

PLANNING DECISIONS – May 2016

Application No : 15/00528/FUL Decision : **Refuse Planning Permission**

Location : 15 Bedloes Avenue Rawreth Essex

Proposal : Construct Two Storey Pitched Roofed Side Extension and Single Storey Sloped Roofed Rear Extension

Applicant : Mr Kyle Parsad

Reason(s) for Refusal

- 1 The proposal by way of the oversized nature of the extension proposed is considered to be inappropriate development in the Green Belt 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 DM17 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 DM17 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 28.5% 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 to the detriment of the open character of that part of the Green Belt.
- 2 The proposal, by way of the two storey side extension proposed, would result in built form at first floor level on the boundary shared with No. 14 Bedloes Avenue which if allowed, could lead to coalescence of dwellings contrary to Policy DM1 of the Rochford District Council Development Management Plan 2014 and Supplementary Planning Document 2: Housing Design.

Application No : 15/00557/FUL Decision : **Returned application as Invalid**

Location : Derelict Building Land North Of Ropers Farm Mucking Hall Road

Proposal : Modify Existing Semi Derelict Building and Use as Field Shelter for Horses

Applicant : Mr Adrian Sam

Application No : 15/00599/FUL Decision : **Application Permitted**
Location : Pond Chase Nursery Folly Lane Hockley
Proposal : Erection of 70 Dwellings, Together With Improvements to Existing Access, Pedestrian Access, Car Parking, Landscaping, Open Space, and Related Works
Applicant : Charles Church - Miss Anna Davies

Application No : 15/00620/ADV Decision : **Application Permitted**
Location : 42 West Street Rochford
Proposal : One Externally Illuminated Fascia Sign
Applicant : Bestway Group

Application No : 15/00626/FUL Decision : **Application Permitted**
Location : Heathercote Lark Hill Road Canewdon
Proposal : Demolish Existing Dwelling and Construct Detached House
Applicant : Mr Craig Sweeney

Application No : 15/00650/FUL 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 : 15/00710/FUL Decision : **Application Permitted**
Location : 1 The Westerings Hawkwell
Proposal : Convert Chalet Style Bungalow to House by Removing Existing Garage to Side and Construct Part Single/Part Two Storey Side and Rear Extension Incorporating Garage and Canopy to Front and First Floor Extension
Applicant : Mrs Charlene Hale

Application No : 15/00833/FUL Decision : **Refuse Planning Permission**
Location : Cambourne Lodge Wadham Park Avenue Hockley
Proposal : Construct New Roof Over Incorporating Additional Rooms In Roofspace
Applicant : Mr Darren Morris

Reason(s) for Refusal

- 1 The proposal, by way of the oversized nature of the extension proposed is considered to be inappropriate development in the Green Belt 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

contrary to Policy T8 of the Core Strategy and Policy DM3 of the Development Management Plan. The site is not in a main urban area with good access to public transport and local amenities such that the provision of no on-site parking would be accepted. There is not considered to be justification in this instance to relax the requirement for on-site parking.

- 3 The proposed siting of the new dwelling in close proximity to the side elevation of No. 16 Morrins Close would result in an unacceptable relationship between this property and the new dwelling with the latter causing overshadowing of a significant number of side facing windows which form primary windows given that No. 16 is an end of terrace property with little fenestration to the northern, frontage elevation. The proposal as a result would be contrary to part (iv) of Policy DM3 of the Development Management Plan (2014).

Application No : 16/00030/FUL Decision : **Refuse Planning Permission**

Location : 77 Louis Drive Rayleigh
Proposal : Demolition Of Existing Chalet Bungalow And Build Four
New 3-Bed Detached Bungalows
Applicant : F Withrington & Sons Ltd - Mr T & M Withrington

