam Richards

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.

- 2 It is considered that the proposal's overall scale, massing and location within close proximity to habitable windows at the neighbouring property 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 representing poor quality design.

Application No : 16/00407/FUL      Decision : **Application Permitted**  
Location : 37 Waxwell Road Hullbridge  
Proposal : Demolish Existing Dwellings And Sub-Divide Plot And Construct Two Detached Four Bedroomed Houses With Integral Garages  
Applicant : Essex Developments & Construction Ltd - Mr Mark Lloyd

Application No : 16/00411/LDC      Decision : **Refuse Lawful Development Certificate**  
Location : 31 The Ramparts Rayleigh SS6 8PY  
Proposal : Application for Lawful Development Certificate for Proposed Single Storey Side Extension and Change of use of garage, to Sun Room  
Applicant : Mrs Eunice Davis

Reason(s) for Refusal

The proposed front extension would extend beyond the principal elevation of the original dwellinghouse. This is contrary to Class A Part (e) of the Town and Country Planning (General Permitted Development) Order 2015 and would be unlawful. The application also proposes roof alterations to an existing garage section which are considered to depend on the construction of the unlawful front extension. It is not considered that the applicant could undertake these roof alterations separately and therefore, the roof alterations are not permitted.

Application No : 16/00412/FUL      Decision : **Application Permitted**  
Location : 24 Grange Gardens Rayleigh  
Proposal : Demolish Existing Side Garage, Rear Outbuildings and Conservatory and Construct Flat Roofed Single Storey Side and Rear Extensions  
Applicant : Mr & Mrs Dunnell

Application No : 16/00413/DOC      Decision : **Discharge Of Conditions**  
Location : Site Of 41 And 43 Grove Road Rayleigh  
Proposal : Discharge of conditions no 3 and 4 of planning application 15/00771/FUL  
Applicant : Dan Hilton - Hilton Homes

Application No : 16/00416/FUL      Decision : **Application Permitted**  
Location : 40 Dawlish Crescent Rayleigh  
Proposal : Proposed Front and Rear Flat Roof Dormers and Single Storey Rear Extension with Roof Lantern  
Applicant : Mr Colin Larkin

Application No : 16/00427/LDC      Decision : **Grant Lawful Development Certificate**  
Location : 18 Mount Avenue Hockley  
Proposal : Application for Certificate of Lawfulness for Proposed Hip to Gable Roof Extension and Rear Dormer  
Applicant : Mr Mike Fisk



Application No : 16/00417/FUL Decision : **Application Permitted**  
Location : 41 Chestnut Close Hockley SS5 5EQ  
Proposal : Hip to gable roof extension and front and rear dormers  
Applicant : Mr Elliot Taylor

Application No : 16/00420/LDC Decision : **Grant Lawful  
Development  
Certificate**  
Location : 20 Rocheway Rochford  
Proposal : Application for Lawful Development Certificate for Flat Roof  
Rear Dormer  
Applicant : Mr James Hall

Application No : 16/00421/FUL Decision : **Application Permitted**  
Location : 73 New Road Great Wakering  
Proposal : Construct Conservatory to Rear (Demolish Existing Porch)  
Applicant : Mr S And Mrs P Bridge

Application No : 16/00424/FUL Decision : **Application Permitted**  
Location : 154 Grove Road Rayleigh  
Proposal : Construct Two Storey Side Extension With Pitched Roofed  
Front and Rear Dormers, and Single Storey Rear and Side  
Extensions  
Applicant : Mr Stuart Allison

Application No : LIC/16/00005/LICE Decision : **Licensing No Objection  
N**  
Location : 22 - 26 High Street Great Wakering  
Proposal : Application for a minor variation to a premises to vary the  
current layout by way of a refit. Fixtures and fitting will be  
removed and/or replaces but no structural alterations will be  
made. In all other respects the licence will remain  
unchanged. The proposed variation will have no adverse  
impact on the promotion of the Licensing objectives  
Applicant : Co-op Group Food Ltd

Application No : 16/00429/DPDP1 Decision : **Prior Approval of  
Details Not Required**  
Location : 34 Vernon Avenue Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 5m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 3.6m  
Applicant : Mr Andrew Jones

