

monthly

DELEGATED PLANNING DECISIONS - October 2015

Application No : 15/00208/NMA Decision : **Application Permitted**
Location : 38 York Road Rayleigh Essex
Proposal : Non-material amendment on planning approval
14/00387/FUL Demolish existing dwelling and construct
one 3-bed dwelling with integral garage and parking to front
and two 2-bed dwellings to rear, new additional vehicular
crossover, new driveway and parking areas
Applicant : Mr Michael Holmes

Application No : 15/00212/FUL Decision : **Application Permitted**
Location : Bramlings Anchor Lane Canewdon
Proposal : Demolish Existing Dwelling and Construct 5 No. Four
Bedroomed Detached Houses With Access Road and
Parking Areas
Applicant : Mrs B Butler

Application No : 15/00236/FUL Decision : **Application Permitted**
Location : 91 High Street Rayleigh Essex
Proposal : Change Of Use Of Paved Area To Front Of No 91 To Use
For External Seating In Connection With A3 (Restaurant
Use)
Applicant : Pizza Express

Application No : 15/00246/FUL Decision : **Application Permitted**
Location : Former Classroom At Rear Of Crowstone Preparatory
School Shopland Road
Proposal : Revised Application For Proposed Barn For Storage Of
Restored Cars
Applicant : Mr Rikki Cann

Application No : 15/00254/COU Decision : **Application Permitted**
Location : 20 White Hart Lane Hawkwell Essex
Proposal : Retrospective application for the retention of outbuilding
and for mixed use of the site as a dwellinghouse and for
childminding the latter to take place in the garden,
outbuilding and the dwellinghouse
Applicant : Mrs M Hastings

Application No : 15/00328/NMA Decision : **Application Withdrawn**
Location : Treetops Hillview Road Rayleigh
Proposal : Non-material Amendment Application Following Approval of
07/01027/FUL Approved on 05/02/2008 Demolish Existing
Dwelling and Construct Three Detached Part Two Storey
Part Three Storey Houses with Integral Garages and
Vehicular Access from Hillview Road
Applicant : Mr G Lodge

Application No : 15/00330/FUL Decision : **Application Permitted**
Location : Cattery Adjacent Kensal Bridge House Apton Hall Road
Stambridge
Proposal : Change Use Of Building From Cattery To Dwelling
Applicant : Mr Alistar England

Application No : 15/00342/FUL Decision : **Application Permitted**
Location : Sutton Wharf Rochehall Way Rochford
Proposal : 6 no Proposed New Floating pontoons (4 no Replacement
Of Existing Static Jetties) For Use For The Mooring Of
Pleasure Crafts
Applicant : Carter And Ward Of Wickford Ltd

Application No : 15/00343/LBC Decision : **Application Permitted**
Location : 91 High Street Rayleigh Essex
Proposal : Removal of Redundant Chimney Stack with Built-in Safe
Above and Below Roof Level. Provision of a New Structural
Floor Over the Original First Floor Joists within the 14th
Century Wing of the Building to Provide an Independent
and Structurally Sound Floor.
Applicant : Mr John Bladon - Namulas Pension Trustees Limited

Application No : 15/00367/FUL Decision : **Application Permitted**
Location : 6 Rest Cottages Lambourne Hall Road Canewdon
Proposal : Single Storey Sloped Roofed Side And Rear Extension
Applicant : Mr Ian Edgeway

Application No : 15/00397/FUL Decision : **Application Permitted**
Location : Villa Maris Anchor Lane Canewdon
Proposal : Demolish Existing Dwelling And Construct Two Detached
Four Bedroomed Houses With Integral Garages, Parking
Spaces And New Vehicle Crossovers
Applicant : Mr Mark Lloyd

Application No : 15/00394/FUL Decision : **Application Permitted**
Location : Cariads Rest Kingsmans Farm Road Hullbridge
Proposal : Demolish Existing Dwelling And Construct Three Storey House
Applicant : Mr Kevin Curtis

