

PLANNING DECISIONS – May 2019

Application No : 17/00947/FUL Decision : **Application Permitted**
Location : Qinetiq Churchend Foulness Island
Proposal : To vary condition no 4 of 16/01016/FUL to allow for construction through winter period for development approved under 16/01016/FUL - 2 No. New portal framed units located within earth banked traverses, 1 No. Storage building including new access roads and hardstanding areas. Ancillary external plant/plantroom enclosures to support the building operations. For the construction period only - temporary access road constructed from road matting laid on existing ground to facilitate vehicle access
Applicant : C/O Secretary Of State For Defence - Mr Andrew Moffat

Application No : 17/01174/CM Decision : **No Objection (County Matter)**
Location : Barling Landfill Site Mucking Hall Road Barling Magna
Proposal : Continuation of development permitted by planning permission ESS/47/10/ROC without compliance with condition 1 (approved details), condition 40 (restoration date) and condition 41 (removal of haul road) to allow operations to continue until 2021 and to permit the haul road until 2022. ESS/47/10/ROC was for the following development 'Revise the pre-settlement contours of the existing landfill operation through the importation of non-hazardous waste, with associated extension in time requiring all operations to have ceased and the site to be restored by 31 December 2016 The application also provides for open windrow composting of green waste to take place at the site, with the product used for soil improvement at the site and revision of localised post settlement contours, including the infilling of a pond
Applicant : Cory Environmental Ltd

Application No : 18/00297/FUL Decision : **Application Permitted**
Location : Redcroft Paglesham Road Paglesham
Proposal : Demolish 2 No. existing entrance gates and brickwork return walls and rebuild 2 No. entrance gates & brickwork return walls as per drawing 1629-02 to Increase width of existing entrance bay and change corner radius to 6500mm to improve traffic visibility.
Applicant : Mr David Mason

Application No : 18/00499/FUL Decision : **Refuse Planning Permission**
Location : 1 Daws Heath Road Rayleigh
Proposal : Demolition of existing single storey motor repair Garage and erection of 3 storey building to provide 3 residential units (Flats)
Applicant : Mr I Hilburn

Reason(s) for Refusal

- 1 The development by reason of its layout and design would constitute overdevelopment within the site which is physically constrained and which would result in development which would appear cramped in relation to the immediate setting of the locality to the detriment of the visual amenity of the street scene thus conflicting with policies DM1 and DM3 of the Rochford District Council Local Development Framework Development Management plan and the provisions of Supplementary Planning Guidance 2 (House Design).
- 2 The building proposed would be significantly greater in height than the linear development located to the north which by reason of its proximity and height to this built form would amount to an overbearing physical presence from the perspective of the amenity of occupiers to number 52 Eastwood Road thus conflicting with policies DM1 and DM3 of the Rochford District Council Local Development Framework Development Management plan and the provisions of Supplementary Planning Guidance 2 (Housing Design)

Application No : 18/00579/DOC Decision : **Discharge Of Conditions**
Location : Site Of Pond Chase Nursery Pond Chase Hockley
Proposal : Discharge of Conditions 45 on approved planning application 15/00599/FUL: Erection of 70 Dwellings, Together With Improvements to Existing Access, Pedestrian Access, Car Parking, Landscaping, Open Space, and Related Works
Applicant : Charles Church (Essex) - Mr David Moseley

Application No : 18/00856/FUL Decision : **Application Withdrawn**
Location : 523 Ashingdon Road Ashingdon SS4 3HE
Proposal : Application to Vary Conditions 3, 4 and 12 and Remove
Conditions 5 and 6 of Approved Application Ref:
16/00700/OUT to Demolish Existing Bungalow and
Construct Two Storey Building to Provide 2 No. Two
Bedroomed Flats and 2 No. One Bedroomed Flats with
Garages and Parking
Applicant : Mr Steven Reid

