

PLANNING DECISIONS – March 2016

Application No : 15/00321/FUL Decision : **Refuse Planning Permission**
Location : 72 Hockley Road Rayleigh
Proposal : Construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container
Applicant : The FitzWimarc School

Reason(s) for Refusal

- 1 The flood lighting to the artificial turf pitch proposed to be used late into the evenings on each day would generate unacceptable light pollution and disturbance to neighbouring residential properties surrounding the school playing field proving detrimental to the amenity occupiers of those homes ought reasonably expect to enjoy contrary to policy DM5 (iii) of the Development Management Plan 2014.
- 2 The artificial turf pitch would generate additional playing noise and activity within the school playing field late into the evenings and at weekends in close proximity to those neighbouring residential properties that surround the school playing field. Such additional activity is considered to represent unacceptable noise disturbance detrimental to the enjoyment and privacy reasonably expected by the occupiers of properties that surround the school playing field of their properties and garden areas contrary to part (ix) to policy DM1 of the Development Management Plan 2014.

Application No : 15/00325/LDC Decision : **Application Permitted**
Location : Flemings Farm Cottages Flemings Farm Road Eastwood
Proposal : Application for a Lawful Development Certificate for Existing Use as Single Dwelling House
Applicant : Mr Saeed Ahmed.

Application No : 15/00387/LBC Decision : **Grant Listed Building Consent**
Location : 35 North Street Rochford Essex
Proposal : Demolish Flat Roofed Toilet Block and Replace Cellar Hatch
Applicant : Mr C Pettigrew

Application No : 15/00426/FUL Decision : **Application Permitted**
Location : Roverdene Ellesmere Road Rochford
Proposal : Erection of a porch and conservatory
Applicant : Mr Robert Guiver

Application No : 15/00506/FUL Decision : **Application Permitted**
Location : Land Adjacent Sovereign Heights Weir Pond Road
Rochford
Proposal : Revised Application To Construct Two Storey Pitched
Roofed Rear Extension And Part Single Storey Rear
Extension, Provide External Staircase And Balcony And
Convert Resulting Building Into Two One-Bedroomed
Apartments
Applicant : Turner Brothers Rochford Ltd - Mr Turner

Application No : 15/00667/FUL Decision : **Application Permitted**
Location : 50 East Street Rochford
Proposal : Construct First Floor Rear Extension and Construct Two
Storey Side/Rear Extension and Convert Resultant Building
into 7no. Two Bedroomed and 1no. One Bedroomed (8
Total) Flats
Applicant : Silver City Estates

Application No : 15/00674/NMA Decision : **Refused Non Material
Amendment**
Location : Land Adjacent 12 Dartmouth Close Rayleigh
Proposal : Application for Non Material Amendment to Permission
Granted on 20th March 2014 for Two Detached Chalet
Bungalows and for Proposed Gable End Window and Front
Dormers
Applicant : Mr David Cook

Application No : 15/00776/OUT Decision : **Application Permitted**
Location : Land Rear Of Cherry Orchard Brickworks Cherry Orchard
Lane Rochford
Proposal : Hybrid Application For Outline Planning Permission With All
Matters Reserved Apart From Access To The Site For The
Provision Of A Rugby Club, Associated Pitches And
Facilities With Submission Of Full Details For Vehicular
Access To The Site And Pitches.
Applicant : Henry Boot Developments Ltd

Application No : 15/00845/ADV Decision : **Grant Advertisement Consent**

Location : 45 High Street Rayleigh
Proposal : Proposed Replacement Fascia Sign, To Be Internally Illuminated
Applicant : Clarks

Application No : 15/00875/FUL Decision : **Application Permitted**
Location : 62 Warwick Road Rayleigh
Proposal : Single Storey Rear Extension
Applicant : Mr Vince Henstock

Application No : 15/00882/FUL Decision : **Refuse Planning Permission**
Location : 29 Windsor Gardens Hawkwell
Proposal : Construct Pitched Roofed Front Dormer
Applicant : Mr & Mrs Hawley

Reason(s) for Refusal

- 1 The proposed additional front dormer would be of a design and scale that would result in disproportionate and over dominant additions to the roofscape of the dwelling and visually detrimental to the character of the streetscene. This would be contrary to the high quality design standards required by policy CP1 of the Core Strategy 2011 and policy DM1 of the Development Management Plan 2014.

