

## PLANNING DECISIONS – May 2015

Application No : 14/00678/FUL      Decision : **Refuse Planning  
Permission**

Location : Land East Of Former Shellfish Packing Station Fambridge  
Road

Proposal : Construct Access and Car Parking Area to Support  
Proposed Ferry Crossing

Applicant : Mr D Adams

### Reason(s) for Refusal

- 1 The submitted ecological information confirms the presence on the application site of Adder and the potential for other reptiles including Great Crested Newts. No further information has been provided to establish the presence of the population affected by the development or the consideration of any mitigation that may or may not be required. However, the habitat on the site would appear to be suitable for these protected species.

Without the necessary information to assess the ecological impact, the Council is not in a position to be able to fully assess the application and its impact upon those protected species in accordance with the National Planning Policy Framework. No information has been submitted to ensure that such adverse impact would not occur and the potential implications of the proposal for reptiles that may be present on the site has not been sufficiently addressed.

With the lack of information provided, it is not clear whether the proposal would cause harm to reptiles or not and if harm is to occur, no justification that the proposal outweighs such harm has been provided and if allowed the development may cause harm to those protected species on the site.

Application No : 14/00721/FUL      Decision : **Returned application  
as Invalid**

Location : Great Wheatley Farm Great Wheatley Road Rayleigh

Proposal : Demolish Existing Atcost building and Construct New Barn  
for Leisure Use

Applicant : Mr Tony Dean

Application No : 14/00805/FUL      Decision : **Application Permitted**  
Location : 89 Eastwood Road Rayleigh Essex  
Proposal : Proposed Single Storey Building For Use As A Retail Shop  
(Use Class A1)  
Applicant : Mr John Palmer

Application No : 14/00897/FUL      Decision : **Refuse Planning  
Permission**  
Location : Pool Shop Rawreth Lane Rawreth  
Proposal : Demolish Part Of Building And Construct Two Storey  
Pitched Roofed Front, Side And Rear Extensions, Add First  
Floor And Convert Resultant Building Into 6 No One  
Bedroomed Flats  
Applicant : Aquascapes Ltd - Mr Sean Connelly

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 Policies DM13 and 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.

The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property contrary to the above policies.

Application No : 15/00006/FUL      Decision : **Application Permitted**  
Location : 24 Elmwood Avenue Hawkwell Hockley  
Proposal : Two Storey Side Extension And Front Porch.  
Applicant : Mr Alan Blair

Application No : 15/00014/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : Outbuilding South Of The Bungalow Hooley Drive Rayleigh  
Proposal : Application for a Certificate of Lawfulness for Use of  
Outbuilding as a Dwelling  
Applicant : Mr John Gibson

Application No : 15/00046/FUL      Decision : **Application Permitted**  
Location : Site Of And Land West Of 7 Hillside Road Eastwood  
Proposal : Demolish Existing Bungalow And Replace With 1no. Four  
Bed And 1no. Five Bed Two Storey Dwellings.  
Applicant : Pannell Developments - Mr H Pannell

Application No : 15/00047/FUL      Decision : **Application Permitted**  
Location : 37 Glencrofts Hockley Essex  
Proposal : Construct Pitched Roofed Single Storey Rear Extension  
Applicant : Mr Mark Gleed

Application No : 15/00062/OUT      Decision : **Application Permitted**  
Location : Land Rear Of Ranch House Greenacres Nursery Folly  
Chase  
Proposal : Outline Application to Construct an Agricultural Managers  
Dwelling  
Applicant : Mr Patrick Woods

Application No : 15/00084/FUL      Decision : **Refuse Planning  
Permission**  
Location : Land Between 35 And 43 Victoria Drive Great Wakering  
Proposal : Construct Detached Three Bedroomed Dwelling  
Applicant : Lawrence & Browne LTD

Reason(s) for Refusal

- 1 The proposal is considered to be contrary to policy ENV3 of the Core Strategy 2011 and paragraphs 100 and 101 of the National Planning Policy Framework (NPPF) which seek to direct development away from areas at risk of flooding by applying the sequential test and, where necessary, the exceptions test. A proposal for one dwelling in the Rochford District, which has residential land which could support infill development such as this outside of flood zone 3a, could occur in an area with a lower risk of flooding within this District than the application site. For this reasoning, the proposal is not considered to meet the sequential test and therefore it is not necessary to apply the exception test. To site the dwelling the subject of this application within flood zone 3a without meeting the sequential test is creating unnecessary flood safety risks to the future occupants of the dwelling.