Reason(s) for Refusal

- 1 The proposed development would amount to inappropriate infill development within a residential garden which would not achieve the high standard of design and layout and would not contribute positively to the locality contrary to paragraphs 53, 56, 58 and 64 of the National Planning Policy Framework. The proposal would not therefore represent sustainable development. The proposed development would not relate well to the existing street pattern, density and character of the locality contrary to Policy H1 of the Core Strategy (2011) and parts (iii), (ix) and (x) of Policy DM1 and parts (i), (ii), (iv) and (viii) of Policy DM3 of the Development Management Plan (2014). The proposal would result in development encircling the rear garden of No. 75a Louis Drive and giving rise to a sense of enclosure which would be out of character with the locality and would not achieve a positive relationship with this existing dwelling. The proposal for elongated bungalows with windows sited very close to boundaries would not achieve a high standard of living accommodation. The lack of 100 square metre garden area to the dwelling to plot 3 and failure of a 1-metre separation to the northern boundary together with the narrow access road with lack of space to accommodate soft landscaping is symptomatic of overdevelopment of the site.
- 2 There are several established trees on the site within the rear garden of the existing bungalow, trees within very close proximity site boundaries and a young tree within the grass verge to the site frontage the latter of which is clearly intended to provide high amenity value to the street scene in the longer term. Policy DM25 advises that development proposals should seek to conserve and enhance existing trees and that where development would result in the loss of existing trees then appropriate mitigation measures should be implemented to offset the impact through replacement. No tree impact assessment has been submitted with the application and as a consequence the impact of the proposed development on existing trees cannot be fully understood. It would appear that the development would result in the loss of existing trees and would likely impact on existing trees in close proximity with

no details of replacement trees to be provided contrary to Policy DM25 and part (iv) of Policy DM1 of the Development Management Plan (2014).

Application No : 16/00036/FUL Decision : **Refuse Planning Permission**

Location : Land Rear Of 105 Grove Road Rayleigh
Proposal : Proposed Sub-division of Plot and Erection of 1no. Detached House to Rear of 105 Grove Road
Applicant : Mr Allan Cole

Reason(s) for Refusal

- 1 The proposed development by reason of the limited plot size and depth would result in an unsatisfactory relationship with the adjacent properties and would give rise to a cramped form of development detrimental to the character of the prevailing pattern of development in the local area and to the outlook and amenities enjoyed by neighbouring occupiers contrary to policies CP1 of the Core Strategy 2011 and DM1 of the Development Management Plan 2014 and the National Planning Policy Framework.
- 2 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.

Application No : 16/00052/FUL Decision : **Application Permitted**
Location : Alder House High Road Rayleigh
Proposal : Proposed Change Of Use Of Existing First Floor, Create New Roof Accommodation With Dormer Windows To Form 4 No. Self-Contained Dwelling Flats With Car Parking
Applicant : Mr John Browning

Application No : 16/00083/FUL Decision : **Application Permitted**
Location : The Old Rectory Hall Road Rochford
Proposal : Single Storey Oak Framed Cartlodge and Office
Applicant : Mr S Payne

Application No : 16/00100/FUL Decision : **Application Permitted**
Location : 14 The Paddocks Rayleigh Essex
Proposal : Erect extension onto existing garage to create new bedroom and en-suite, with overhang to back, including the conversion of the existing garage.
Applicant : Talo Framing Ltd - Mr Jay Blackburn

Application No : 16/00112/DOC Decision : **Discharge Of Conditions**
Location : Site Of 34 Mortimer Road Rayleigh
Proposal : Discharge of Conditions 3, 4, 5, 6 on application no. 15/00441/FUL
Applicant : Mr S Page

Application No : 16/00156/FUL Decision : **Application Permitted**
Location : 26 Poplars Avenue Hawkwell x
Proposal : Convert Part of Existing Garage to Utility Room and Linked
by New Single Storey Rear Extension
Applicant : Mr John Penny

Application No : 16/00168/LBC Decision : **Application Permitted**
Location : Buckland House Paglesham Road Paglesham
Proposal : Remove Lime Plaster and Laths From Dining Room and
Bedroom Ceilings and Replace With New Laths as
Required and Re-Plaster Ceilings in Lime Thermaline
Applicant : Mr Neil Skelding

Application No : 16/00173/FUL Decision : **Application Permitted**
Location : 10 The Hylands Hockley
Proposal : Flat Roofed Rear Dormer
Applicant : Mr David Payne

Application No : 16/00175/FUL Decision : **Refuse Planning
Permission**
Location : 10 Goose Cottages Chelmsford Road Rawreth
Proposal : Removal Existing Extension and Erection of Two Storey
Side Extension
Applicant : Mr Stuart Wortley

1 REASONS FOR REFUSAL:

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.