Application No : 15/00416/COU Decision : **Application Permitted**
Location : 12 - 14 High Street Rayleigh Essex
Proposal : Change of use from A1 (retail) to A2 (Financial and Professional Services)
Applicant : A9 Architecture - Mr Alan Green

Application No : 15/00419/FUL Decision : **Application Permitted**
Location : Pinetree Place Ashingdon Road Rochford
Proposal : Convert 2no. Existing Properties Into 4no. Semi-Detached Bungalows Incorporating a Single Storey Rear Extension to no.36D, External Alterations to Both Properties And Associated Amenity And Parking Spaces
Applicant : Silver City Estates Ltd

Application No : 15/00399/FUL Decision : **Application Permitted**
Location : Land North East Of Ulverston Road And East Of Fambridge Road South Fambridge
Proposal : Provide Underground Cable To Connect Solar Farm to National Grid Distribution Network (Located: Land North of and Alongside Canewdon Road, Alongside and South of Lark Hill Road, East of Hydewood Lane and Doggetts Chase and West of Doggetts Chase and South of Oxford Road)
Applicant : UK Solar Assets Ltd - Tristan Tonks

Application No : 15/00463/FUL Decision : **Application Permitted**
Location : Site Of 57 To 61 High Street Rayleigh
Proposal : Shopfront Alterations , Erection of First Floor Corridor and Change of Use From A2 (Bank) to A3 (Restaurant)
Applicant : D & A (2119) Limited

Application No : 15/00470/LDC Decision : **Refuse Lawful Development Certificate**
Location : 17 Grove Road Rayleigh Essex
Proposal : Application for Lawful Development Certificate for Proposed Alterations to Existing Garage Consisting of New Fenestration for Use as A Summerhouse
Applicant : Mr & Mrs M Peralta

Reason(s) for Refusal

- 1 The proposed development would not comply with Paragraph E.1 (e)(ii) to Class E of the Town and Country Planning (General Permitted Development) Order 2015 as the building exceeds 2.5m in height within 2m of the boundary. Whilst this building currently exists on site, as the proposed works represent alterations to the existing building, all of the relevant criteria under Class E must be met including the need for the existing building to adhere to the height restrictions in order to benefit from alterations to this existing building under Class E of the GPDO.
- 2 The proposed development would not comply with Paragraph E.1 (c) to Class E of the Town and Country Planning (General Permitted Development) Order 2015 as the building is situated on land forward of a wall forming the principle elevation of the original dwellinghouse. A Lawful Development Certificate issued for a single storey rear extension and a planning application approved for a similar extension both in 2011 confirmed that the front elevation of the original dwellinghouse is to the north-west where the porch is located. Thus the building is located forward of the principle elevation of the original dwellinghouse. Whilst this building currently exists on site, as the proposed works represent alterations to the existing building, all of the relevant criteria under Class E must be met including the need for the building to not be located forward of the principle elevation of the original dwellinghouse in order to benefit from alterations to this existing building under Class E of the GPDO.

Application No : 15/00496/LDC Decision : **Refuse** **Lawful**
Development
Certificate

Location : 11 Mount Avenue Hockley Essex
Proposal : Application for Lawful Development Certificate for Proposed Single Storey Rear Extension (Remove Existing Conservatory). Extend Roof from Hip to Gable and Enlarge Existing Rear Dormer
Applicant : Mr & Mrs Matthew & Karolina Conway

Application No : 15/00519/FUL Decision : **Refuse** **Planning**
Permission

Location : 4 Russell Row High Street Canewdon
Proposal : Flat Roofed Rear Dormer
Applicant : Mr David Hawes

Reason(s) for Refusal

- 1 The proposed dormer would be of a design and scale that would result in an incongruous and uninteresting addition to the existing property and row of cottages of which it is a part which would be visually harmful and which would not either preserve or enhance the character and appearance of the Canewdon Conservation Area of which the site is a part. The proposed dormer would also obscure the existing slate roof and roof structure, both of which make a positive contribution to the Conservation Area in terms of their character and appearance. The proposal for the above reasons would be contrary to part (vii) of Policy DM1 and Policy CP2 and part 12 of the National Planning Policy Framework.