Application No : 15/00090/LBC      Decision : **Refuse Listed Building  
Consent**  
Location : 1 Vine Cottages Barling Road Barling Magna  
Proposal : Two Storey Rear/Side Extension and First Floor Rear  
Extension.  
Applicant : Mrs S Pearson

#### Reason(s) for Refusal

- 1 The two storey extension would have a negative impact upon the small cottage design and character of this listed building. The two storey rear gabled projection which also extends to the side of the original cottage, would form a bulky obtrusive addition considered to be an inappropriate design which would not preserve the character of this Listed Building but would be a harmful addition to it. In addition the proposal would be contrary to Policy DM1 of the Development Management Plan 2014 which requires the Council to promote good, high quality design that has regard to local flavour.

Application No : 15/00093/FUL                      Decision : **Refuse Planning  
Permission**

Location : 1 Jubilee Cottages Paglesham Road Paglesham  
Proposal : Demolish Existing Rear/Side Projection and Construct  
Single Storey Flat Roofed Rear/Side Extension with Roof  
Lantern to Rear Element and Pitched Roofed Porch to  
Front  
Applicant : Mr Chris Hutchinson

#### Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan Policies Map West (Adopted 25 February 2014) shows the site to be within the Metropolitan Green Belt. The proposal by way of the oversized nature of the extension proposed is considered to be inappropriate development contrary to paragraph 89 to the National Planning Policy Framework. Within the Green Belt, planning permission will not be given for the extension of existing buildings other than reasonable extensions to existing dwellings, as defined in Policy DM 17 of the Rochford District Council Local Development Framework Development Management Plan (December 2014) Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired. Policy DM 17 provides that the total size of a dwelling situated in the Green belt as extended, including any extension which may have previously been added, will not exceed the original floor space by more than an increase of 25% of the habitable floorspace of the original dwelling The extension proposed would represent an increase of 38% of the habitable floorspace of the original building and is considered excessive, rather than reasonable, that would result in a disproportionate addition over and above the size of the original building and would if allowed urbanize that part of the location in which the site is situated to the detriment of the open character of that part of the Green Belt.

Application No : 15/00094/FUL                      Decision : **Refuse Planning  
Permission**

Location : 28 Oaklands Mews Rochford Essex  
Proposal : Convert Garage to Habitable Room.  
Applicant : Mr And Mrs Michael And Suzanne Russell

Reason(s) for Refusal

- 1 The proposal, by way of the loss of the existing garage, would reduce the available off street parking to serve the existing and future occupiers of the dwelling. If allowed, it would result in increased pressure to park vehicles in nearby side streets to the detriment of the free flow of traffic and highway safety and the appearance of the street more generally, contrary to Policies DM 1 and DM30 to the Rochford District Council Local Development Framework Development Management Plan (2014).

Application No : 15/00104/FUL            Decision : **Application Permitted**  
Location : 129 Ashingdon Road Rochford Essex  
Proposal : Construct Two Storey Side Extension and Single Storey  
Rear Extension  
Applicant : Mrs J Gibbinson

Application No : 15/00111/FUL            Decision : **Refuse Planning  
Permission**  
Location : 23 Bellingham Lane Rayleigh Essex  
Proposal : Replacement of Existing Timber Windows to Front  
Elevations at Ground and First Floor With UPVC Heritage  
Style Windows  
Applicant : Mr J Serjeant

Reason(s) for Refusal

- 1 The replacement windows are of an inappropriate material for a property within a Conservation Area having an unpleasant looking material and finish. If permitted, this would substitute windows of an inferior design, materials and appearance to the detriment of the character and appearance of the front façade of the building and the Rayleigh Conservation Area contrary to NPPF policy.