Application No : 18/00912/CM Decision : **No Objection (County
Matter)**
Location : Kirbys Yard Brickfields Way Rochford
Proposal : Extension to the existing Materials Recovery Facility
including the formation of an outside waste transfer area,
the construction of a new building and other associated site
works, plant and machinery
Applicant : Essex County Council

Application No : 18/01045/FUL Decision : **Application Permitted**
Location : Yard 1 Land Rear Of 8 Purdeys Way
Proposal : Convert 16 Parking Bays Within a Larger Car Park
Complex to Provide Vehicle Valeting Services Ancillary to
Vehicle Storage Yard Including Installation of Fence and
Siting of Portable Building
Applicant : Mr Shane Gordon

Application No : 18/01166/FUL Decision : **Application Permitted**
Location : 91 Clarence Road Rayleigh SS6 8TB
Proposal : Front and Rear single storey extensions
Applicant : Mr & Mrs Pascoe

Application No : 18/01172/LBC Decision : **Grant Listed Building
Consent**
Location : The Old Post Office Stambidge Road Stambidge
Proposal : Remove existing pebble dash render from the cottage at
the back of the old post office (the wooden frame building).
Add 100mm lambswool insulation between studs and fix
breather membrane over studs.
Fix oak lathes to face of studs to take lime render
Apply 3 coats of lime render
Applicant : Mr Mark Ellis

Application No : 18/01185/FUL Decision : **Application Permitted**
Location : 28 Hilary Crescent Rayleigh SS6 8ND
Proposal : Proposed roof extension with rooms in the roof, single storey rear extension, front bay window extension
Applicant : Mr Rick Malanga

Application No : 18/01191/FUL Decision : **Application Permitted**
Location : Beeches Farm Beeches Road Rawreth
Proposal : Retrospective change of use of two buildings from agriculture to B8 (storage and distribution) and B1(c) light industry
Applicant : Mr Jones

Application No : 19/00032/DOC Decision : **Discharge Of
Conditions**
Location : Land North Of Crouchmans Cottages Poynters Lane Great Wakering
Proposal : Discharge of Condition 3 (Landscaping) of Approved Application Ref: 16/00632/FUL: Convert redundant agricultural building to dwelling house with side extension and alterations
Applicant : Page Architecture - Mr Chris Page

Application No : 19/00020/FUL Decision : **Application Permitted**
Location : Land Fronting 7 To 21 Tylney Avenue Rochford
Proposal : Construct vehicular crossing and change use of land to provide access to serve nos 9 and 11 Tylney Avenue
Applicant : Mrs Sheila Potter

Application No : 19/00059/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 25 Great Wheatley Road Rayleigh SS6 7AW
Proposal : Application for a Lawful Development Certificate for proposed outbuilding
Applicant : Mr & Mrs Makris

Application No : 19/00060/FUL Decision : **Application Permitted**
Location : 17 Ely Way Rayleigh SS6 9TR
Proposal : Proposed part single/part first floor front extensions (linking garage to main house), extend existing porch and convert garage to habitable and gym area
Applicant : Mr Andy Dawbarn

Application No : 19/00066/NMA Decision : **Application Permitted**
Location : 47 Eastcheap Rayleigh
Proposal : Non-material Amendment Following Approval of Application
Ref: 15/00765/FUL Including Removal of Gable Roof to
Front Elevation and Alteration to Patio Doors to Rear
Elevation
Applicant : Mr Neil Ellicott

Application No : 19/00087/FUL Decision : **Application Withdrawn**
Location : Car Park Hockley Road Rayleigh
Proposal : Installation of a rapid electric vehicle charging point
Applicant : Rochford District Council

Application No : 19/00088/FUL Decision : **Application Withdrawn**
Location : Car Park Back Lane Rochford
Proposal : Installation of a rapid electric vehicle charging point
Applicant : Rochford District Council

Application No : 19/00091/FUL Decision : **Application Permitted**
Location : 8 Ravenswood Chase Rochford SS4 1JF
Proposal : Two storey side and rear extension, including rear dormer.
Applicant : Mrs Wendy Finch