Application No : 16/00185/FUL Decision : **Refuse Planning
Permission**

Location : St Andrews Church Hall Road Rochford
Proposal : Retrospective planning application to retain timber
outbuilding in church grounds

Applicant : St Andrews Church

Reason(s) for Refusal

- 1 The outbuilding is an unattractive addition which would be unduly obtrusive and cause harm to the setting of a designated heritage asset, the Grade II * Listed St Andrews Church particularly given the proposed siting to the north which would detract from the way in which the church is viewed and experienced. There is no public benefit that would outweigh the harm. The outbuilding would also not make a positive contribution to the character and appearance of the Rochford Conservation Area. The proposal is therefore considered to be contrary to part (i) of Policy DM23 of the Development Management Plan (2014), Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 134 of the National Planning Policy Framework.

Application No : 16/00205/FUL Decision : **Application Permitted**

Location : 12 West Street Rochford
Proposal : Change of use to pavement to place tables & chairs with
barriers

Applicant : Greggs PLC - Miss Helen Gawthrop

Application No : 16/00206/ADV Decision : **Grant Advertisement
Consent**

Location : 12 West Street Rochford
Proposal : Two Canvas Advertising Banners to Attach to Wind Breaks.
Applicant : Greggs PLC - Miss Helen Gawthrop

Application No : 16/00211/FUL Decision : **Refuse Planning
Permission**

Location : 12 Mount Avenue Hockley
Proposal : Re-roof Property Including Raising of Roof, to Provide
Increased First Floor Accommodation and First Floor Rear
Extension. Insert Flat Roof Front Dormer

Applicant : Mr & Mrs Colin Vitney

Reason(s) for Refusal

- 1 The proposed flat roof front dormer would create an unattractive, poorly designed, incongruous form which would detrimentally affect the visual amenity afforded to the street scene as well as the character of the area as a whole. The proposed two-storey rear extension would create an unacceptable

impact on the neighbouring property at number 10 Mount Avenue in terms of overshadowing. Furthermore the flat roofed element of the rear extension would be considered inconsistent with the design of the property creating an incompatible feature which would cause a negative impact on the visual appearance of the rear of the property. The proposed development would therefore be deemed contrary to Policy DM1 and Policy DM3 of the Development Management Plan (2014), Policy CP1 of the Rochford District Core Strategy (2011) and would not achieve the high quality design and good standard of amenity contrary the NPPF.

Application No : 16/00216/FUL Decision : **Application Permitted**
Location : 17 Grove Road Rayleigh
Proposal : Proposed Summerhouse to Replace Existing Garage
Applicant : Mr & Mrs M Peralta

Application No : 16/00221/FUL Decision : **Application Permitted**
Location : 2 Riverview Gardens Hullbridge
Proposal : Part Pitched Roofed, Part Flat Roofed Rear Extension
Applicant : Mrs Gunns

Application No : 16/00222/FUL Decision : **Application Permitted**
Location : 3 Deepdene Avenue Rayleigh
Proposal : Two Storey Side Extension With Single Storey
Replacement Front Porch and Single Storey Rear
Extension
Applicant : Mr Wayne Davies

Application No : 16/00224/COU Decision : **Application Permitted**
Location : 3 Eastwood Road Rayleigh
Proposal : Change Of Use From A1 (Retail) to a Mixed Use
Comprising A1 (Retail) and A3 (Patisserie)
Applicant : Mr Leo Molossi

Application No : 16/00229/FUL Decision : **Refuse Planning
Permission**
Location : Eastview House Church Road Hockley
Proposal : Proposed garage to front
Applicant : Mr & Mrs S Page

Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the proportion of the site on which the proposed garage is to be placed 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. Any development, which is permitted, shall be of a scale, design and siting, such that the openness of the countryside is not impaired.

The proposed location of the garage is deemed to be detrimental to the openness of the Green Belt and the character of the area. The garage is considered to be inappropriate development in the Green Belt which is harmful by definition and would have an adverse impact on the openness of the Green Belt. No very special circumstances exist which clearly outweigh harm to the Green Belt by way of inappropriateness particularly given the existing triple garage serving the property as well as the ample amount of car parking space to the front of the property. The proposal is therefore deemed contrary to the guidance within the National Planning Policy Framework (NPPF) and Policy GB1 of Rochford District Council's Local Development Framework Core Strategy (2011).

