

PLANNING DECISIONS – October 2016

Application No : 15/00448/FUL Decision : **Refuse Planning
Permission**

Location : Land South Of Woodville Hullbridge Road Rayleigh

Proposal : Mixed Use of Land For The Stationing of Caravans For
Residential Purposes and Keeping of Horses Together With
the Formation of Hardstanding and Utility/Dayroom.

Applicant : Mr John Eastwood

Reason(s) for Refusal

- 1 The proposed development is considered to be 'inappropriate development', which is harmful to the Green Belt, and contrary to the provisions of the National Planning Policy Framework 2012.
- 2 The proposed development does not comply with the key purposes of Green Belt, which is to prevent urban sprawl by keeping land permanently open, by encroaching on the openness of the Green Belt and also by deleteriously affecting the visual amenity. The provisions of the National Planning Policy Framework 2012 and the National Planning Policy for Traveller Sites. (2015) refers.
- 3 The applicant has not provided any information in the planning application documents to support the application for the use of the site as a Gypsy and Traveller site. The lack of supporting evidence from the owner/occupier prevents the Council from attaching sufficient weight to their Gypsy and Traveller status and the personal circumstances of the intended occupant/s of the application site, and no case has been made to justify 'very special circumstances'. Applicants must demonstrate that very special circumstances exist to outweigh the harm to the Green Belt and any other harm, for permission to be granted. The provisions of the National Planning Policy Framework 2012 and the National Planning Policy for Traveller Sites. (2015) refers.
- 4 The proposal, by way of its location within the Metropolitan Green Belt, would be contrary to Policy GB1 of the Rochford District Council Core Strategy 2011 which requires that development would be directed away from the Green Belt.

Application No : 15/00781/OUT Decision : **Application Permitted**
Location : Land East Of Rugby Club Aviation Way Rochford
Proposal : Outline Application With All Matters Reserved Apart From
Access To The Site Off Cherry Orchard Way To Create A
Business Park To Comprise Use Classes B1 (Business),
B2 (General Industrial) And Ancillary Uses To Include A1
(Retail), A3 (Restaurants/Cafes), A4 (Drinking
Establishments), C1 (Hotel), D1 (Non-Residential
Institutions), D2 (Assembly And Leisure) And B8 (Storage
And Distribution). Provide Hard And Soft Landscaping And
Demolition Of Existing Rugby Club And Associated Works.
Applicant : Henry Boot Developments Ltd (South)

Application No : 15/00784/OUT Decision : **Refuse Planning
Permission**
Location : Land Rear Of 5 Plumberow Avenue Hockley
Proposal : Sub-divide Plot and Construct Detached Four Bedroomed
Chalet With Detached Double Garage
Applicant : Mr T Ford

- 1 The proposal is considered to represent backland development which would conflict with Policy H1 of the Core Strategy and parts (i), (ii), (iv), (ix) and (x) of Policy DM3 of the Development Management Plan as it would result in development which would not relate well to the existing street pattern, density and character of the locality. Furthermore the proposal would involve a long and narrow access corridor which would be an unattractive feature symptomatic of the overdevelopment of the site.

Application No : 15/00927/FUL Decision : **Application Permitted**
Location : 1 Plumberow Avenue Hockley
Proposal : Demolish Existing Dwelling and Construct Building
Comprising 7 No. Two Bedroomed Flats, Access and
Parking Area
Applicant : Mr Peter Booker

Application No : 16/00162/FUL Decision : **Application Permitted**
Location : Land At Junction Rawreth Lane And Hullbridge Road
Rayleigh
Proposal : Construct New Roundabout Junction
Applicant : Phase 2 Planning & Development Ltd

Application No : 16/00304/LDC Decision : **LDC For Existing Use
Refused**
Location : Honeypots Gusted Hall Lane Hawkwell
Proposal : Application for a Certificate of Lawfulness to Retain Existing
Outbuilding
Applicant : Mr Geoff Horwood

Application No : 16/00410/FUL Decision : **Application Permitted**
Location : 284 Ferry Road Hullbridge
Proposal : Construction Two Storey Building To Provide 20
Bedroomed Motel, Car Parking And Landscaping
Applicant : CK Property Developments Ltd

Application No : 16/00504/DOC Decision : **Discharge Of
Conditions**
Location : Pond Chase Nursery Folly Lane Hockley
Proposal : Discharge of Conditions 3 (materials), 4 (landscaping
layout), 7 (visitor parking), 8 (external surfacing, 13
(drainage), 14 (road layout), 15 (lighting and drainage), 16
(trees in the highway), 21 (travel pack), 22 (travel plan), 23
(construction management plan), 26 (levels and tree
protection), 27 (tree protection), 29 (ecology), 29
(ecological assessment), 31 (ground investigation), 32
(lighting), 38 (surface water drainage), 39 (surface water
run off) as attached to approved application 15/00599/FUL
Applicant : Charles Church