Application No : 19/00109/DPDP1 Decision : **Prior Approval
Required - Approved**
Location : Westholme Hyde Wood Lane Canewdon
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.25m
Applicant : Mr And Mrs Tony Fry

Application No : 19/00107/FUL Decision : **Application Permitted**
Location : 12 Woodlands Close Rayleigh
Proposal : Single storey rear extension
Applicant : Mr And Mrs Stock

Application No : 19/00116/FUL Decision : **Application Permitted**
Location : 45 Southbourne Grove Hockley
Proposal : Construct New Front Dormers to Replace Existing and
Single Storey Rear Extension
Applicant : Mr Mark Walpole

Application No : 19/00121/FUL Decision : **Application Permitted**
Location : 56 Down Hall Road Rayleigh SS6 9LY
Proposal : Proposed Extensions and Alterations Including Part Single and Part Two Storey Extensions. Raising and Re-roofing to Form Two Storey House
Applicant : Miss Charli Harper

Application No : 19/00124/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 183 High Street Great Wakering
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.5m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m
Applicant : Nancy Thornton

Application No : 19/00132/FUL Decision : **Application Permitted**
Location : 29 Down Hall Close Rayleigh SS6 9LU
Proposal : Demolition of garage. Erection of 2 storey side extension and new single storey porch to front
Applicant : Mr & Mrs S. Boardman

Application No : 19/00130/FUL Decision : **Refuse Planning Permission**
Location : 118 High Street Rayleigh SS6 7BY
Proposal : Proposed single storey rear extension and loft conversion incorporating side dormers and change of use to mixed use retaining A1 Retail to Part of Ground Floor and Creation of 2 no. residential flats (Loss of existing office (A2) to first floor) (Amended proposal to previously refused scheme 18/00436/FUL to omit 1 no. flat, rear extension and reduce size of the roof dormers)
Applicant : Mr A Cole

Reason(s) for Refusal

- 1 The proposed dormers by way of the form and scale proposed, which would appear as unattractive and incongruous additions would be harmful to the appearance of the building and would fail to preserve or enhance the character of the Rayleigh Conservation Area contrary to Policy CP2 of the Core Strategy (2011) and paragraphs 196-197 of the National Planning Policy Framework as well as Policy DM1 of the Development Management Plan (2014).
- 2 The site is located within an Air Quality Management Area which was formally designated on the 1st February 2015. Policy ENV5 of the Core Strategy 2011 and Policy DM35 of the Development Management Plan (2014) restricts new residential development in Air Quality Management Areas in order to reduce public exposure to poor air quality. The application is supported by an Air Quality Report. However, it is considered that there is an over-reliance on recent compliance with national air quality objectives and insufficient

consideration towards protection of residents to any poor air quality. As such, it is considered the proposed development is contrary to policy ENV5 of the Core Strategy and DM35 of the Development Management Plan.

Application No : 19/00138/FUL Decision : **Application Permitted**
Location : 54 Love Lane Rayleigh SS6 7DX
Proposal : Proposed front porch
Applicant : Mr Sam Milne

Application No : 19/00142/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 27 Wren Close Eastwood
Proposal : Change the use of land to residential garden and construct
fence and gate to enclose.
Applicant : Mr Stephen Fox

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. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. The construction of the proposed timber fence in the Green Belt would be regarded as inappropriate development and, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The proposed development would be contrary to criterion (iii) of policy DM22 of the Development management Plan and the NPPF.