Application No : 15/00510/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 11 Warners Bridge Chase Rochford Essex

Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5m from Original Rear Wall, Eaves Height 2.65m, Maximum Height 2.9m

Applicant : Mr George F Bird

Application No : 15/00524/FUL Decision : **Application Permitted**

Location : 361 Eastwood Road Rayleigh Essex

Proposal : Hip to Gable Roof Extension, Front Pitched Roof Dormer and Roof Light and Flat Roofed Rear Dormer

Applicant : Mr M Bolton

Application No : 15/00529/FUL Decision : **Application Permitted**

Location : Windwood 225 Rectory Avenue Ashingdon

Proposal : Construct Single Storey Rear Extension

Applicant : Mr & Mrs Patrick

Application No : 15/00532/FUL Decision : **Application Permitted**

Location : 22 Marina Avenue Rayleigh Essex

Proposal : Raise Roof of Bungalow to Create 3 Storey Dwelling Incorporating Rooms in Roof

Applicant : Mr & Mrs Carter

Application No : 15/00538/DPDP3M Decision : **Prior Approval Required - Approved**

Location : Gore Farm Gore Road Ballards Gore

Proposal : Change of Use from Agricultural Building to Dwelling House (C3)

Applicant : Mr Mick Young

Application No : 15/00542/FUL Decision : **Application Permitted**

Location : Iona Bull Lane Hockley

Proposal : Single Storey Pitched Roof Front Extension

Applicant : Jude Bishop

Application No : 15/00550/LDC Decision : **Refuse Lawful Development Certificate**

Location : Woodhouse Woodside Road Hockley

Proposal : Application for a Lawful Development Certificate for Proposed Flat Roofed Rear Dormer

Applicant : Mr Dennis Hammond

Reason(s) for Refusal

- 1 The planning consent, ROC/721/82, permitted the replacement of a smaller substandard building that previously existed on the site and condition 2 of the planning consent removed permitted development rights for the enlargement or alteration of the dwelling due to its status as a replacement dwelling in the Green Belt. As permitted development rights do not exist for extensions then a lawful development certificate cannot be issued for the proposed extension.
- 2 In extending beyond the outermost part of the roof slope it is not considered that the development is in accordance with part B.2(b) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) and would not be lawful as a result even if the property benefitted from permitted development rights.

Application No : 15/00553/FUL Decision : **Application Permitted**
Location : 136 Rochford Garden Way Rochford Essex
Proposal : Construct Double Garage
Applicant : Mr Kym Hallaway

Application No : 15/00556/FUL Decision : **Application Permitted**
Location : Quay House Chelmsford Road Rawreth
Proposal : Construct Pitched Roof To Existing Flat Roofed Building
Applicant : Battlesbridge Harbour Ltd

Application No : 15/00567/FUL Decision : **Application Permitted**
Location : 61 Ashcombe Rochford Essex
Proposal : Single Storey Pitched Roof Side Extension
Applicant : Mr Neil Thor-Straten

Application No : 15/00566/FUL Decision : **Application Permitted**
Location : 55 Station Crescent Rayleigh Essex
Proposal : Link Existing Outbuilding to Main Dwelling, Raise Flat Roof, Insert Roof Lantern and Use as Habitable Room
Applicant : Mr & Mrs Burns

Application No : 15/00572/FUL Decision : **Application Permitted**
Location : 5 Newhall Ashingdon Essex
Proposal : Two storey side extension
Applicant : Mr Stephen Elford

Application No : 15/00575/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 20 Woodlands Avenue Rayleigh Essex
Proposal : Application for a Lawful Development Certificate for Proposed Flat Roofed Rear Dormer
Applicant : Mr & Mrs Wickenden