Application No : 16/00231/FUL Decision : **Refuse Planning Permission**

Location : 123 High Street Rayleigh
Proposal : Construct timber decking at the front of the shop for external seating area
Applicant : Mr Murat Gelmen

Reason(s) for Refusal

- 1 It is considered that the proposed wooden decking area would be of visual detriment to the character of Rayleigh Town Centre and out of keeping with streetscene contrary to Policy CP1 of the Core Strategy 2011 and Policy 7 of the Rayleigh Centre Area Action Plan 2015

Application No : 16/00232/FUL Decision : **Application Permitted**
Location : 45 Seaview Drive Great Wakering
Proposal : Proposed Part Single/Part Two Storey Rear Extension and First Floor Side Extension

Applicant : Mr & Mrs David Hughes

Application No : 16/00234/FUL Decision : **Application Permitted**
Location : 149 Ferry Road Hullbridge
Proposal : Single Storey Side/Rear Extension
Applicant : Mr & Mrs Lawrence

Application No : 16/00235/COU Decision : **Application Permitted**
Location : 1 West Street Rochford
Proposal : Change of Use from A1 (Retail) to D1 (Healthcare)
Applicant : Mr Stephen Oakley

Application No : 16/00242/FUL Decision : **Application Permitted**
Location : 180 Warwick Road Rayleigh
Proposal : Proposed First Floor Rear Extension
Applicant : Mr And Mrs Sugg

Application No : 16/00244/DPDP3M Decision : **Prior Approval of
Details Not Required**
Location : Agricultural Building Loftmans Farm Creeksea Ferry Road
Proposal : Application for Prior Approval for Proposed Change of Use
of Agricultural Building to Dwellinghouse
Applicant : Mr M Brown

Application No : 16/00238/LBC Decision : **Grant Listed Building
Consent**
Location : Well House East Hall Road Paglesham
Proposal : Replacement of Five Windows
Applicant : Mrs K Woolcott

Application No : 16/00239/FUL Decision : **Application Permitted**
Location : 56 Kimberley Road Little Wakering
Proposal : Remove Existing Conservatory and Construct Two Storey
Rear Extension With Balcony and Insert New Window at
First Floor Level on Flank (North) Elevation
Applicant : Mr Graham Dye

Application No : 16/00240/FUL Decision : **Application Permitted**
Location : 12 Hillcrest Road Hockley
Proposal : Change Use of Garage to Habitable Accommodation and
Raise to Pitched Roof above Garage
Applicant : Mr Matthew Adams

Application No : 16/00241/FUL Decision : **Application Permitted**
Location : 48 Main Road Hockley
Proposal : Construct Two Storey Side Extension and Single Storey
Rear Extension and Change Existing Flat Roof Front
Dormer
Applicant : Mr W Halstead

Application No : 16/00246/FUL Decision : **Application Permitted**
Location : 14 Clayspring Close Hockley
Proposal : Two Storey Side Extension
Applicant : Mr Mark Bright

Application No : 16/00245/FUL Decision : **Application Permitted**
Location : 3 Marshalls Close Rayleigh
Proposal : Construct Single Storey Rear Extension With Roof Lantern
Applicant : Mr S Bird

Application No : 16/00248/FUL Decision : **Application Permitted**
Location : Finches Lodge 209 Hockley Road Rayleigh
Proposal : Two Storey Side Extension and Rooms in Roof with Front
and Rear Pitched Roof Dormers
Applicant : Mr And Mrs Biggs

Application No : 16/00249/FUL Decision : **Application Permitted**
Location : 12 Warwick Road Rayleigh
Proposal : Demolish Existing Garage, Construct Single Storey Front
and Side Extension and Two Storey Rear Extension
Applicant : Mr Richard Naylor

Application No : 16/00250/FUL Decision : **Refuse Planning
Permission**
Location : 19 Thorpedene Avenue Hullbridge
Proposal : Loft conversion to bungalow including front and rear
dormers. Front entrance porch construction.
Applicant : Mr Paul Hookings

Reason(s) for Refusal

- 1 The proposed front dormer would be of an inappropriate design and scale that would be disproportionate and over dominant within the roofscape creating an incongruous feature, which would cause a damaging impact on the visual amenity and the quality 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 : 16/00251/FUL Decision : **Refuse Planning
Permission**
Location : 6 - 8 Golden Cross Parade Ashingdon Road Rochford
Proposal : New Security Shutter to Shop Front
Applicant : The Co-Operative Group

Reason(s) for Refusal

- 1 The external roller shutters proposed would be contrary to Policy CP1 the Council's adopted Core Strategy and if allowed would prove and detrimental when in use to the appearance and character of the shop and the residential area in which the shop is located. If allowed the proposed shutters would create a dead frontage with a utilitarian and harsh industrial appearance and potentially attracting graffiti and/or increasing the public perception of criminal activity occurring in the locality. If permitted, these shutters would set a precedent that may be difficult to resist. If repeated on other premises in the area the cumulative effect of a number of premises with such shutters would have an increasingly alien and harmful effect on the visual amenity of the street scene and the character of the area generally.