Application No : 16/00528/FUL Decision : **Refuse Planning
Permission**
Location : 126 Plumberow Avenue Hockley
Proposal : Demolish Existing Dwelling And Subdivide Plot, Form
Access And Construct One Detached House and One
Detached Bungalow
Applicant : Mr Ken Clark

Reason(s) for Refusal

- 1 The proposal is considered to represent backland development which would conflict with Policy H1 of the Core Strategy and parts (ii), (iv) and (x) of Policy DM3 of the Development Management Plan as it would result in development which would not relate well to the existing street pattern and character of the locality. Furthermore the proposal would involve a long and narrow access corridor which would be an unattractive feature symptomatic of the overdevelopment of the site.

Application No : 16/00545/DOC Decision : **Discharge Of
Conditions**
Location : 28 Victory Lane Rochford
Proposal : Discharge of conditions request on 99/00610/FUL
Applicant : Devonshires Solicitors

Application No : 16/00558/COU Decision : **Refuse Planning Permission**
Location : Pumping Station Watery Lane Rawreth
Proposal : Use Of Land For Stationing Of Caravans For Purpose Of Human Habitation
Applicant : Mr B J Lee

Reason(s) for Refusal

- 1 The proposal, by way of the inadequate access onto the site and insufficient visibility splays would result in an unacceptable degree of hazard to all road users and to the detriment of highway safety, contrary to Policy T8 of the Rochford District Council Core Strategy 2011.
- 2 The proposal, by way of the lack of supporting information provided, fails to provide evidence of very special circumstances which would be required in order to outweigh the impact of the proposal on the openness of the Green Belt, contrary to policy GB1 of the Rochford District Council Core Strategy 2011.
- 3 The proposal, by way of its location within the Metropolitan Green Belt, would be contrary to Policy GB1 of the Rochford District Council Core Strategy 2011 which requires that development would be directed away from the Green Belt.

Application No : 16/00580/FUL Decision : **Application Permitted**
Location : 56 Mornington Avenue Rochford SS4 1DN
Proposal : Extend Existing Detached Garage and Construct New Roof on Resulting Building
Applicant : Mr Paul Marshall

Application No : 16/00595/DOC Decision : **Discharge Of Conditions**
Location : Site Of Star Lane Brickworks Star Lane Great Wakering
Proposal : Discharge of conditions 5, 7, 8, 9, 10, 11, 24, 29, 36, 43,
Applicant : Taylor Wimpey East London

Application No : 16/00621/FUL Decision : **Application Permitted**
Location : 25 Cheapside West Rayleigh Essex
Proposal : Single Storey Side/Rear Extension with Ramped Access to Rear, Flat Roof Rear Dormer and Vehicular Crossing
Applicant : Mrs Sandre Ashton

Application No : 16/00632/FUL Decision : **Application Permitted**
Location : Land North Of Crouchmans Cottages Poynters Lane Great Wakering
Proposal : Convert redundant agricultural building to dwelling house with side extension and alterations
Applicant : Page Architecture - Mr Chris Page

Application No : 16/00627/FUL Decision : **Application Permitted**
Location : 131 Greensward Lane Hockley SS5 5HS
Proposal : Single storey rear extension & two storey side extension
with front and rear dormers. Demolish existing detached
garage and build new double detached garage. One new
vehicular crossover to Harrogate Road
Applicant : Mr David Page

Application No : 16/00636/FUL Decision : **Application Permitted**
Location : 204 - 206 Ashingdon Road Rochford
Proposal : Change Of Use From Shop To Use As Restaurant/Cafe
And Form Fenced Yard To Adjacent Car Park. Provide
Extractor Flue
Applicant : Mr Paul Alstons

Application No : 16/00642/LDC Decision : **LDC For Existing Use
Approved**
Location : Land Rear Of 365 To 369 Little Wakering Road Great
Wakering
Proposal : Application For Lawful Development Certificate For Existing
Use Of Land For Storage Of Building Materials, Plant,
Vehicles And Trailers
Applicant : Mr Danny Brooks

Application No : 16/00640/FUL Decision : **Refuse Planning
Permission**
Location : 33 West Street Rochford
Proposal : Proposed Single Storey Flat Roofed Rear Extension.
Applicant : Rochford Pharmacy - Mr S Fahim

Reason(s) for Refusal

- 1 The proposed access onto Back Lane, by way of its proximity to the highway, would not allow adequate space for pedestrians to safely access/egress the premises without being endangered by vehicles manoeuvring in the highway. The lack of inter-visibility between pedestrians and vehicles together from the rear doorway with an absence of a refuge area clear of the carriageway would result in an unacceptable degree of hazard to all road users and to the detriment of highway safety, contrary to Policy DM1 of the Rochford District Council Development Management Plan 2014 and T8 of the Rochford District Council Core Strategy 2011.