Application No : 19/00146/FUL Decision : **Application Permitted**
Location : 229 Eastwood Road Rayleigh SS6 7LE
Proposal : two storey rear extension
Applicant : Mr & Mrs Wiles

Application No : 19/00152/LDC Decision : **Grant Lawful
Development
Certificate**
Location : The Elms Warwick Road Rayleigh
Proposal : Lawful Development Certificate for Existing Extensions to
Dwelling, Ancillary Residential Annex, Single Storey
Garage and Ancillary Garage with First Floor Studio
Applicant : Mr K Baines

Application No : 19/00156/FUL Decision : **Application Permitted**
Location : 47 Ashingdon Heights Ashingdon
Proposal : Single storey rear extension, raised external deck and steps
Applicant : Mr P And Mrs C McCarron

Application No : 19/00158/LDC Decision : **Grant Lawful Development Certificate**
Location : 117 Warwick Road Rayleigh
Proposal : Application for a Lawful Development Certificate for Proposed rooms in roof
Applicant : Mrs Gemma Sone

Application No : 19/00159/FUL Decision : **Application Permitted**
Location : 117 Warwick Road Rayleigh
Proposal : Convert conservatory into habitable single storey rear extension
Applicant : Mrs Gemma Sone

Application No : 19/00160/FUL Decision : **Application Permitted**
Location : 27 Broad Way Hockley SS5 5EL
Proposal : Single storey rear extension
Applicant : Mr & Mrs Alderman

Application No : 19/00163/DOC Decision : **Discharge Of Conditions**
Location : New Airport Terminal Building Southend Airport Rochford
Proposal : Discharge of condition nos 8,9 ,10,13 and 14 following approval of 18/00914/FUL dated 17th December 2018
Applicant : Glyn Jones - London Southend Airport Co. Ltd.

Application No : 19/00167/FUL Decision : **Application Permitted**
Location : 70 Somerset Avenue Rochford SS4 1QA
Proposal : Proposed single storey rear extension and roof conversion with front and rear dormers
Applicant : Mr Brian Martin

Application No : 19/00169/FUL Decision : **Application Permitted**
Location : 36 Stirling Close Rayleigh
Proposal : Construct Single Storey Rear Extension and First Floor Front Extension
Applicant : Mr L Perry

Application No : 19/00172/FUL Decision : **Refuse Planning
Permission**

Location : 36 High Street Great Wakering
Proposal : Demolition of buildings to the existing site and construction
of 6 new residential flats and associated access and
parking.
Applicant : Ms J Crawley

Reason(s) for Refusal

- 1 The proposed development would result in the demolition of a non-designated heritage asset, causing both harm to the former fire station and resulting in the loss of a significant asset within the conservation area. By reason of its appearance, the proposed building would be in stark contrast to the prevailing character of the area resulting in a development that would appear incongruous and intrusive in the Great Wakering Conservation Area to the detriment of the character and appearance of the locality. Furthermore, the proposed development would provide an insufficient amount of soft landscaping and amenity space and a high level of hard standing resulting in a car dominated frontage further exacerbating the harm to visual amenity. Therefore, the proposed development is significantly detrimental to character and appearance of the area and the conservation area contrary to CP1, CP2 of the Core Strategy and DM1, DM3 and DM8 of the Development Management Plan, SPD2 - Housing Design and the NPPF.

Application No : 19/00173/DOC Decision : **Discharge Of
Conditions**

Location : Gardiners Farm Gardiners Lane Canewdon
Proposal : Discharge of conditions 2, 3, and 4 of approved application
18/00403/FUL: Proposed demolition and rebuild of annex
building following fire damage
Applicant : Mr & Mrs G Churn

Application No : 19/00182/FUL Decision : **Application Permitted**
Location : 47 Buckingham Road Hockley SS5 4UX
Proposal : Single storey rear and two storey side extension
Applicant : Mr & Mrs Bland

Application No : 19/00187/FUL Decision : **Application Permitted**
Location : Waterman Primary School The Boulevard Rochford
Proposal : Refurbishment, extension and enclosure of existing open
air swimming pool, extension to provide new changing
rooms and extension to provide new plant room.