Application No : 16/00253/LDC Decision : **Grant Lawful Development Certificate**
 Location : 3 Rowan Close Rayleigh
 Proposal : Application for a Certificate of Lawfulness for Proposed Loft Conversion Incorporating Flat Roofed Rear Dormer
 Applicant : Mr Jamie Ryan

Application No : 16/00256/FUL Decision : **Application Permitted**
 Location : 64 Hatfield Road Rayleigh
 Proposal : Changes to existing approved application 15/00794/FUL.- Omission of front hip and replace with new gable. Conversion of loft space into new room with Front Rooflight. Changes to bedroom 1 fenestration.
 Applicant : Mr & Mrs L Jones

Application No : 16/00258/FUL Decision : **Application Permitted**
 Location : 60 Queens Road Rayleigh
 Proposal : Two storey rear extension & loft conversion.
 Applicant : Mr Anthony Ruddell

Application No : 16/00261/FUL Decision : **Application Permitted**
 Location : 62 Queens Road Rayleigh
 Proposal : Two Storey Rear Extension and Rooms in Roof with Roof Lights to Sides
 Applicant : Mr Steve Farr

Application No : 16/00262/FUL Decision : **Application Permitted**
 Location : 6 Belchamps Way Hawkwell
 Proposal : Single Storey Pitched Roof Rear Extension
 Applicant : Mrs Gill Richards

Application No : 16/00268/NMA Decision : **Application Permitted**
 Location : 64 Hatfield Road Rayleigh
 Proposal : Non Material Amendment Following Approval of 15/00794/FUL, Dormer to have one full width opening instead of three separate openings incorporating back painted glazing and insulation, bi-fold doors and side screen to corner revised to provide less glazing, first floor cladding revised to white render
 Applicant : Mr & Mrs L Jones

Application No : 16/00265/FUL Decision : **Refuse Planning Permission**
Location : 7 Hillview Road Rayleigh
Proposal : Proposed Part Two Storey/Part Single Storey Rear Extension with Roof Lantern and Extend Roof from Hip to Gable with Pitched Roof Front Dormer and Roof Light and Flat Roofed Rear Dormer, Changes to Front Elevation.
Applicant : Miss Vicky Stone

Reason(s) for Refusal

- 1 The developments proposed for the property are extensive, creating rear additions which are out of scale with the character of the existing property causing a negative impact on the visual amenity to the rear of the site. The flat roof two-storey rear extension would create an unattractive, poorly designed, incompatible feature, which would join a flat roofed rear dormer which is excessive in size forming an overly dominant form within the roof. Furthermore the proposed overall increase in height of the roof would be inconsistent with the surrounding properties forming a disproportionate relationship with the adjoining property at number 5 Hillview Road. The proposal fails to promote high quality design and would not create a positive contribution to the surrounding built environment. Therefore the proposal would be deemed contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and Policy DM1 of the Rochford District Council Development Management Plan (2014) as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007) as well as the core principles of the NPPF.

Application No : 16/00267/FUL Decision : **Application Permitted**
Location : 26 Ridgeway Rayleigh
Proposal : Pitched Roofed Front Dormer
Applicant : Nicky Wimpory

Application No : 16/00269/ADV Decision : **Application Permitted**
Location : 12 - 16 Hockley Road Rayleigh
Proposal : Replace Fascia Signs to Front and Side of Building (Externally Illuminated)
Applicant : Mr Nick Karkaletsou

Application No : 16/00270/LBC Decision : **Application Permitted**
Location : 12 - 16 Hockley Road Rayleigh
Proposal : Replace Fascia Signs to Front and Side of Building (Externally Illuminated)
Applicant : Mr Nick Karkaletsou