Application No : 16/00655/FUL Decision : **Application Permitted**
Location : 15 Keswick Close Rayleigh
Proposal : Proposed Raised Ramped Access With Balustrading to Rear Door
Applicant : Katrina Warren

Application No : 16/00656/FUL Decision : **Application Permitted**
Location : Land North Of Reservoir Dollymans Farm Doublegate Lane
Proposal : Change Use of Land and Woodland to Provide Paintball Activity Venue Including Provision of Car Park, Access, and Ancillary Structures
Applicant : Magfedpb Uk Ltd - Mr L Coetser

Application No : 16/00663/FUL Decision : **Application Withdrawn**
Location : 3 St James Walk Hockley
Proposal : Change Use of Land Adjacent 3 St.James Walk to Incorporate Into Residential Garden and Erect 1.75m High Fence
Applicant : Mr Terence Cook

Application No : 16/00664/FUL Decision : **Refuse Planning Permission**
Location : Glade House Hall Road Rochford
Proposal : Form Rooms in Roofspace Incorporating Front and Rear Dormers and Additional Level and New Roof to Atrium Stair Well to Front. Provision of Balcony at Rear.
Applicant : Mr Balan

Reason(s) for Refusal

- 1 The proposal, by way of the previously carried out extensions and the proposed increase in floorspace in this application of some 54.88 square metres, would result in a dwelling with an overall increase in floorspace some 76.6% over and above the floorspace of the original dwelling. The dwelling as existing has an increase in floorspace of some 52% and as such the property has already exceeded the allowance for extensions to dwellings within the Green Belt. The proposal would result in a development which would be considered harmful to the openness of the Green Belt, contrary to Policy DM17.

Application No : 16/00670/FUL Decision : **Application Permitted**
Location : 57 Alexandra Road Ashingdon
Proposal : Proposed Pitched Roofed Summerhouse
Applicant : Mr Kevin Linehan

Application No : 16/00682/FUL Decision : **Application Permitted**
Location : 48 Purleigh Road Rayleigh
Proposal : Proposed Rear Orangery Extension
Applicant : Mr & Mrs Lindsey & Dan Haseltine

Application No : 16/00700/OUT Decision : **Application Permitted**
Location : 523 Ashingdon Road Ashingdon
Proposal : 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 J Patten

Application No : 16/00698/COU Decision : **Refuse Planning Permission**
Location : Brookside Cafe London Road Rayleigh
Proposal : Use of Land For Parking Of Commercial Vehicles on a Contract Hourly Basis. No Long Term Storage of Vehicles at Any Time
Applicant : Mr Tom Roberts

Reason(s) for Refusal

- 1 The combination of the activity and traffic generation together with its collective visual impact would give rise to harm to the openness of the Green Belt and to the area in general contrary to policy GB1 of the Core Strategy 2011 and section 9 of the National Planning Policy Framework..

Application No : 16/00706/FUL Decision : **Application Permitted**
Location : 64 Windermere Avenue Hullbridge
Proposal : Demolish Existing Bungalow and Construct One Pair of Semi-Detached Three Bedroom Houses
Applicant : Mr John Burks

Application No : 16/00713/FUL Decision : **Application Permitted**
Location : Stepping Stone Canewdon Road Ashingdon
Proposal : Additional Flat Roof Front Dormer and Roof Light, Extend Existing Dormer and Alterations to Rear Dormer and Front Porch and Insert Additional Ground Floor Window to Front
Applicant : Mr And Mrs Hanser

Application No : 16/00715/FUL Decision : **Application Permitted**
Location : 108 Downhall Park Way Rayleigh
Proposal : Single Storey Flat Roof Side Extension with Roof Lantern
Applicant : Mr Dave Atheis

Application No : 16/00718/FUL Decision : **Application Permitted**
Location : Greenacre Hyde Wood Lane Canewdon
Proposal : Proposed Stable Building, Covered Handling Area and Storage
Applicant : Mr J Morley