Application No : 15/00892/FUL Decision : **Refuse Planning Permission**
Location : 14 Pevensey Gardens Hullbridge
Proposal : Retain Outbuilding in Rear Garden and Use as Residential Annex
Applicant : Mr David Steff

Reason(s) for Refusal

- 1 The annexe, by way of its function as a separate residential unit independent of the main dwelling constitutes a form of backland development which is contrary to Policy H1 of the Rochford District Council Core Strategy and part (ix) of Policy DM3 of the Rochford District Council Development Management Plan.
- 2 The annexe, by way of its location within the Metropolitan Green Belt as identified in The Allocations Plan 2014, would be considered inappropriate development in the Green Belt, contrary to Paragraph 89 of the National Planning Policy Framework and and Policy GB1 of the Rochford District Council Core Strategy.

Application No : 15/00894/FUL Decision : **Application Permitted**
Location : Nobles Green Pumping Station Cottage Blatches Chase
Eastwood
Proposal : Construct Pony Stable, Fenced Enclosure And Domestic.
Electricity Generating Solar Panel Facility And L.P.G
Storage Tank
Applicant : Mr & Mrs D Whiting

Application No : 15/00896/NMA Decision : **Application Permitted**
Location : Nobles Green Pumping Station Cottage Blatches Chase
Eastwood
Proposal : Application for non - material amendment to permission
granted on 17th September 2015 under application ref:
15/00525/FUL for demolition of existing pump keepers
cottage , replace with new dwelling and extension to garden
area
And for;
o Increase in wall and floor thickness
o Change to boiler position and chimney
o Revised site boundary to south west corner
o Revised entrance arrangement
o Relocation of domestic sewage treatment plant
o Adjustment to semi- basement level rearrangement
of utility/ boot room
o Extra step to stair flight
o Air conditioning heat pump external fan added
o LPG condenser boiler added
o Semi - basement storage area and stair repositioned
o Re-plan of master bedroom and dressing room
o WC cloakroom moved to original position off
entrance hall
o Light tube added to entrance hall
o Roof vents added to main roof

Applicant : Mr D Whiting

Application No : 15/00900/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 33 Grange Gardens Rayleigh
Proposal : Application for a Lawful Development Certificate for
Proposed Hip to Gable Roof Extension and Flat Roof Rear
Dormer
Applicant : Ms Jacqui Schon

Application No : 15/00901/FUL Decision : **Application Permitted**
Location : 6 Harewood Avenue Rochford
Proposal : Single Storey Pitched Roof Extension to Existing Detached
Garage and Convert to Living Accommodation to Form
Annex with a Link to Existing Dwelling.
Applicant : Mr A Richardson

Application No : 15/00929/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Green Shutters Hall Road Rochford
Proposal : Application for a Lawful Development Certificate for
Proposed Rear Dormers
Applicant : Mr & Mrs D Frith

Application No : 15/00938/FUL Decision : **Application Permitted**
Location : 43 Weir Gardens Rayleigh
Proposal : Demolish Existing Outbuilding and Construct Single Storey
Flat Roof Rear and Side Extension, Wheelchair Access
Ramp to Side and Rear Entrances. New Vehicular
Crossover and off Road Parking Space
Applicant : Sanctuary Housing Group

Application No : 15/00948/COU Decision : **Application Permitted**
Location : Site Of Units 1 And 2 Chatham Place Purdeys Way
Rochford
Proposal : Change Of Use Of Light Industrial Units to B8 Storage
Applicant : Mr Jacobs

