

### PLANNING DECISIONS – September 2015

Application No : 14/00606/LDC      Decision : **Grant**      **Lawful**  
**Development**  
**Certificate**

Location : Fairways Garden Centre Hullbridge Road Rayleigh  
Proposal : Application For A Certificate of Lawfulness For Existing  
Uses R.K.Baits Fish And Food, Barneys Pet Shop,  
Stephanies Grooming Parlour, Equistitch, Timber Land  
Timber Merchant, Blinds Shop And Fairways Diner  
Applicant : Kent Property Investment Ltd

Application No : 14/00610/LDC      Decision : **Refuse**      **Lawful**  
**Development**  
**Certificate**

Location : Fairways Garden Centre Hullbridge Road Rayleigh  
Proposal : Application For A Certificate Of Lawfulness For Existing  
Commercial Uses Of Premises For R and T Builders,  
Brooks Care Nursing Services, Mastic, Storage By  
Timerland Merchants, The Mower Doctor, External Storage  
Areas And 2 no Storage Containers  
Applicant : Kent Property Investment Ltd

Application No : 14/00611/LDC      Decision : **Refuse**      **Lawful**  
**Development**  
**Certificate**

Location : Fairways Garden Centre Hullbridge Road Rayleigh  
Proposal : Application For A Certificate Of Lawfulness For Existing  
Uses. Help To Health Chiropractic, Rhino Gym And  
Rayleigh Mill Amateur Boxing Club.  
Applicant : Kent Property Investment Ltd

Application No : 14/00613/LDC      Decision : **Grant**      **Lawful**  
**Development**  
**Certificate**

Location : Fairways Garden Centre Hullbridge Road Rayleigh  
Proposal : Application for a Certificate of Lawfulness for Existing Uses  
for Landscaping, Supplies, Castle Caravans, Car Breaking  
and Dismantling, Pet Supplies, Pet Storage and Pet  
Kennels  
Applicant : Kent Property Investments Ltd

Application No : 15/00183/COU      Decision : **Refuse      Planning  
Permission**

Location : Land Adjacent 1 Parkway Rayleigh  
Proposal : Change of use of land to residential garden including  
widening of existing driveway to side of No. 1 Parkway  
Applicant : Mrs Jillian Skea

Reason(s) for Refusal

- 1 The proposed change of use to residential garden would result in a loss of visual amenity detrimental to the street scene as a result of the loss of an important open green space in this residential area.

Application No : 15/00286/FUL      Decision : **Application Permitted**  
Location : 16 Village Green Canewdon Essex  
Proposal : Demolition and reconstruction of existing detached garage.  
Applicant : Mr Jonathan Hutchison

Application No : 15/00301/LDC      Decision : **Grant      Lawful  
Development  
Certificate**

Location : 10 Rosslyn Close Hockley Essex  
Proposal : Application for a Certificate Lawfulness for Proposed  
Extension To Dormers  
Applicant : Mr Robert Wilson

Application No : 15/00347/FUL      Decision : **Refuse      Planning  
Permission**

Location : Land Adjacent Ashdown Anchor Lane Canewdon  
Proposal : Subdivide Plot And Construct Single Storey Building To  
Provide Attached Bungalow, Form New Vehicular Access  
Off Rowan Way  
Applicant : Mr Scott Harding

Reason(s) for Refusal

- 1 In the opinion of the Local Planning Authority, the provision of housing in the manner suggested would amount to over-development of the site. The proposal, by way of the sub-division of an existing plot, would result in a dwelling which does not provide sufficient internal floor space in order to comply with the Department of Communities and Local Government: Technical housing standards (adopted March 2015). Furthermore, it would result in a dwelling which has insufficient amenity and parking space as required by Policy DM1 and Supplementary Planning Document 2. If allowed the lack of private amenity space and the lack of sufficient internal floorspace to the bungalow proposed would result in a substandard form of development lacking in reasonable space for limited outside recreation and internal space comfortable for the future occupiers of the bungalow proposed to the detriment of the amenity those future occupiers ought reasonably expect to enjoy.

Application No : 15/00355/FUL                      Decision : **Refuse                      Planning  
Permission**

Location : 20 Dalys Road Rochford Essex  
Proposal : Two Storey Front Extension Incorporating Garage  
Applicant : Mrs J Stubbington

Reason(s) for Refusal

- 1 The proposal, due to its substantial depth forward of the existing front elevation and continuation of the existing ridge height would have an overbearing relationship with the neighbouring properties, resulting in an uncharacteristic addition to the property which would appear dominant in scale and bulk within the existing street scene and detracting from the spacious setting of the group of buildings that the site forms part contrary to parts x and xi of Policy DM1 of the Rochford District Council Development Management Plan, and Supplementary Planning Document 2 on Housing Design.