Application No : 16/00722/FUL Decision : **Application Permitted**
Location : 1 Abbey Road Hullbridge SS5 6DG
Proposal : Demolish Rear Extension And construct Single Storey Flat Roofed Rear Extension And Alterations To Garage
Applicant : Mr Mick Wilson

Application No : 16/00723/LDC Decision : **Grant Lawful Development Certificate**
Location : 141 Greensward Lane Ashingdon
Proposal : Application for a Certificate Of Lawfulness For Proposed Two Storey Rear Extension
Applicant : Mr Matthew Hammond

Application No : 16/00734/FUL Decision : **Application Permitted**
Location : 31 Brocksford Avenue Rayleigh
Proposal : Hip to Gable Roof Extension and Extend Existing Flat Roof Dormers to Front and Rear
Applicant : Mr Martin Bones

Application No : 16/00738/FUL Decision : **Refuse Planning Permission**
Location : Kingscott Kingsway Hullbridge
Proposal : Single storey rear extension
Applicant : Ms Traci Dixon

Reason(s) for Refusal

- 1 The proposal, by way of the substantial increase in floorspace of some 153% over and above the floorspace of the original dwelling would constitute inappropriate development in the Green Belt, in excess of the allowances provided for within Policy DM17 of the Rochford District Council Development Management Plan 2014 for extensions to dwellings within the Green Belt, and is therefore contrary to this Policy.

Application No : 16/00744/FUL Decision : **Application Permitted**
Location : 130 Burnham Road Hullbridge Essex
Proposal : Propsoed Single Storey Pitched Roofed Side Extension and Repositioned Pathway to Property
Applicant : Mr Ronald Allen

Application No : 16/00753/FUL Decision : **Refuse Planning Permission**
Location : Land Adjacent 22 Percy Cottis Road Rochford
Proposal : Sub-divide Plot and Construct 1 no One Bedroomed Bungalow with Parking Spaces
Applicant : Mr D Hales

Reason(s) for Refusal

- 1 The proposal of an additional dwelling within the generous sidespace of the existing dwelling at No. 22 Percy Cottis Road would detract from the layout character of the group of dwellings fronting onto the junction made between Percy Cottis Road and Rochford Garden Way undermining the relatively spacious quality of the area, proving obtrusive and detrimental to the character and appearance of the street and the consequent visual amenity afforded to the area by the existing open layout.
- 2 Policy DM1 of the Rochford District Council Development Management Plan requires that new developments should carefully consider design and positively contribute to the surrounding natural and built environment and residential amenity. The proposal would not create a positive contribution to the surrounding area and would therefore be deemed contrary to Policy DM1 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 : 16/00757/FUL Decision : **Application Permitted**
Location : 12 Dalys Road Rochford
Proposal : Proposed Two Storey Rear Extension and Carport to Side
Applicant : Mr P Abbott

Application No : 16/00756/FUL Decision : **Application Permitted**
Location : 22 Parklands Rochford
Proposal : First Floor Side Extension of Existing Dormers With Car Port Beneath
Applicant : Mr Russell Nolan

Application No : 16/00760/LDC Decision : **Not Permitted Development**
Location : 17 Briar Close Hawkwell
Proposal : Application for Certificate of Lawfulness for Proposed Garage Conversion
Applicant : Mr Jon Ward

Application No : 16/00762/LDC Decision : **Refuse Lawful
Development
Certificate**

Location : 18 Bristol Close Rayleigh
Proposal : Application for a Lawful Development Certificate for
Proposed Loft Conversion with Pitched Roof Side Dormer
Applicant : Mr Justin Marchant

Reason(s) for Refusal

- 1 Whilst it is noted that the works being proposed comply with the relevant criteria under Class B and are in themselves an acceptable proposal for the purposes of permitted development, the dwellinghouse has had its permitted development rights for roof extensions revoked as part of its original consent. Condition 15 to the planning application 932/86-2 states the following:
"Notwithstanding the provisions of Article 3, Schedule 2 and Part 1 of the Town and Country Planning General Permitted Development Order, 1988 (or any order revoking and re-enacting that Order), the roof space of the dwellings hereby permitted shall not be converted into habitable accommodation and no dormer windows, roof lights, other windows or extensions shall be installed or erected within the roof." As a result, it is considered that the works being proposed cannot be lawfully built through permitted development and this application for a Lawful Development Certificate shall be refused.