Application No : 15/00960/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 11 Crouch Meadow Hullbridge
Proposal : Application for a Lawful Development Certificate for
Proposed Detached Garage
Applicant : Mr N Martin

Application No : 16/00002/DPDP3 Decision : **Prior Approval
Required - Approved**
Location : 11 London Road Rayleigh
Proposal : Notification for prior approval for a change of use from
Class A2 - Betting Office to restaurant/cafe (Use Class A3)
Applicant : Miss Julie Robinson

Application No : 16/00010/LDC Decision : **Grant Lawful Development Certificate**

Location : 94 Burnham Road Hullbridge
Proposal : Application for a Lawful Development Certificate for Proposed Two Storey Rear Extension and Extend Existing Side Dormers
Applicant : Mr Darren Heales

Application No : 16/00015/FUL Decision : **Application Permitted**

Location : 23 Plumberow Mount Avenue Hockley
Proposal : Construct First Floor Extension and New Roof Over to Convert Chalet Bungalow to House
Applicant : Mrs Andrea Green

Application No : 16/00019/FUL Decision : **Application Permitted**

Location : 14 Woodlands Avenue Rayleigh
Proposal : Single Storey Rear Extension with Roof Lantern
Applicant : Mrs Pini

Application No : 16/00029/FUL Decision : **Application Permitted**

Location : 24 Dalys Road Rochford Essex
Proposal : Construct Single Storey Side Extension
Applicant : Mrs Zuzana Guerrero

Application No : 16/00033/FUL Decision : **Application Permitted**

Location : 19 Keswick Avenue Hullbridge
Proposal : Construct Single Storey Rear and Side Extension
Applicant : Knowles Holding Company - Mr Steven Gardner

Application No : 16/00034/FUL Decision : **Application Permitted**

Location : 3 Castle Drive Rayleigh
Proposal : Side Extension and Extend Rear Dormer
Applicant : Mr Mark Doulton

Application No : 16/00035/FUL Decision : **Application Permitted**

Location : 3 The Chase Rayleigh
Proposal : Proposed First Floor And Front, Side And Rear Extensions, Part Two Storey, Part Single Storey And Re-Roof To Convert Bungalow Into A 4 Bed House
Applicant : Mr Jon Anderson

Application No : 16/00038/LDC Decision : **Grant Lawful Development Certificate**

Location : 67 Louis Drive Rayleigh
Proposal : Application for Lawful Development Certificate For Proposed Outbuilding
Applicant : Mrs P Bheekun

Application No : 16/00039/FUL Decision : **Application Permitted**
Location : 15 Tudor Way Hawkwell
Proposal : Two Storey Side and Rear Extension, First Floor Rear Extension and Detached Double Garage to Side
Applicant : Mr And Mrs Jones

Application No : 16/00041/FUL Decision : **Application Permitted**
Location : 34 Grasmere Avenue Hullbridge
Proposal : Single-Storey Rear Extension And Two Story Rear Extension And Porch Addition
Applicant : Mr & Mrs Bacon

Application No : 16/00027/FUL Decision : **Application Permitted**
Location : 97 Rochford Garden Way Rochford
Proposal : Single Storey Side And Rear Extension And Removal Of Ground Floor Internal Wall
Applicant : Mr Faissal Younis

Application No : 16/00042/FUL Decision : **Refuse Planning Permission**
Location : Land To The Rear Of 4 The Evergreens Kimberley Road Little Wakering
Proposal : Demolish Existing Building and Construct 3 No. Three Bedroomed Detached Houses
Applicant : A And W Bental

Reason(s) for Refusal

- 1 The proposed development of three dwellings would lead to an unacceptable intensification of this edge of settlement location contrary to policies H1 and CP1 of the Core Strategy and DM1 of the Development Management Plan which require development to positively contribute to the surrounding natural and built environment, including a suitable density and scale and form appropriate to the locality.