Application No : 15/00113/FUL            Decision : **Refuse Planning  
Permission**  
Location : Belchamps Camp Holyoak Lane Hawkwell  
Proposal : Retrospective Application for Planning Permission to Retain  
Hardstanding Associated with a Marquee at the Scout  
Activity Camp  
Applicant : Mr N Ruse - Belchamps Scout Activity Centre

Reason(s) for Refusal

- 1 REASON FOR REFUSAL

The hard standing would constitute an engineering operation which without consideration of the intention to facilitate the erection of a marquee over would amount to inappropriate development in the Green Belt which would impact adversely on openness and would be contrary to the purpose of the Green Belt to safeguard the countryside from encroachment. The proposed hard standing is intended to facilitate the erection of a marquee which it is considered would result in a loss of residential amenity to neighbouring

residents by virtue of noise generated in close proximity to residential properties and would impact adversely on openness and would be of a design that would be out of character and harmful to visual amenity in the locality, particularly given the designation of the site as part of the Upper Roach Valley special landscape area. The proposal would be contrary to policies GB1 of the Rochford District Core Strategy (2011) and relevant parts of the National Planning Policy Framework in part 9.

Application No : 15/00127/FUL      Decision : **Application Permitted**  
Location : 2 Tudor Way Hawkwell Essex  
Proposal : Single Storey Pitched Roofed Front Extension to Form  
Porch with Steps.  
Applicant : Hillside 10 Ltd

Application No : 15/00143/FUL      Decision : **Application Permitted**  
Location : 147 Down Hall Road Rayleigh Essex  
Proposal : Extend Roof and Form Pitched Roof Front Dormer, Flat  
Roof Rear Dormer and Car Port.  
Applicant : Mr I Warren

Application No : 15/00151/FUL      Decision : **Application Permitted**  
Location : 24 Great Eastern Road Hockley Essex  
Proposal : Front and Rear Extensions and New Roof to Convert  
Bungalow Into Chalet with Front and Rear Dormers.  
Construct Vehicular Access in Gladstone Road to New  
Double Garage  
Applicant : Mr Steve Reid

Application No : 15/00152/FUL      Decision : **Application Permitted**  
Location : 73 North Street Rochford Essex  
Proposal : Rear /side extension  
Applicant : Mr Stewart Williams

Application No : 15/00153/FUL      Decision : **Application Permitted**  
Location : 2 Willow Close Hockley Essex  
Proposal : Single Storey Flat Roofed Rear Extension and Form  
Rooms in Roofspace With Flat Roofed Rear Dormer  
Applicant : Mrs Carly Hall

Application No : 15/00154/FUL      Decision : **Application Permitted**  
Location : Fir Tree Lodge Thorpe Road Hawkwell  
Proposal : Two Storey Rear Extension. Single Storey Extension to  
Rear of Garage  
Applicant : Mrs Ann Rowson

Application No : 15/00155/LDC      Decision : **Grant Lawful Development Certificate**

Location : 36 Weir Farm Road Rayleigh Essex  
Proposal : Application for a Lawful Development Certificate for Proposed Rooms in Roof  
Applicant : Mrs Keay

Application No : 15/00157/FUL      Decision : **Application Permitted**

Location : 8 Western Road Rayleigh Essex  
Proposal : Construct Garage To Side With Extension To Raised Terrace With Canopy Over  
Applicant : Mr Edward Walker

Application No : 15/00161/FUL      Decision : **Refuse Planning Permission**

Location : 173 Ferry Road Hullbridge Essex  
Proposal : Demolish Existing Bungalow And Construct One Pair Semi-Detached Two Bedroom Houses With Car Parking to Front. Revise Vehicular Access  
Applicant : Mr Yogi Patel

Reason(s) for Refusal

- 1 The site is of a width unacceptable to the Local Planning Authority for the semi-detached dwellings proposed and would result in an over-development of the site, giving rise to a cramped appearance incompatible with and proving detrimental to the existing street scene. The adopted design policies of the Local Planning Authority under Supplementary Planning Document 2 state with regard to infill housing developments that the minimum site frontage for a pair of semi-detached dwellings shall ordinarily be 15.25m.