Application No : 16/00772/FUL Decision : **Application Permitted**
Location : 51 Brooklyn Drive Rayleigh SS6 9LW
Proposal : Single Storey Rear Extension
Applicant : Mr & Mrs Haysom

Application No : 16/00774/FUL Decision : **Application Permitted**
Location : 16 Graham Close Hockley SS5 5HE
Proposal : Retrospective Application to Retain Existing Outbuilding for
Use as Annexe
Applicant : Mr Garry Philpot

Application No : 16/00777/FUL Decision : **Application Permitted**
Location : 69 Highams Road Hockley
Proposal : Proposed Detached Garage
Applicant : Mr Derek Lever

Application No : 16/00779/FUL Decision : **Application Permitted**
Location : 89 Weir Gardens Rayleigh
Proposal : Side Extension to Extend Roof Incorporating Garage and
Flat Roof Rear Dormer and Pitched Roof Front and Side
Dormers and New Vehicular Crossover
Applicant : Mr Terry Skues

Application No : 16/00782/FUL Decision : **Application Permitted**
Location : Land Fronting 47 Purdeys Industrial Estate Purdeys Way
Proposal : Siting Of Trailer For Use As Hot Food Takeaway
Applicant : Miss Keilly Nathana - Snack Shack

Application No : 16/00786/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 326 Plumberow Avenue Hockley SS5 5NP
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Side Extension
Applicant : Mr & Mrs S Grew

Application No : 16/00791/DOC Decision : **Discharge Of
Conditions**
Location : Land West Of Oak Road And North Of Hall Road Rochford
Proposal : Application for Discharge of Conditions 2, 6,10, 12, 20 on
application 10/00234/OUT: Residential Development (Class
C3) of 600 Dwellings, Associated Access and a New
Primary School on Land North of Hall Road, Including
Infrastructure Associated with Residential Development,
Public Open Space and New Vehicular and Pedestrian
Access Routes.
Applicant : Bellway Homes

Application No : 16/00792/DOC Decision : **Discharge Of
Conditions**
Location : Land West Of Oak Road And North Of Hall Road Rochford
Proposal : Application for Discharge of Conditions 7, 11, 12, 45 on
application 10/00234/OUT: Details of 293 Dwellings
Comprising Two, Three, Four and Five Bedroomed Houses
and Forty Four Apartments with Associated Garages,
Roads, Pathways, Car Parking, Landscaping and Public
Open Space.
Applicant : Bellway Homes

Application No : 16/00794/FUL Decision : **Application Permitted**
Location : Sovereign Heights 17 Weir Pond Road Rochford
Proposal : Replacement Timber Windows To Front Atrium With
Powder Coated Aluminium Windows
Applicant : Timbergrain Limited

Application No : 16/00795/FUL Decision : **Application Permitted**
Location : 14 Hawkwell Chase Hawkwell
Proposal : Single Storey Flat Roof Rear Extension With Roof Lantern
Applicant : Mr Chay Press

Application No : 16/00797/FUL Decision : **Application Permitted**
Location : 56 Southview Road Hockley
Proposal : Single/Two Storey Side Extension
Applicant : Mr & Mrs C and N Andrews

Application No : 16/00799/FUL Decision : **Application Permitted**
Location : 22 Heycroft Road Hawkwell SS5 4HN
Proposal : Side and Rear Extension and Boundary Wall
Applicant : Liam Woods

Application No : 16/00805/FUL Decision : **Application Permitted**
Location : 10 Drakes Way Rayleigh
Proposal : Proposed First Floor Pitched Roof Front Extension and
Proposed New Pitched Roof & Gable Over Garage.
Applicant : Mr Neil Hamilton

Application No : 16/00807/FUL Decision : **Refuse Planning
Permission**
Location : 1 Little Wakering Wick Cottages Little Wakering Road
Barling Magna
Proposal : Two Storey Side Extension
Applicant : Mr A Bentall

Reason(s) for Refusal

1 REASON FOR REFUSAL

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 Policy 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.

Policy DM17 of the Development Management Plan provides that the total size of a Green Belt 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 would add floor space that would, together with previous additions, greatly exceed this policy limit. The proposal is considered excessive, rather than reasonable, resulting in a substantial

change in the appearance and character of the property having a significant impact on the openness of this part of the Green Belt contrary to local and national planning policy.