Application No : 16/00043/FUL Decision : **Application Permitted**
Location : 48 Cagefield Road Stambridge
Proposal : Proposed Front and Rear Single Storey Extension to
Create 1-bed Annex
Applicant : Mr D Dalton

Application No : 16/00044/FUL Decision : **Application Permitted**
Location : 57 Trinity Road Rayleigh
Proposal : Proposed Single Storey Pitched Roof Rear Extension
Applicant : Mr & Mrs David Platt

Application No : 16/00047/FUL Decision : **Application Permitted**
Location : 1 Silchester Corner Great Wakering
Proposal : Garden Summer House
Applicant : Mr Arron Cause

Application No : 16/00049/FUL Decision : **Application Permitted**
Location : 46 London Hill Rayleigh
Proposal : Two Storey Extension with Increase to Attic
Accommodation, Reconstruct Front Lobby and Rebuild
Side Bay Windows
Applicant : Mr And Mrs L Woolcock

Application No : 16/00045/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 119 Warwick Road Rayleigh
Proposal : Application for a Lawful Development Certificate for
Proposed Hip to Gable Roof Extension and Insert Flat Roof
Rear Dormer
Applicant : Mr & Mrs Burrows

Application No : 16/00046/FUL Decision : **Application Permitted**
Location : 9 Rocheway Rochford
Proposal : Two Storey Pitched Roofed Rear Extension
Applicant : Mr & Mrs Shaw

Application No : 16/00050/FUL Decision : **Application Permitted**
Location : 48 Highams Road Hockley
Proposal : Replacement Dwelling
Applicant : Mrs Barbara McCarthy

Application No : 16/00051/FUL Decision : **Application Permitted**
Location : 25 Milton Hall Close Great Wakering

Proposal : Proposed Single Storey Rear Extension and Convert
Garage to Habitable Accommodation
Applicant : Mr & Mrs A Barber

Application No : 16/00053/LDC Decision : **Refuse Lawful
Development
Certificate**

Location : 32 Oak Walk Hockley
Proposal : Application for a lawful development certificate for proposed
single storey rear extension
Applicant : Natasha Lenska

Reason(s) for Refusal

The proposed rear extension would not be permitted by Part 1, Class A of the
Town and Country Planning (General Permitted Development) (England)
Order 2015 as the extension in combination with previous extensions would
have a depth greater than 3 metres off the original rear wall, contrary to part
(f).

Application No : 16/00055/FUL Decision : **Application Permitted**
Location : Treyarnon Lodge Chapel Lane Great Wakering
Proposal : Proposed Flat Roofed Rear Extension with Roof Lantern
and Extend Roof of Front Canopy
Applicant : Mrs Genna Ward

Application No : 16/00061/FUL Decision : **Application Permitted**
Location : 11 Silverdale Rayleigh
Proposal : First Floor Side Extension and Single Storey Rear
Extension
Applicant : Mr Brett Walsh

Application No : 16/00063/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 24 Leamington Road Hockley
Proposal : Application for Certificate of Lawfulness For Proposed
Single Storey Rear Extension
Applicant : Mr Simmons

Application No : 16/00066/FUL Decision : **Application Permitted**
Location : Elcot House 134 Rectory Avenue Rochford
Proposal : Two Storey Side Extension Incorporating Garage
Applicant : Mr Stuart Callison

Application No : 16/00067/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 44 Aldermans Hill Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3m
Applicant : Dr E Galvin

Application No : 16/00069/FUL Decision : **Grant Lawful
Development
Certificate**
Location : 6 Mount Avenue Hockley
Proposal : Proposed Single Storey Flat Roof Rear Extension
Applicant : Mr And Mrs Keene