Application No : 16/00272/FUL Decision : **Application Permitted**
Location : 38 Southbourne Grove Hockley
Proposal : Single Storey Rear Extension With Roof Lantern And
Conversion of Garage to Form Additional Living
Accommodation
Applicant : Ms Talya Bradley-Dosaj

Application No : 16/00274/FUL Decision : **Application Permitted**
Location : The Overlook 207 Rectory Avenue Ashingdon
Proposal : Single Storey Rear Extension
Applicant : Mr N Ryan

Application No : 16/00276/FUL Decision : **Application Permitted**
Location : 63 High Road Hockley
Proposal : Proposed first floor side extensions in the form of two
gables, north and south of the existing roof, with a flat roof
dormer to the rear, with alterations to the front and rear
fenestration at ground floor.
Applicant : Mr Clive Webberley

Application No : 16/00279/FUL Decision : **Application Permitted**
Location : 58 Kimberley Road Little Wakering
Proposal : Single Storey Flat Roof Rear Extension
Applicant : Mr Nigel Fletcher

Application No : 16/00280/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Bracken Eastwood Rise Eastwood
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension (Orangery)
Applicant : Mr Paul Dormer

Application No : 16/00281/FUL Decision : **Application Permitted**
Location : 48 Philbrick Crescent West Rayleigh
Proposal : Single Storey Side Extension, Front and Rear Pitched Roof
Dormers, Hip Gable Roof Extension and Raise Gable to
Front Elevation
Applicant : Mr Gary Dorman

Application No : 16/00282/FUL Decision : **Application Permitted**
Location : Bracken Eastwood Rise Eastwood
Proposal : Single Storey Flat Roof Side Extension
Applicant : Mr Paul Dormer

Application No : 16/00283/FUL Decision : **Application Permitted**
Location : 5 Woodlands Close Rayleigh
Proposal : Part Single/Part Two Storey Front/Side/Rear Extensions
Applicant : Mr Tosh

Application No : 16/00284/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 7 Broadlands Avenue Rayleigh
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Flat Roof Rear Extension With
Roof Lantern
Applicant : Mr James and Lisa Yeomans

Application No : 16/00286/FUL Decision : **Application Permitted**
Location : 24 Tudor Way Hawkwell
Proposal : Single Storey Flat Roof Rear Extension with Roof Lantern,
Extend Roof to Form Rooms in Roof with Flat Roof Rear
Dormer and Front Roof Lights, Canopy Porch to Front and
Carport to Side
Applicant : Mr & Mrs Powlette

Application No : 16/00296/DPDPIA Decision : **Prior Approval
Required - Approved**
Location : 31 Eastwood Road Rayleigh
Proposal : Prior Approval Notification for Change of Use of Existing
Takeaway to Eat-in Premises
Applicant : Bentleys Coffee Shop - Mr Michael Porter

Application No : 16/00294/FUL Decision : **Refuse Planning
Permission**
Location : 39 Truro Crescent Rayleigh
Proposal : First Floor Rear Extension
Applicant : Mr J Tomlinson

Reason(s) for Refusal

- 1 The proposed first floor extension would create an unacceptable impact on the neighbouring property at number 41 Truro Road causing detriment in terms of overshadowing and overbearing impact, contrary to policy DM1 of Rochford District Council's Development Management Plan (2014) as well as Rochford District Council's Supplementary Planning Document 2 Housing Design (January 2007).

Application No : 16/00298/FUL Decision : **Returned application as Invalid**

Location : 19 Olivers Crescent Great Wakering
Proposal : Single Storey Flat Roof Side and Rear Extension.
Applicant : Mr & Mrs Singer

Application No : 16/00299/COU Decision : **Returned application as Invalid**

Location : Land Rear Of The Gattens Rayleigh
Proposal : Change of use for an existing wooden building (built in 1998) from Summer house to Dwelling.