Application No : 16/00808/FUL Decision : **Application Permitted**
Location : 44 High Mead Rayleigh
Proposal : Proposed Two Storey Side Extension With Pitched Roof
Dormer to Front and Rear and First Floor Flat Roof Dormer
to Side
Applicant : Mr James Duffell

Application No : 16/00809/FUL Decision : **Application Permitted**
Location : 80 Broad Walk Hockley
Proposal : Single Storey Rear Extension with Roof Lanterns
Applicant : Mr & Mrs Slavin

Application No : 16/00810/FUL Decision : **Application Permitted**
Location : 5 Woodlands Close Rayleigh
Proposal : Attached Garage To Front, Two Storey Side Extension And
Single Storey Rear Extension
Applicant : Mr Tosh

Application No : 16/00812/FUL Decision : **Application Permitted**
Location : 71 Banyard Way Rochford
Proposal : Proposed Single Storey Extension To Rear
Applicant : Mr Lee Vincent

Application No : 16/00816/FUL Decision : **Application Permitted**
Location : 43 Ashingdon Heights Ashingdon
Proposal : Proposed Balcony Over Existing Rear Extension With 2m
Obscure Glass Balustrade and New External Staircase
Applicant : Mr Sam Edwards

Application No : 16/00820/FUL Decision : **Application Permitted**
Location : 101 Folly Lane Hockley
Proposal : Single Storey Front and Side Extension to Existing Garage
Applicant : Mrs Sarah Guiver

Application No : 16/00821/FUL Decision : **Refuse Planning Permission**

Location : 33 White Hart Lane Hawkwell
Proposal : Subdivide Plot and Construct Detached Four Bedroomed House and Pitched Roofed Carport
Applicant : Mr D Frost - Frost Homes (UK) Ltd

Reason(s) for Refusal

- 1 The proposal is considered to represent infilling with a tandem relationship to the existing dwelling which would conflict with Policy H1 of the Core Strategy and parts (i), (ii), (iv) and (x) of Policy DM3 of the Development Management Plan as it would result in development which would not relate well to the existing street pattern, density and character of the locality.
- 2 The site is within a Critical Drainage Area as defined by ECC and concerns have been expressed in response to neighbour notification with respect to existing surface water drainage issues in the vicinity of the site. Policy DM28 advises that in cases where there is a perceived risk of flooding from surface water run-off arising from the development the LPA will require the submission of a flood risk assessment. In the absence of this it is considered that the LPA cannot properly consider the proposal and be clear about how the proposed drainage will ensure that the risk of flooding is not increased by surface water runoff from the site contrary to Policy DM28 of the Development Management Plan (2014).

Application No : 16/00824/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 41 Princess Gardens Rochford
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.00m from Original Rear Wall, Eaves Height 2.65m, Maximum Height 3.097m
Applicant : Miss Hollie Grace

Application No : 16/00825/FUL Decision : **Application Permitted**

Location : 1 Pulpits Close Hockley
Proposal : Proposed Boundary Fence and Gate
Applicant : Mr Barry Mayle

Application No : 16/00828/FUL Decision : **Refuse Planning Permission**

Location : Land Rear Of 105 Grove Road Rayleigh
Proposal : Proposed Sub-Division of Plot and Erection of One Detached House With Off Street Car Parking
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.

Application No : 16/00829/FUL Decision : **Application Permitted**
Location : 6 Stirling Close Rayleigh
Proposal : Proposed Single Storey Rear Extension with Roof Lantern
Applicant : Mr Ben Downton

Application No : 16/00834/FUL Decision : **Application Permitted**
Location : 43 Hullbridge Road Rayleigh
Proposal : Retrospective Application to Retain Existing Playhouse and Climbing Frame. Proposal to make further modifications, addressing all reasons for refusal.
Applicant : Mrs Sam Foreman

Application No : 16/00837/DPDP1 Decision : **Not Permitted Development**
Location : Tye Cottage Lower Road Hockley
Proposal : Householder Prior Approval for Single Storey Side Extension. Projection 8m from Original Rear Wall, Eaves Height 2.5m, Maximum Height 2.5m
Applicant : Mr Paul Walkling

Application No : 16/00838/FUL Decision : **Application Permitted**
Location : Sutton Bridge Farm Sutton Road Rochford
Proposal : Alteration and Single Storey Extensions to Outbuilding
Applicant : Hamelin Trust - Mr Steve Fisher

Application No : 16/00841/FUL Decision : **Refuse Planning Permission**
Location : 191 Daws Heath Road Rayleigh
Proposal : Two Storey Pitched Roofed Side Extension, Hipped Roof to Front Dormer and New Vehicular Access Onto Daws Heath Road
Applicant : Mr And Mrs Ferrari

Reason(s) for Refusal

- 1 The proposed extension would create an addition of an excessive height and bulk in relation to the main dwelling, creating an overall disproportionately sized dwelling within the locality, and features of poor design including the lack of articulation of the extension from the existing dwelling and incongruous front gable projection, resulting in a development which would negatively impact on the character of the area as a whole. The proposed development is therefore considered to be contrary to part (xi) and (ix) of Policy CP1 of Rochford District Council's Core Strategy as well as Policy DM1 of Rochford District Council's Development Management Plan.