Application No : 16/00434/FUL      Decision : **Application Permitted**  
Location : Eastview House Church Road Hockley  
Proposal : Proposed Detached Garage to Front (Revised Application)  
Applicant : Mr & Mrs S Page

Application No : 16/00435/FUL      Decision : **Application Permitted**  
Location : 44 Victoria Drive Great Wakering  
Proposal : Proposed Front Dormers To Existing Loft  
Applicant : Mr Crump

Application No : 16/00440/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 73 Daws Heath Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 5.78m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 3.9m  
Applicant : Mr Daniel Ringer

Application No : 16/00442/FUL      Decision : **Application Permitted**  
Location : 63 Upway Rayleigh  
Proposal : Rear And Side Extension  
Applicant : Mr & Mrs Lee Weller

Application No : 16/00444/FUL      Decision : **Application Permitted**  
Location : 94 Eastwood Road Rayleigh  
Proposal : Proposed rear and side extension  
Applicant : Mr And Mrs Murphy

Application No : 16/00451/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 23 Kings Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 3.5m from Original Rear Wall, Eaves  
Height 2.57m, Maximum Height 3.56m  
Applicant : Mrs Deborah Pedder

Application No : 16/00453/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 1 Meadow Road Hullbridge  
Proposal : Application For A Lawful Development Certificate For a  
Proposed Single Storey Rear Extension With Flat Roof  
Over And Proposed Garage With Flat Roof Over  
Applicant : Mr + Miss Paul + Tracy Crockford + Stock

Application No : 16/00482/DPDP1      Decision : **Prior Approval of  
Details Not Required**

Location : 30 Hawkwell Chase Hawkwell  
 Proposal : Householder Prior Approval for Single Storey Rear  
 Extension. Projection 4.0m from Original Rear Wall, Eaves  
 Height 3.0m, Maximum Height 3.0m  
 Applicant : Miss N Thomson

Application No : 16/00473/DPDP1      Decision : **Prior Approval of  
Details Not Required**

Location : 63 Oxford Road Rochford  
 Proposal : Householder Prior Approval for Single Storey Rear  
 Extension. Projection 6.0m from Original Rear Wall, Eaves  
 Height 3.0m, Maximum Height 3.50m  
 Applicant : Mr J Johnson

Application No : 16/00497/DPDP1      Decision : **Not Permitted  
Development**

Location : 4 Sutton Court Drive Rochford  
 Proposal : Householder Prior Approval for Single Storey Rear  
 Extension. Projection 6.6m from Original Rear Wall, Eaves  
 Height 2.9m, Maximum Height 2.9m  
 Applicant : Mrs Lauren Gunn

Application No : 16/00495/LDC      Decision : **Grant Lawful  
Development  
Certificate**

Location : 9 Manor Road Hockley  
 Proposal : Application for a Lawful Development Certificate for  
 Proposed Single Storey Side Extension  
 Applicant : Mr Boyes

Application No : 16/00423/DPDP1      Decision : **Prior Approval of  
Details Not Required**

Location : 110 Ferry Road Hullbridge  
 Proposal : Householder Prior Approval for Single Storey Rear  
 Extension. Projection 4.6m from Original Rear Wall, Eaves  
 Height 2.6m, Maximum Height 4.0m  
 Applicant : Mr Derek Guiver

Application No : 16/00536/DPDP6      Decision : **Prior Approval  
Required - Refused**

Location : Sheepcotes Farm Lower Road Hockley  
 Proposal : Application for prior approval notification to demolish two  
 existing barns and replace with one barn  
 Applicant : Mr N Cook

Reason(s) for Refusal

- 1 The proposed works would exceed the criteria of Section E of Class A, Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Application No : 16/00522/LDC      Decision : **Grant Lawful  
Development  
Certificate**

Location : 45 Victory Lane Ashingdon SS4 3AN  
Proposal : Application For Certificate Of Lawfulness For A Proposed  
Single Storey Rear Extension  
Applicant : Mr Ben Conniford

Application No : 16/00532/LDC      Decision : **Grant Lawful  
Development  
Certificate**

Location : 85 Richmond Drive Rayleigh  
Proposal : Application for a Certificate of Lawfulness for Proposed Loft  
Conversion Incorporating Flat Roofed Rear Dormer  
Applicant : Mr Robert Fuller