Application No : 16/00071/FUL Decision : **Application Permitted**
Location : 90 Lower Lambricks Rayleigh
Proposal : Demolish Existing Extension And Construct New Rear
Extension
Applicant : Mr Hawkins

Application No : 16/00075/FUL Decision : **Application Permitted**
Location : 22 Stambridge Road Rochford Essex
Proposal : Single Storey Rear Extension
Applicant : Mr And Mrs Hammond

Application No : 16/00073/FUL Decision : **Application Permitted**
Location : 9 Kings Close Rayleigh
Proposal : Single Storey Side/Rear Extension Incorporating Existing
Outbuilding, Erect Front Porch
Applicant : Mr P And Mrs V Bryant

Application No : 16/00079/FUL Decision : **Application Permitted**
Location : 4 Grove Close Rayleigh
Proposal : Single Storey Side, Rear Extension And Internal Alterations
Applicant : Mr Simon Ridgwell

Application No : 16/00080/FUL Decision : **Application Permitted**
Location : 9 Spa Road Hockley
Proposal : The retention of an ATM installed through the existing
glazing to the right hand side of the shop entrance.
Replacing part of the existing with a white laminate
composite security panel incorporating the ATM fascia with
black bezel surround and white internally illuminated
lettering Free Cash Withdrawals out of black background.
Blue LED halo illuminated to ATM surround
Applicant : Ms Jan Clark - Notemachine UK Ltd

Application No : 16/00081/ADV Decision : **Application Permitted**
Location : 9 Spa Road Hockley
Proposal : The retention of an ATM installed through the existing
glazing to the right hand side of the shop entrance.
Replacing part of the existing with a white laminate
composite security panel incorporating the ATM fascia with
black bezel surround and white internally illuminated
lettering Free Cash Withdrawals out of black background.
Blue LED halo illuminated to ATM surround
Applicant : Ms Jan Clark - Notemachine UK Ltd

Application No : 16/00088/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 41 Nutcombe Crescent Rochford
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 2.285m, Maximum Height 2.585m
Applicant : Mrs Sharon Clow

Application No : 16/00092/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 21 Windsor Gardens Hawkwell
Proposal : Application for a Lawful Development Certificate for
Proposed Rear Extension And Form Rear Dormer To
Existing Roof
Applicant : Mr & Mrs Jones

Application No : 16/00097/FUL Decision : **Application Permitted**
Location : 54 London Hill Rayleigh
Proposal : Single Storey Rear Extension with Roof Lantern
Applicant : Mr Daniel Grosvenor

Application No : 16/00099/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Sunnyside Wellington Road Hockley
Proposal : Application for a lawful Development Certificate for a
Proposed Single Storey Side Extension
Applicant : Mr T Evans

Application No : 16/00101/FUL Decision : **Application Permitted**
Location : 3 Tudor Close Rayleigh
Proposal : Proposed Front Extension
Applicant : Mrs I Tyson

Application No : 16/00103/FUL Decision : **Application Permitted**
Location : 12 West Street Rochford
Proposal : New timber shopfront
Applicant : Mrs Sara Humphries - Greggs Plc

Application No : 16/00104/ADV Decision : **Grant Advertisement
Consent**
Location : 12 West Street Rochford
Proposal : New Fascia Sign and Window Graphics
Applicant : Greggs Plc - Mrs Sara Humphries

Application No : 16/00111/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 70A Sutton Court Drive Rochford
Proposal : Application for a Certificate of Lawfulness for Proposed
Rear Dormer
Applicant : Mr Danny Lemon

Application No : 16/00118/FUL Decision : **Application Permitted**
Location : 95 Golden Cross Road Rochford
Proposal : Proposed Outbuilding in Rear Garden
Applicant : Mr Mark Whiteside

Application No : 16/00114/LDC Decision : **Grant Lawful Development Certificate**