Application No : 15/00159/LDC      Decision : **Refuse Lawful Development Certificate**

Location : 15 Dalys Road Rochford Essex  
Proposal : Application for a Certificate of Lawfulness for Proposed Hip to Gable Roof Extension and Flat Roofed Rear Dormer and Flat Roofed Side Facing Rear Dormer  
Applicant : Mr A Amran

Reason(s) for Refusal

- 1 The proposed gable end conversion and rear dormer would together add a total volume of 55.2 cubic metres to the existing bungalow. As such the proposal would exceed the cubic content of the original roof space by more than 50 cubic metres. The proposal would therefore conflict with paragraph B.1. (d) to Class B and would not be lawful. Planning permission is therefore required for the proposed dormer and conversion of the hipped roof end to form a gable.

Application No : 15/00162/FUL      Decision : **Application Permitted**  
Location : 8 The Gattens Rayleigh Essex  
Proposal : Two Storey Extensions to Front, Sides and Rear. Increase  
Roof Height and Insert Rooflights. Create Juliette Balconies  
to Front and Rear and Rear Balcony at Second Floor.  
Alterations to Garage Roof  
Applicant : Mr Mark Adams

Application No : 15/00169/FUL      Decision : **Application Permitted**  
Location : 37 Western Road Rayleigh Essex  
Proposal : Single Storey Rear Extension with Roof Lantern, Front and  
Rear Dormers to Roof, New Porch and Gable Feature to  
Front Roof  
Applicant : Mr P Ellis

Application No : 15/00163/FUL      Decision : **Application Permitted**  
Location : 18 Elm Grove Hullbridge Essex  
Proposal : Two Storey And First Floor Rear Extensions  
Applicant : Mr S Burrell

Application No : 15/00168/FUL      Decision : **Application Permitted**  
Location : 189 Ferry Road Hullbridge Essex  
Proposal : Single storey rear extension, first floor rear extension,  
rooms in roof with rear flat roofed dormer, and rooflights to  
front. Front porch and extend existing front bay window at  
first floor, form new vehicular crossover  
Applicant : Mr Colin Trew

Application No : 15/00175/FUL      Decision : **Application Permitted**  
Location : Site Of 4 And 6 Lancaster Road Rayleigh  
Proposal : Construct Two Bungalows (Amended Scheme to Approved  
Application Ref: 10/00546/FUL)  
Applicant : Mrs L Allured

Application No : 15/00172/FUL      Decision : **Refuse Planning  
Permission**  
Location : 127 Eastwood Road Rayleigh Essex  
Proposal : Demolish Existing Garage and Construct Two Storey Side  
and Rear Extension  
Applicant : Mr And Mrs Norris

Reason(s) for Refusal

- 1 Policy DM1 of the Rochford District Development Management Plan (2014) requires that proposed developments achieve a positive relationship with



existing and nearby buildings. Furthermore, Supplementary Planning Document 2 - Housing Design requires that in order to prevent excessive overshadowing of neighbouring properties first floor extensions shall be sited to ensure that their projection does not form a horizontal angle greater than 45° with the nearest habitable room window of any adjacent property. The proposal would project beyond such an angle with the nearest rear facing window of 131 Eastwood Road and would lead to a degree of overshadowing resulting in an adverse impact on the residential amenity presently enjoyed by the occupants of that dwelling contrary to Policy DM1.