Applicant : Mark Adams

Application No : 16/00307/FUL Decision : **Application Permitted**

Location : 29 Holt Farm Way Rochford
Proposal : Single Storey Flat Roofed Rear Extension and Use Garage as Store Room with New Roof Light Over

Applicant : Mr Mathew Wynne

Application No : 16/00313/FUL Decision : **Application Permitted**

Location : 76 Helena Road Rayleigh
Proposal : Single Storey Rear Extension With Roof Lantern
Applicant : MS J Pashley

Application No : 16/00319/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : Ladylands Poynters Lane Great Wakering
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m

Applicant : Mr D Guinea

Application No : 16/00322/DOC Decision : **Discharge Of Conditions**

Location : 20 White Hart Lane Hawkwell
Proposal : Discharge of Condition 6 on application 15/00254/COU
Applicant : Mrs M Hastings

Application No : 16/00315/FUL Decision : **Application Permitted**
Location : 73 Weir Gardens Rayleigh
Proposal : Construct Hip to Gable Roof Extension and Convert Loft
Incorporating Pitched Roofed Front Dormer and Flat
Roofed Rear Dormer. Single Storey Flat Roofed Rear
Extension
Applicant : Mr B Byford

Application No : 16/00316/FUL Decision : **Application Permitted**
Location : 91 Richmond Drive Rayleigh
Proposal : Remove Existing Conservatory, Construct Single Storey
Extension, Tile Canopy on North Elevation, First Floor
Extension and Pitched Roof Dormers and the North and
South Elevations.
Applicant : Mr & Mrs Day

Application No : 16/00318/FUL Decision : **Application Permitted**
Location : 57 Abbey Road Hullbridge
Proposal : Construct New Roof Over and First Floor Extensions
Incorporating Rooms in Roofspace With Pitched Roofed
Rear Dormer
Applicant : Mr Garry Cumberland

Application No : 16/00321/FUL Decision : **Application Permitted**
Location : 19 - 21 Spa Road Hockley
Proposal : Replace shopfront to front and side, new first floor windows
and enlarge existing side doorway
Applicant : Mr Graham Thompson - Seemore Glass

Application No : 16/00330/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 1 Hampstead Gardens Hockley SS5 5HN
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension
Applicant : Mr & Mrs Duffy

Application No : 16/00332/FUL Decision : **Refuse Planning
Permission**
Location : 1 Cedar Walk Canewdon SS4 3QL
Proposal : First floor rear extension built above existing extension
Applicant : Mr Dave Smith

Reason(s) for Refusal

- 1 The proposed first floor extension would create an unacceptable impact on the neighbouring property at number 3 Cedar Walk causing detriment in terms

of overshadowing contrary to policy DM1 of Rochford District Council's Development Management Plan (2014) as well as Rochford District Council's Supplementary Planning Document 2 Housing Design (January 2007).

Application No : 16/00339/FUL Decision : **Application Permitted**
Location : 24 Warwick Road Rayleigh
Proposal : Proposed Single Storey Rear And Side Extension With A Flat Roof Over And Lanterns. Increased Front Bay Window Size And Alterations To The Appearance Of The Property.
Applicant : Mr Tony Schofield

Application No : 16/00341/FUL Decision : **Application Permitted**
Location : The Cedars Anchor Lane Canewdon
Proposal : Construct First Floor Pitched Roofed Rear Extension
Applicant : Mr Chris Blake

Application No : 16/00349/NMA Decision : **Application Permitted**
Location : 36D Ashingdon Road Rochford
Proposal : Application For Non-Material Amendment To Permission Granted On 10th February 2016 Under Application Ref 16/00012/FUL For Bungalow To Revise Rear Boundary To Plot
Applicant : Silver City Estates

Application No : 16/00345/FUL Decision : **Application Permitted**
Location : 88 Sutton Road Rochford
Proposal : Vehicular crossover and create driveway for off-street parking
Applicant : Mr Allan Fulford

Application No : 16/00346/DPDP1 Decision : **Prior Approval Required - Refused**
Location : 51 Brooklyn Drive Rayleigh SS6 9LW
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.4m from Original Rear Wall, Eaves Height 2.9m, Maximum Height 3.4m
Applicant : Mrs Phillip Haysom

Reason(s) for Refusal

Prior approval is not deemed to be required as there have been no responses from the occupiers of the neighbouring properties. It must however be noted that in order for the development to take place lawfully it must comply with Schedule 2, Part 1, Class A of the General Permitted Development Order 2015. In this case, the proposal would not comply with Section A.1(j) of this class because it is considered that the extension would extend beyond a side wall of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse.