Applicant : HEARTS Academy Trust - Mr Steven Clark

Application No : 19/00190/FUL Decision : **Application Withdrawn**
Location : 1A North Street Great Wakering SS3 0EL
Proposal : Single storey flat roof rear extension with roof lantern and single storey front extension
Applicant : Mr and Ms Gibbs and Watson

Application No : 19/00200/FUL Decision : **Application Permitted**
Location : 32 Fountain Lane Hockley SS5 4SU
Proposal : Proposed two storey side extension incorporating dormers to rear, rooflights to front, single storey rear extension with roof lanterns, replacement Garage with room over and dormer to front, aesthetic alterations including feature gable to front and rear elevations
Applicant : Mr & Mrs Martin Oakley

Application No : 19/00201/FUL Decision : **Application Permitted**
Location : 83 Louis Drive Rayleigh SS6 9DY
Proposal : Two storey side extension, rear extension and new roof incorporating rooms in roof space
Applicant : Mr & Mrs Scott and Marie Baker and Barry

Application No : 19/00204/FUL Decision : **Application Permitted**
Location : 52 Burnham Road Hullbridge SS5 6BQ
Proposal : Loft conversion with front and rear dormers
Applicant : Tom Brown

Application No : 19/00208/FUL Decision : **Application Permitted**
Location : 42 Golden Cross Road Ashingdon SS4 3DG
Proposal : Demolish existing dwelling and construct pair of semi detached dwellings
Applicant : Danny Hilton Homes

Application No : 19/00211/FUL Decision : **Application Permitted**
Location : 323 Rectory Road Hawkwell
Proposal : Roof Extension to provide disabled facilities
Applicant : Mr Bradley Beard

Application No : 19/00214/FUL Decision : **Application Permitted**
Location : 22 Oxford Road Rochford SS4 1TD
Proposal : Construct single storey rear extension
Applicant : Miss Sarah Mayes

Application No : 19/00215/FUL Decision : **Refuse Planning
Permission**
Location : Bramblehurst Farm Hyde Wood Lane Canewdon
Proposal : Revised application for replacement dwelling
Applicant : Mrs Christine Buckingham

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. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. The construction of new buildings in the Green Belt should be regarded as inappropriate development and is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In the absence of a permanent dwelling that is of a permanent substantial structure, it is not considered that the proposal can be regarded as a replacement dwelling. Furthermore, the proposed dwelling would represent inappropriate development in the Green Belt and leads to a loss of openness of the Green Belt. Furthermore, the 'very special circumstances' submitted to justify the development is not considered to outweigh the harm upon the Green Belt. The proposal is contrary to the NPPF.

Application No : 19/00219/FUL Decision : **Application Permitted**
Location : 65 Richmond Drive Rayleigh SS6 7RJ
Proposal : Demolition of existing garage, construct two storey side extension and single storey rear extension.
Applicant : Mr T Hargreaves

Application No : 19/00220/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 122 Rawreth Lane Rayleigh SS6 9RR
Proposal : Application for a Lawful Development Certificate for proposed loft conversion with rear dormer and rooflights to front
Applicant : Mr & Mrs Furrage

Application No : 19/00221/FUL Decision : **Application Permitted**
Location : 20 Picton Close Rayleigh SS6 7LD
Proposal : Two storey side extension and single storey rear extension
Applicant : Mr & Mrs Russell

Application No : 19/00222/FUL Decision : **Application Permitted**
Location : 27 Windsor Way Rayleigh SS6 8PE
Proposal : Two Storey Side Extension
Applicant : Mr & Mrs Harding

Application No : 19/00224/FUL Decision : **Application Permitted**
Location : 12 Mendip Close Rayleigh SS6 8AL
Proposal : Construct single storey rear extension
Applicant : Mr Chris Wren

Application No : 19/00230/FUL Decision : **Application Permitted**
Location : 67 Somerset Avenue Rochford
Proposal : Hip to gable roof extension incorporating Front and Rear
Flat Roof Dormers
Applicant : Mr Mark Dutton