Application No : 15/00174/LDC                      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 379 Eastwood Road Rayleigh Essex  
Proposal : Application for a Certificate of Lawfulness for Proposed Loft  
Conversion Incorporating Rear Dormer  
Applicant : Mr & Mrs Kelleher

Application No : 15/00176/FUL                      Decision : **Application Permitted**  
Location : 31 Kimberley Road Little Wakering Essex  
Proposal : Retention of Existing Pitched Roof to Porch and Replace  
Existing Garage Door with Bay Window. Convert Garage  
to Habitable Accommodation.  
Applicant : Mr Anthony Hodges

Application No : 15/00177/FUL                      Decision : **Application Permitted**  
Location : Oak Cottage Hullbridge Road Rayleigh  
Proposal : Replace Single Detached Garage  
Applicant : Mr & Mrs A Tilson

Application No : 15/00181/FUL                      Decision : **Application Permitted**  
Location : 134 Lower Road Hullbridge Essex  
Proposal : Convert Integral Garage into Habitable Room and Replace  
Garage with Window  
Applicant : Mr Whiter

Application No : 15/00185/LDC                      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 3 Broad Close Hockley Essex  
Proposal : Application for Lawful Development Certificate for Proposed  
Hip to Gable Roof Extension and Insert Rear Dormer  
Applicant : Mr Kevin Hollins

Application No : 15/00188/FUL                      Decision : **Application Permitted**  
Location : 44 Woodstock Crescent Hockley Essex  
Proposal : Two storey side extension  
Applicant : Mr Roger Trickey

Application No : 15/00189/LDC      Decision : **Refuse Lawful Development Certificate**  
Location : 49 Marylands Avenue Hockley Essex  
Proposal : Application for Lawful Development Certificate for Proposed Conversion of Garage into Habitable Room and Raise Flat Roof of Garage by 0.6m  
Applicant : Mrs Margret Kennedy

Reason(s) for Refusal

- 1      The enlarged part of the dwellinghouse would be within 2 metres of the site boundary. The new roof is of flat roofed design. The eaves height equates to the overall height of the new roof at 3.25metres and would exceed 3metres at or below which Planning Permission would not be required. As the eaves height of the proposed new roof would exceed 3metres in height , The proposal would not comply with Paragraph A.1. (i) to Class A. and would not be Permitted Development and would not therefore be lawful. The extension and alterations proposed therefore require Planning Permission.

Application No : 15/00193/FUL      Decision : **Application Permitted**  
Location : 22 Victor Gardens Hawkwell Essex  
Proposal : Demolish existing dwelling and construct one 5-bed dwelling and additional vehicular crossover  
Applicant : Hilton Homes

Application No : 15/00190/FUL      Decision : **Application Permitted**  
Location : London Southend Airport Southend Airport Rochford  
Proposal : Installation of a photovoltaic solar farm and associated infrastructure, including photovoltaic panels, mounting frames, transformer building and connection to the airports electricity ring main for the life of the solar farm  
Applicant : London Southend Airport Co. Ltd.

Application No : 15/00191/DPDP1      Decision : **Prior Approval of Details Not Required**  
Location : 14 Assandune Close Ashingdon Essex  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection m from Original Rear Wall 3.5, Eaves Height 2.1m, Maximum Height 3m  
Applicant : Mr John Hynes

Application No : 15/00194/FUL      Decision : **Refuse Planning Permission**  
Location : 18 Thorpe Road Hawkwell Essex  
Proposal : First Floor Rear Extension  
Applicant : Mrs Lin Western

## Reason(s) for Refusal

- 1 The development, by virtue of the large two storey flat roofed extension is considered to unacceptable; of a poor design which would be out of character, form and scale with the existing dwelling and uncharacteristic of the residential area in which modestly sized dwellings with pitched roofs are the norm and contrary to the high quality design principles of Policies CP1 of the Core Strategy 2011 and part (ix) of Policy DM1 of the Development Plan 2014.