Application No : 16/00347/FUL Decision : **Application Permitted**
Location : 38 Mount Crescent Hockley
Proposal : Proposed Flat Roofed Front Dormer and Single Storey
Front Extension (Porch)
Applicant : Mrs Wade

Application No : 16/00348/LDC Decision : **Application Permitted**
Location : 38 Mount Crescent Hockley
Proposal : Application for a Certificate of Lawfulness for Proposed
Rear Extension Including Rear Dormer
Applicant : Mrs Wade

Application No : 16/00350/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 38 Mount Crescent Hockley
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.0m from Original Rear Wall, Eaves
Height 2.9m, Maximum Height 3.3m
Applicant : Mrs Wade

Application No : 16/00361/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 26 Stambridge Road Rochford SS4 1DG
Proposal : Application for a Certificate of Lawfulness for a Proposed
Detached Garage
Applicant : Mr Richard Wilson

Application No : 16/00362/DPDP6 Decision : **Prior Approval of
Details Not Required**
Location : Street Record Canewdon Road Ashingdon
Proposal : Application For Prior Approval For Proposed Agricultural
Building On Land Opposite Little Buskins Farm
Applicant : Mr Paul Robinson

Application No : 16/00370/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Tudor Lodge St Johns Drive Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 3.1m, Maximum Height 4.0m
Applicant : Mr Rawlings

Application No : 16/00381/NMA Decision : **Application Permitted**
Location : 8 Randway Rayleigh
Proposal : Non-Material Amendment to Application Reference
15/00283/FUL, Relocate Window and Door on Front
Elevation
Applicant : Mr G Roberts

Application No : 16/00366/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 2 Randway Rayleigh SS6 7QN
Proposal : Application for Lawful Development Certificate for Proposed
Flat Roof Rear Dormer and Rooflights to Front and Side
Applicant : Mr S Deal

Application No : 16/00367/DOC Decision : **Discharge Of
Conditions**
Location : 8 The Gattens Rayleigh SS6 8BJ
Proposal : Discharge of Conditions 2 and 6 on application
15/00920/FUL
Applicant : Mr Mark Adams

Application No : 16/00376/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 75 The Chase Rayleigh SS6 8QW
Proposal : Application for a Lawful Development Certificate for
Proposed Flat Roof Rear Dormer and Rooflights to Front
Applicant : Mrs Eileen Dicker

Application No : 16/00388/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 24 Broadlands Avenue Hockley
Proposal : Application for a Lawful Development Certificate for
Proposed Hip to Gable Roof Extension and Flat Roof Rear
Dormer and Rooflight to Front
Applicant : Mr Jimi Ogunfuwa

Application No : 16/00393/DPDP1 Decision : **Not Permitted
Development**
Location : Tudor Lodge St Johns Drive Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8.0m from Original Rear Wall,
Maximum Height 4.1m, Height Above Eaves 3.1m
Applicant : Mr Leslie Rawlings

Application No : 16/00406/LDC Decision : **Grant Lawful Development Certificate**
Location : 4 Shannon Avenue Rayleigh
Proposal : Application for a lawful Development for a Proposed Use or Development for proposed Single Storey Rear Extension, Hip to Gable Roof Extension with Flat Roof Rear Dormer and Rooflights to Front
Applicant : Mr Jamie Carrington

Application No : 16/00405/LDC Decision : **Grant Lawful Development Certificate**
Location : 323 Rectory Road Hawkwell
Proposal : Application for a Lawful Development Certificate for Proposed Outbuilding (Summerhouse)
Applicant : Mr Bradley Beard

Application No : 16/00426/DOC Decision : **Discharge Of Conditions**
Location : Bramlings Anchor Lane Canewdon
Proposal : Application To Discharge Condition 2,3,4,17, To Approved Development For Five Dwellings As Granted On 28th October 2015 Under Application Reference 15/00212/FUL
Applicant : S P Cottrell

Application No : 16/00458/FUL Decision : **Application Withdrawn**
Location : 8 Sunny Road Hawkwell SS5 4NZ
Proposal : Single Storey Rear Extension with Roof Lantern and Single Storey Side Extension
Applicant : Mr & Mrs Allende

Application No : 16/00461/LDC Decision : **Grant Lawful Development Certificate**
Location : 40 Barling Road Great Wakering SS3 0QB
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Side Extension
Applicant : Mr Lee Emptage

Application No : 16/00459/FUL Decision : **Application Withdrawn**
Location : Holt Farm Junior School Ashingdon Road Rochford
Proposal : The school wishes to extend the planning permission for
the 2 temporary classes presently on site from 31 August
2016 to 31 August 2021.
Applicant : Mr Nigel Brunning - Westcliff High School For Girls