Application No : 15/00578/DPDP3M Decision : **Prior Approval Required - Refused**
 Location : Ivanhoe Nurseries Ironwell Lane Hawkwell
 Proposal : Application for Prior Approval for the Change of Use of Agricultural Building (North Unit) to Class C1 Apartotel
 Applicant : Messrs Simon And John Roger

Application No : 15/00579/NMA Decision : **Application Permitted**
 Location : 28A Station Crescent Rayleigh Essex
 Proposal : Non-material amendment to approved planning permission 15/00096/FUL: Proposed Flat Roof Rear Dormer and Roof Light to Front
 Applicant : Miss Vicky Stone

Application No : 15/00580/FUL Decision : **Application Permitted**
 Location : 4 Chiltern Close Rayleigh Essex
 Proposal : Demolish Existing Lean-to Extension and Construct Single Storey Flat Roofed Rear Extension, Demolish Existing Detached Garage and Construct New Side Attached Garage
 Applicant : Mr Ken Reeves

Application No : 15/00585/FUL Decision : **Application Permitted**
 Location : 5A Castle Road Rayleigh Essex
 Proposal : Change of Use From Gymnasium/Beauty Salon to 6No 1-bed and 1No. 2-bed Self-contained Flats to Ground and First Floors and add Additional Floor With 2 No 1-bed Flats
 Applicant : Land Investments Rayleigh Ltd - Mr T Hair

Application No : 15/00586/FUL Decision : **Application Permitted**
 Location : 38 Teignmouth Drive Rayleigh Essex
 Proposal : First Floor Side Extension and Front Porch and Insert Roof Lantern to Existing Rear Extension
 Applicant : Mr & Mrs Collins

Application No : 15/00587/FUL Decision : **Application Permitted**
 Location : 21 Gloucester Avenue Rayleigh Essex
 Proposal : Convert Existing Garage to Habitable Room and Construct Attached Single Garage
 Applicant : Mr Peter Jones

Application No : 15/00588/DPDP3 Decision : **Prior Approval of Details Not Required**
Location : Ancillary Building At South Side Greenacres Farm Hyde Wood Lane
Proposal : Application For Prior Approval For Proposed Change Of Use Of Existing Building In Use For Storage And Distribution To Use As A Dwelling House
Applicant : Mr Morley

Application No : 15/00590/FUL Decision : **Application Permitted**
Location : 8 Crown Gardens Rayleigh Essex
Proposal : Single Storey Pitched Roof Rear Extension.
Applicant : Mr Stuart Kent

Application No : 15/00592/FUL Decision : **Application Permitted**
Location : Street Record Francis Walk Rayleigh
Proposal : Resurfacing works to provide car parking area
Applicant : Sanctuary Housing Group

Application No : 15/00604/FUL Decision : **Application Permitted**
Location : 38 Southview Road Hockley Essex
Proposal : Detached Single Garage
Applicant : Mr Raymond Smith

Application No : 15/00606/FUL Decision : **Application Permitted**
Location : 10 Purdeys Way Rochford Essex
Proposal : Change of Use from A1 (Retail) to Class D2 (Gym) Extend Customer Parking, Demolish Existing Glazed Entrance.
Applicant : Xercise 4 Less - Mr Ed Towers

Application No : 15/00615/FUL Decision : **Application Permitted**
Location : 561 Ashingdon Road Ashingdon Essex
Proposal : Single Storey Side and Rear Extensions With Roof Lantern to Side Element Incorporating Garage
Applicant : Mr And Mrs Ellis

Application No : 15/00608/FUL Decision : **Application Permitted**
Location : 3 Tithe Barn Cottages Poynters Lane Great Wakering
Proposal : Proposed Conversion Of Existing Property Back Into 2 Cottages As Original
Applicant : Mr Gary Young

Application No : 15/00618/FUL Decision : **Application Permitted**
Location : 1 Silchester Corner Great Wakering Essex
Proposal : Single Storey Flat Roofed Rear Extension With Roof
Lantern
Applicant : Mr & Mrs A. Cause