- 2 The proposed extension as a result of the excessive width would erode the existing substantial gap to the side boundary almost entirely and result in an over dominant and incongruous development at this corner site such that the flank wall would dominate this corner setting. The proposal for fencing along the entire side boundary would also result in a harsh boundary treatment immediately adjacent to the footway for a substantial length and the absence of any soft landscaping to the detriment of visual amenity in the streetscene contrary to parts (iii)(ix) and (xi) of policy DM1 of the Development Management Plan 2014.

Application No : 16/00842/DOC Decision : **Discharge Of Conditions**

Location : Finches Lodge 209 Hockley Road Rayleigh
Proposal : Discharge of Condition no. 3 of application 16/00248/FUL: two storey side extension and rooms in roof with front and rear pitched roof dormers
Applicant : Mr & Mrs Biggs

Application No : 16/00843/ADV Decision : **Refuse Advertisement Consent**

Location : Street Record Arterial Road Rayleigh
Proposal : One Non-illuminated Advertisement Hoarding
Applicant : Mr Chris Meredith - Clearview Media Ltd

Reason(s) for Refusal

- 1 The proposed sign does not take account of the character of the surrounding area and would not be fitting within the surrounding natural or built environment. The proposal would create unnecessary visual clutter at the roadside which would set a precedent for further such advertisements, creating a cluttered street scene detrimentally impacting upon visual amenity in the locality. The sign is therefore deemed contrary to the Policy CP1 of the Rochford District Council Core Strategy and Policies DM1 and DM37 of Rochford District Councils Development Management Plan as well as a fundamental aim of the NPPF to ensure high quality design that improves upon the character and quality of an area.
- 2 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 structures or for the change of use or extension of existing buildings, to ensure that the openness of the countryside is not impaired. The sign represents an unnecessary structure upon Green belt land, which causes a negative impact upon its open character.

Application No : 16/00847/DPDP1 Decision : **Not Permitted Development**

Location : Cu Nim Barling Road Barling Magna
 Proposal : Householder Prior Approval for Single Storey Rear Extension Projection 6.0m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 4.0m
 Applicant : Mr Leo Reeve

Application No : 16/00851/DOC Decision : **Discharge Of Conditions**

Location : Clifton Church Road Hockley
 Proposal : Discharge of conditions no 3 - tree impact assessment following 16/00553/FUL dated 3rd August 2016
 Applicant : Mr Ian Duggan

Application No : 16/00852/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 29 Bull Lane Rayleigh
 Proposal : Householder Prior Approval for Single Storey Side Extension. Projection 4.60m from Original Rear Wall, Eaves Height 2.80m, Maximum Height 3.00m
 Applicant : Mr Donald Thomas

Application No : 16/00853/FUL Decision : **Application Permitted**

Location : 29 Holt Farm Way Rochford
 Proposal : Convert Garage to Utility Room and Store Including Installing New Roof
 Applicant : Mr Matthew Wynne

Application No : 16/00854/FUL Decision : **Application Permitted**

Location : Our Lady Of Ransom Catholic Primary School Little Wheatley Chase Rayleigh
 Proposal : Replacement Windows And Doors to Infant School Building
 Applicant : Our Lady Of Ransom

Application No : 16/00857/FUL Decision : **Application Permitted**

Location : 12 Twyford Avenue Great Wakering
 Proposal : Proposed First Floor Side Extension
 Applicant : Mr Eric Cundy

Application No : 16/00863/FUL Decision : **Application Permitted**

Location : 22 Kenilworth Gardens Rayleigh
 Proposal : Proposed Two Storey Rear Extension, Hip to Gable Roof Extension with Pitched Roof Front Dormer and Roof Light
 Applicant : Mrs Zoe Preston

Application No : 16/00864/FUL Decision : **Application Permitted**
Location : 204 High Street Great Wakering
Proposal : Remove existing window to front elevation and provide door
and side window to access front garden area
Applicant : Royal British Legion Great Wakering

Application No : 16/00869/DPDP1 Decision : **Not Permitted
Development**
Location : 7 Oakwood Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Side
Extension. Projection 5.8m from Original Rear Wall, Eaves
Height 3.0m, Maximum Height 4.0m
Applicant : Mr Chris Cox

Application No : 16/00885/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Covertside Trinity Wood Road Hockley
Proposal : Householder Prior Approval for Single Storey Extensions.
Projection 8.0m from Original Rear Wall, Eaves Height
3.0m, Maximum Height 4.0m
Applicant : Mr David Grew