Application No : 19/00232/FUL Decision : **Application Permitted**
Location : Sherwood 209 Rectory Avenue Ashingdon
Proposal : Replacement of existing conservatory with new single
storey flat roof extension with parapet wall and roof lantern
Applicant : Mr & Mrs Gardner

Application No : 19/00236/FUL Decision : **Application Permitted**
Location : 30 Vernon Avenue Rayleigh SS6 9BS
Proposal : Construct Single Storey Rear and Side Extension
Applicant : Mr & Mrs Morgan Kelly

Application No : 19/00239/FUL Decision : **Application Permitted**
Location : 138 Grove Road Rayleigh SS6 8RN
Proposal : Single Storey Side Extension
Applicant : Mr & Mrs Longman

Application No : 19/00242/FUL Decision : **Application Permitted**
Location : 77 Downhall Park Way Rayleigh SS6 9QP
Proposal : Single storey rear extension (remove existing extension)
Applicant : Mr & Mrs Groves

Application No : 19/00243/FUL Decision : **Application Permitted**
Location : 1 Warwick Road Rayleigh SS6 8PQ
Proposal : The erection of an outbuilding for use incidental to the
dwellinghouse for use as games room/gym (retrospective)"
Applicant : Short

Application No : 19/00248/FUL Decision : **Application Permitted**
Location : 23 Oak Road Rochford SS4 1NS
Proposal : Single storey side and rear extensions, alter front elevation
and extend porch - Revised scheme amended roof detail
and rear elevation
Applicant : Mr & Mrs M Huntley

Application No : 19/00250/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 7 Ashfield Rayleigh
Proposal : Application for Lawful Development Certificate for proposed
single storey rear extension
Applicant : Ms Jenny Jackson

Application No : 19/00253/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 78 Stambridge Road Rochford SS4 1EB
Proposal : Application for a Certificate of Lawfulness for a Proposed
Loft Conversion Incorporating Hip to Gable Roof Extension
and Flat Roofed Rear Dormer
Applicant : Mr Sean Francis

Application No : 19/00259/FUL Decision : **Application Permitted**
Location : 16 Ferry Road Hullbridge SS5 6EZ
Proposal : Single storey flat roof rear extension with roof lights
Applicant : Mr N Warne

Application No : 19/00268/FUL Decision : **Application Permitted**
Location : 6 South View Close Rayleigh
Proposal : Construct Single Storey Flat Roofed Rear Extension
Applicant : Mr Terry Harris

Application No : 19/00266/ADV Decision : **Application Permitted**
Location : 59 High Street Rayleigh
Proposal : Externally Illuminated Fascia Sign and Externally
Illuminated Projecting Sign
Applicant : Mr Mark Fryer - The Works Store

Application No : 19/00274/FUL Decision : **Application Permitted**
Location : 5 Mornington Avenue Rochford
Proposal : Construct Single Storey Rear and Side Extensions and Loft
Conversion with front pitched roof and flat roof rear dormers
Applicant : Mr Ryan Stephenson

Application No : 19/00278/DPDP1 Decision : **Prior Approval Required - Refused**
Location : 113 Love Lane Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6.00m from Original Rear Wall, Eaves Height 2.96m, Maximum Height 3.48m
Applicant : Mr L Pethers

Reason(s) for Refusal

- 1 In accordance with the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, I hereby confirm that Prior Approval is REFUSED as the proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(e) but is provided for by paragraph A.1(ea). This is because the proposal includes a proposed deck area thus excluding the proposal from being permitted development.