Application No : 15/00198/FUL      Decision : **Application Permitted**  
Location : 157 Eastwood Road Rayleigh Essex  
Proposal : Single Storey Pitched Roof Rear Extension  
Applicant : Mr D Bailey

Application No : 15/00201/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 30 Temple Way Rayleigh Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 5.0m from Original Rear Wall, Eaves  
Height 2.82m, Maximum Height 3.45m  
Applicant : Mr Coubrough And Ms Pilmoor

Application No : 15/00202/FUL      Decision : **Application Permitted**  
Location : Workshop At Mount Bovers Farm Mount Bovers Lane  
Proposal : Change Use of existing Storage Barn (B8 Use) to use as  
Dwellinghouse Incorporating Single Storey Extension,  
Internal Alterations , New Fenestration and Rooms in  
Roofspace  
Applicant : Mr And Mrs Blackwell

Application No : 15/00203/LBC      Decision : **Grant Listed Building  
Consent**  
Location : Workshop At Mount Bovers Farm Mount Bovers Lane  
Proposal : Application for Listed Building Consent for Proposed  
Change of Use of Existing Storage Barn (B8 Use) to Use as  
a Single Dwellinghouse Incorporating Single Storey  
Extensions, Internal Alterations, New Fenestration and  
Creation of Rooms in Roofspace  
Applicant : Mr And Mrs Blackwell

Application No : 15/00199/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : Riverview The Chase Ashingdon  
Proposal : Application for a Certificate of Lawfulness for Proposed  
Conservatory to Side  
Applicant : Mr Paul Warner

Application No : 15/00206/LDC      Decision : **Grant Lawful Development Certificate**

Location : 18 Southview Road Hockley Essex  
 Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Rear Extension with Roof Lantern  
 Applicant : Mr And Mrs Wells

Application No : 15/00219/NMA      Decision :

Location : Crowstone Preparatory School Shopland Road Sutton  
 Proposal : Non-material Amendment Application Following Approval of 13/00686/FUL - Proposed Removal of Existing Window on Rear Elevation and Replacement with Patio Doors.  
 Applicant : Mr Rikki Cann

Application No : 15/00223/DPDP1      Decision : **Prior Approval of Details Not Required**

Location : 23 Clyde Crescent Rayleigh Essex  
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 2.2m, Maximum Height 2.5m  
 Applicant : Elke Groom

Application No : 15/00221/DPDP1      Decision : **Prior Approval of Details Not Required**

Location : 1 Pelhams Farm Cottages Hall Road Rochford  
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.76m from Original Rear Wall, Eaves Height 2.5m, Maximum Height 3.9m  
 Applicant : Mr And Mrs Parker

Application No : 15/00227/DPDP1      Decision : **Prior Approval of Details Not Required**

Location : 42 Lower Lambricks Rayleigh Essex  
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5m from Original Rear Wall, Eaves Height 2.20m, Maximum Height 3.30m.  
 Applicant : Mr David Meek

Application No : 15/00232/DPDP1      Decision : **Prior Approval Required - Refused**

Location : 7 The Spinneys Rayleigh Essex  
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 2.7m, Maximum Height 2.7m  
 Applicant : Katherine Jan E And Gregory Rodulfo

Reason(s) for Refusal

- 1 The single storey rear extension would not comply with parts (g), (i) and (j) of Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) and would not be lawful. The proposal would require full planning permission.

Application No : 15/00226/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 22 Highfield Crescent Rayleigh Essex  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6.0m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.2m

Applicant : Mr Andrew Pickett

Application No : 15/00261/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 63 Alexandra Road Ashingdon Essex  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m

Applicant : Mr Craig Doran

Application No : 15/00249/DPDP1 Decision : **Prior Approval Required - Refused**

Location : 41 Daws Heath Road Rayleigh Essex  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6.38m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m

Applicant : Mr K Morrell

Reason(s) for Refusal

- 1 The single storey rear extension would not comply with Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015 as it does not comply with part (j).

Application No : RES/15/00001/RE Decision : **Research Completed SEAR**

Location : 145 Daws Heath Road Rayleigh Essex  
Proposal : I have sold my home and the buyers solicitors picked up on the point that I had not complied with condition no 6 of planning consent 08/00522/FUL - dropped kerb for access to the garage. I have built and completed the loft space portion of my consent but never built or started to build the garage

Applicant : Mr Mark Bloxham