Location : 11 Mount Avenue Hockley
 Proposal : Lawful Development Certificate For a Proposed Single Storey Rear Extension and Extend Existing Roof From Hip to Gable to Extend Existing Dormers
 Applicant : Mr & Mrs Matthew & Karolina Conway

Application No : 16/00116/FUL Decision : **Application Permitted**

Location : 58A Daws Heath Road Rayleigh
 Proposal : Two Storey Side and Front Extensions
 Applicant :

Application No : 16/00121/LDC Decision : **Grant Lawful Development Certificate**

Location : 50 Oak Walk Hockley
 Proposal : Application for a Lawful Development Certificate for Proposed Rear Dormer and Rooflights
 Applicant : Mr & Mrs A Lake

Application No : 16/00125/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : Glen Ross Goldsmith Drive Rayleigh
 Proposal : Householder Prior Approval for Single Storey Side Extension. Projection 8m from Original Rear Wall, Eaves Height 2.4m, Maximum Height 3.0m
 Applicant : Mr And Mrs J Burke

Application No : 16/00134/LDC Decision : **Grant Lawful Development Certificate**

Location : 5 Lower Lambricks Rayleigh
 Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Rear Extension
 Applicant : Mr N Watkinson

Application No : 16/00148/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 67 Louis Drive Rayleigh
 Proposal : Householder Prior Approval for Single Storey Side Extension. Projection 6m from Original Rear Wall, Eaves Height 2.85m, Maximum Height 2.99m
 Applicant : Mrs Parvin Bheekhun

Application No : 16/00143/LDC Decision : **Grant Lawful Development Certificate**

Location : 55 Southend Road Rochford
 Proposal : Application For A Certificate Of Lawfulness For Proposed Loft Conversion Incorporating Hip To Gable Roof Alterations And Flat Roofed Rear Dormer And Single Storey Flat Roofed Rear Extension
 Applicant : Mr & Mrs Speakman

Application No : 16/00151/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 276 Wakering Road Great Wakering
 Proposal : Householder Prior Approval for Single Storey Side Extension. Projection 4m from Original Rear Wall, Eaves Height 2.13m, Maximum Height 3.06m
 Applicant : Ms Hale

Application No : 16/00166/NMA Decision : **Application Permitted**

Location : Land West Of Oak Road And North Of Hall Road Rochford
 Proposal : Application for non-material amendment to application for Details of 293 Dwellings Comprising Two, Three, Four and Five Bedroomed Houses and Forty Four Apartments with Associated Garages, Roads, Pathways, Car Parking, Landscaping and Public Open Space as approved on 10th January 2014 under application reference 13/00552/REM and for a revised design and alignment of the approved spine road.
 Applicant : Bellway Homes

Application No : LIC/16/00003/LICE Decision : **Licensing Objection**
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Location : 14 High Road Rayleigh
 Proposal : Application for variation of licence
 Applicant : Paul Pry

Application No : 16/00161/DPDP1 Decision : **Prior Approval Required - Refused**

Location : 38 Southbourne Grove Hockley
 Proposal : Householder Prior Approval for Single Storey Side Extension. Projection 3.5m from Original Rear Wall, Eaves Height 2.4m, Maximum Height 2.8m
 Applicant : Ms Talya Bradley-Dosaj

Reason(s) for Refusal

- 1 The proposed rear extension would not be permitted by Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the extension would extend beyond a wall forming a side

elevation of the original dwellinghouse, and have a width greater than one half of the original dwellinghouse.

Application No : 16/00167/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 43 Temple Way Raleigh
Proposal : Application for a Lawful Development Certificate for
Proposed Flat Roofed Rear Dormer
Applicant : Mr & Mrs Seaman

Application No : 16/00212/FUL Decision : **Application Permitted**
Location : Greenfields Rosilian Drive Hullbridge
Proposal : Single Storey Side Extension, Extend Existing Roof to Form
Gable Ends, Form Front Gable Roof Projection (Amended
Proposal)
Applicant : Mr & Mrs Bewley