Application No : 15/00619/FUL Decision : **Application Permitted**
Location : 11 Willow Drive Rayleigh Essex
Proposal : Part Single and Part First Floor Rear Extension
Applicant : Mr & Mrs Stuart Mason

Application No : 15/00622/FUL Decision : **Application Permitted**
Location : 45 Weir Gardens Rayleigh Essex
Proposal : Two Storey and Single Storey Extension to Front, Side and
Rear Incorporating Garage and Form New Vehicular
Crossover
Applicant : Jeffery Irons

Application No : 15/00624/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : 9 Ironwell Close Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3m
Applicant : Mr C And Mrs A Van Looy

Application No : 15/00623/FUL Decision : **Application Permitted**
Location : 50 Kimberley Road Little Wakering Essex
Proposal : Part Single/Part Two Storey Rear Extension
Applicant : Mr A And Mrs M Parks

Application No : 15/00625/FUL Decision : **Application Permitted**
Location : 393 Ashingdon Road Rochford Essex
Proposal : Vehicle crossover
Applicant : Mr Roger Cooper

Application No : 15/00633/FUL Decision : **Application Permitted**
Location : Cowan House Fambridge Road South Fambridge
Proposal : Wall-in Bay Window to Front
Applicant : Mrs Jill Page

Application No : 15/00634/FUL Decision : **Application Permitted**
Location : 19 Dalys Road Rochford Essex
Proposal : Construct Two Storey Side Extension and Flat Roofed Rear
Dormer
Applicant : Mr Pat Walsh

Application No : 15/00635/FUL Decision : **Application Permitted**
Location : 84 Down Hall Road Rayleigh Essex
Proposal : Demolish garage and construct single storey side extension
Applicant : Mr & Mrs King

Application No : 15/00636/FUL Decision : **Application Permitted**
Location : 40 Somerset Avenue Rochford Essex
Proposal : Single Story Flat Roofed Rear Extension with Roof Lantern
Applicant : Mr Dan Bacon

Application No : 15/00638/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 30 Kings Road Rayleigh Essex
Proposal : Application for a Certificate of Lawfulness for Proposed
Single Storey Rear Extension
Applicant : Mr And Mrs Sigston

Application No : 15/00642/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 84 Southend Road Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.7m from Original Rear Wall, Eaves
Height 2.1m, Maximum Height 2.877m
Applicant : Mr Michael Brench

Application No : 15/00646/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : 44 Kelso Close Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Conservatory Extension . Projection 4.5m from Original
Rear Wall, Eaves Height 2.43m, Maximum Height 3.195m
Applicant : Mr J Valentine

Application No : 15/00649/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 36 Mercer Avenue Great Wakering Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension . Projection 5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3m
Applicant : Mr Paul Pedder

Application No : 15/00675/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 103 Weir Gardens Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.0m
Applicant : Mr Andrew Heath

Application No : 15/00670/NMA Decision : **Application Permitted**
Location : 53 High Mead Rayleigh Essex
Proposal : Non-Material Amendment to application reference
15/00293/FUL
Applicant : Mr James Perrins

Application No : 15/00677/FUL Decision : **Application Withdrawn**
Location : Land Rear Of 81 New Road Great Wakering
Proposal : Construct New 3-bed Dwelling
Applicant : Mr Chris Page

Application No : 15/00678/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 7 Holly Tree Gardens Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.0m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 3.2m
Applicant : Mr And Mrs Lee McClaron

Application No : 15/00679/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 35 Branksome Avenue Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6.03m from Original Rear Wall, Eaves
Height 2.8m, Maximum Height 3.0m
Applicant : Mr Richard Martin

Application No : 15/00686/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 81 New Road Great Wakering Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3.0m
Applicant : Mr Graham Browne

Application No : 15/00693/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 313 Plumberow Avenue Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension (Conservatory) . Projection 5.0m from Original
Rear Wall, Eaves Height 2.1m, Maximum Height 3.179m
Applicant : Mr And Mrs Cox