Application No : 16/00873/FUL Decision : **Application Permitted**
Location : 45 Alexandra Road Great Wakering
Proposal : Demolish Existing Conservatory and Construct Single
Storey Pitched Roofed Rear Extension
Applicant : Mrs Pamela Tookey

Application No : 16/00875/FUL Decision : **Application Permitted**
Location : 51 Ashingdon Heights Ashingdon
Proposal : Construct Garage To Side Between Existing Garage And
Dwelling
Applicant : Mr D White

Application No : 16/00880/FUL Decision : **Application Permitted**
Location : 7 Louis Drive East Rayleigh Essex
Proposal : Construct single storey side extension
Applicant : Mr & Mrs More

Application No : 16/00883/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 10 Goose Cottages Chelmsford Road Rawreth
 Proposal : Householder Prior Approval for Single Storey Rear
 Extension. Projection 6.0m from Original Rear Wall, Eaves
 Height 2.9m, Maximum Height 2.9m
 Applicant : Mr Stuart Wortley

Application No : 16/00884/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 24 Grove Road Rayleigh
 Proposal : Householder Prior Approval for Single Storey Rear
 Extension. Projection 6m from Original Rear Wall, Eaves
 Height 3.0m, Maximum Height 4.0m
 Applicant : Mr Steven Darnell & Miss Lauren Mansworth

Application No : 16/00889/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 77 Victor Gardens Hawkwell
 Proposal : Householder Prior Approval for Single Storey Rear
 Extension. Projection 8m from Original Rear Wall, Eaves
 Height 2.75m, Maximum Height 4.0m
 Applicant : Mrs Susan Fryatt

Application No : 16/00888/FUL Decision : **Application Permitted**

Location : 21 Elm Drive Rayleigh
 Proposal : Extend Existing Front and Rear Dormers and Alterations to
 Flank Fenestration
 Applicant : Mr & Mrs Gary and Claire SurrIDGE

Application No : 16/00897/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 60 Greensward Lane Hockley
 Proposal : Householder Prior Approval for Single Storey Rear
 Extension. Projection 5.3m from Original Rear Wall, Eaves
 Height 2.3m, Maximum Height 3.995m
 Applicant : Mr Robert Latchford

Application No : 16/00917/FUL Decision : **Application Permitted**

Location : 14 The Paddocks Rayleigh
 Proposal : Erection of a double storey extension to form a new
 bedroom and bathroom, including the incorporation of the
 existing garage to form additional living accommodation as
 well as a single storey front extension.
 Applicant : Lesley And Martyn Edbrook

Application No : 16/00911/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : Valentine Cottage Ethelbert Road Ashingdon
Proposal : Householder Prior Approval for Single Storey Side And
Rear Extensions. Projection 8.0m from Original Rear Wall,
Eaves Height 3.0m, Maximum Height 4.0m
Applicant : Mr R Wilson

Application No : 16/00916/FUL Decision : **Application Permitted**

Location : 61 Hatfield Road Rayleigh
Proposal : First Floor Side Extension and Flat Roof Rear Dormer and
Roof Lights to Front
Applicant : Mr & Mrs Cotton

Application No : 16/00919/DOC Decision : **Discharge Of
Conditions**

Location : 30 London Hill Rayleigh
Proposal : Discharge of Conditions 2,4,5,7,15,16,17 on application
15/00641/FUL - Demolition of existing bungalow
Applicant : Flush Group

Application No : 16/00941/DOC Decision : **Discharge Of
Conditions**

Location : Car Dealership D Rochford Business Park Cherry Orchard
Way
Proposal : Discharge of Condition 5 on application 14/00831/FUL:
Erection of two car dealership buildings together with
parking, landscaping and associated works.
Applicant : Laindon Holdings Limited - Mr M Fletcher

Application No : 16/00964/NMA Decision : **Application Permitted**

Location : 29 Lancaster Road Rayleigh Essex
Proposal : Application for non material amendment to planning
application 14/00247/FUL dated 29th May 2014 - omit
weather boarding and replace with render to match, With
brick pier to corner of front elevation. Side Elevation
weather boarding and finish in facing brick. Rear elevation
omit weatherboarding and finish in facing brick. Retains
internally garage door access, as well as retaining wall to
rear of garage
Applicant : Mr And Charnick

Application No : 16/01019/DOC Decision : **Discharge Of
Conditions**

Location : 1 Stanley Road Ashingdon

Proposal : Discharge of condition 1 of planning application
15/00903/FUL

Applicant : Miss Veemalah Vadevalloo