Application No : 19/00281/LDC Decision : **Grant Lawful Development Certificate**
Location : 45 Southbourne Grove Hockley SS5 5EB
Proposal : Application for a Lawful Development Certificate for proposed hip to gable roof extension and insert rear dormer
Applicant : Mr M Walpole

Application No : 19/00282/FUL Decision : **Application Permitted**
Location : Land East Of Rugby Club Aviation Way Rochford
Proposal : Installation of temporary site buildings for the provision of a training centre.
Applicant : Dept Of Place - Miss Emma Cooney

Application No : 19/00283/FUL Decision : **Application Permitted**
Location : 9 Winbrook Road Rayleigh SS6 7PA
Proposal : Extend existing front porch
Applicant : Mr Robert Kaluza

Application No : 19/00284/FUL Decision : **Application Permitted**
Location : 32 Great Eastern Road Hockley SS5 4BX
Proposal : Proposed single storey rear and side extension with roof lanterns
Applicant : Mr & Mrs Fletcher

Application No : 19/00289/FUL Decision : **Application Permitted**
Location : 56 Hullbridge Road Rayleigh SS6 9NT
Proposal : Proposed replacement fencing and gates
Applicant : Mr Clayton Shipton

Application No : 19/00294/FUL Decision : **Application Permitted**
Location : 5 Louis Drive East Rayleigh
Proposal : Demolish existing garages and construct part two/part
single storey side and rear extension with roof lantern and
front porch
Applicant : Mr And Mrs I Ellis

Application No : 19/00306/FUL Decision : **Application Permitted**
Location : 63 Spring Gardens Rayleigh SS6 7DQ
Proposal : Erect two storey side extension and part single and two
storey rear extension
Applicant : Mr James Whittington

Application No : 19/00308/OUT Decision : **Refuse Planning
Permission**
Location : 12 Hedgehope Avenue Rayleigh SS6 9LS
Proposal : Subdivide plot and construct one detached house
Applicant : Mr Mathew and Ben Huntley

Reason(s) for Refusal

- 1 The proposed development by virtue of its layout would create a building plot out of character with the established pattern of development and would represent an intensification of built form on the site which would not relate well to the neighbouring dwellings or the character of the residential area. The proposal would not allow for any soft landscaping to the site frontage which is an important aspect of new residential developments in terms of achieving a high standard of design and layout in the interests of visual amenity. The proposal would result in a cramped development dominated by frontage parking to the detriment of the appearance of the street. For the aforementioned reasons the proposal is considered to amount to overdevelopment which would not achieve a high standard of design. The proposal would fall contrary to policies CP1 of the Core Strategy and policies DM1 and DM3 of the Development Management Plan and the NPPF.

- 2 The proposed development, by reason of its siting, in close proximity to the rear boundary shared with No.17 and No.19 Down Hall Close would be unreasonably overbearing. The private amenity of the neighbouring occupiers at No. 17 and No.19 Down Hall Close would be immediately overlooked and a loss of privacy would occur. The proposed development is therefore considered to be contrary to policy DM1 and DM3 of the Development Management Plan.

Application No : 19/00321/ADV Decision : **Application Permitted**
Location : Bus Shelter Fronting Library High Street Rayleigh
Proposal : Internally illuminated double sided poster panel to bus shelter
Applicant : Miss Linda Francomb

Application No : 19/00323/FUL Decision : **Application Permitted**
Location : 4 Polstead Close Rayleigh SS6 9TW
Proposal : Convert integral garage to habitable accommodation and insert front bay window
Applicant : Mr & Mrs Hawkings

Application No : 19/00325/FUL Decision : **Application Permitted**
Location : 7 Buckingham Road Hockley SS5 4UE
Proposal : Demolition of garage with two side and front extension, rendering, new windows and re-roofing works
Applicant : Mr & Mrs Findleton

Application No : 19/00339/FUL Decision : **Application Permitted**
Location : 68 Daws Heath Road Rayleigh SS6 7RQ
Proposal : Proposed First Floor Incorporating a Two-Storey Side Extension. Re-Roof To Create Two-Storey House.
Applicant : Miss Vicky Stone

Application No : 19/00351/FUL Decision : **Application Permitted**
Location : 29 Meadow Way Hockley
Proposal : Construct Two Storey Side Extension and Rear Dormer
Applicant : Mr David Fox

Application No : 19/00356/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 271 Wakering Road Great Wakering
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 2.5m, Maximum Height 3.6m
Applicant : Mr Stephen Johnson