Application No : 15/00363/LDC                      Decision : **Grant                      Lawful  
Development  
Certificate**

Location : Tilneys Hall Road Rochford  
Proposal : Single Storey Side Infill Extension And New Canpy Over Front Door  
Applicant : Mr A Smith

Application No : 15/00374/FUL                      Decision : **Refuse                      Planning  
Permission**

Location : Farm Buildings To The Rear Of 98 - 100 Shoebury Road Great Wakering  
Proposal : Demolition of Existing Outbuilding and Conversion of Remaining Outbuildings to Form a Two Bedroomed Bungalow Incorporating Erection of a Porch, Roof Alterations and New/Altered Fenestration/Doors.  
Applicant : Mr B Barber

Reason(s) for Refusal

- 1 Insufficient information has been provided to confirm that all the necessary parking spaces with sufficient turning space could be provided along with necessary amenity space provision to no.98 and 100 without potential reliance on surrounding land. Without such assurance there is the possibility that compliance would not be achieved with the necessary amenity space standards within Supplementary Planning Document 2 and the parking criteria within the Parking Standards: Design and Good Practice Supplementary Planning Document adopted December 2010. Such lack of compliance would be contrary to part (v) and part (vii) to policy DM1, part (vii) and (ix) to policy DM3 and DM30 of the Development Management Plan 2014. Lack of compliance would also be contrary to the good, high quality design sought via policy CP1 of the Core Strategy 2011.

Application No : 15/00380/FUL      Decision : **Refuse      Planning  
Permission**  
Location : 313 Plumberow Avenue Hockley Essex  
Proposal : Single Storey Rear Extension (Conservatory)  
Applicant : Mr And Mrs Cox

Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan Policies Map West (Adopted 25 February 2014) shows the site to be within the Metropolitan Green Belt. The proposal by way of the oversized nature of the extension proposed is considered to be inappropriate development contrary to the National Planning Policy Framework.

Within the Green Belt, applications for extensions to dwellings in the Green Belt will be considered favourably provided that the proposal would result in no more than a 25% increase in floorspace of the original dwelling, as defined in Policy DM17 of the Rochford District Council Development Management Plan. The proposal by way of its significant increase in floorspace of some 46.3% more than the size of the original building would result in an increase in floorspace that would be considered a disproportionate addition over and above the original size of the dwelling and would therefore be inappropriate development harmful to the openness of the Green Belt contrary to Policy DM17 of the Rochford District Council Development Management Plan (2014).

Application No : 15/00381/FUL      Decision : **Application Permitted**  
Location : Wedgwood Court Wedgwood Way Rochford  
Proposal : Replace Existing Timber Windows and Doors With UPVC  
Windows and Aluminium Doors  
Applicant : Sanctuary Group

Application No : 15/00382/COU      Decision : **Grant      Planning  
Permission (COU)**  
Location : Land North Of Purdeys Industrial Estate Brickfields Way  
Rochford  
Proposal : Proposed Mixed Use Introducing B2 ( General Industrial  
Use) To Part Of The Site Alongside Use Of The Site As  
Existing Vehicle Dismantling Works  
Applicant : Nevendon South East Cars

Application No : 15/00396/COU      Decision : **Application Permitted**  
Location : Land East Of Bend Gardiners Lane Canewdon  
Proposal : Change Use of Land to Provide Outdoor Recreational Use  
With Associated Structures and Rota-Loo Composting  
Toilet  
Applicant : Mrs Cheryl Batchelor

Application No : 15/00407/FUL      Decision : **Application Permitted**  
Location : 79 Richmond Drive Rayleigh Essex  
Proposal : Construct Single Storey Front Extension Including Porch  
Applicant : Miss Gemma Whitlock

Application No : 15/00403/FUL      Decision : **Application Permitted**  
Location : 118 Ashingdon Road Rochford Essex  
Proposal : Single Storey Rear Extension  
Applicant : Mr D Joyce

Application No : 15/00411/LBC      Decision : **Application Permitted**  
Location : 91 High Street Rayleigh Essex  
Proposal : Listed Building Consent for Internal Alterations to First Floor  
and 2no. Non-Illuminated Fascia Signs  
Applicant : Rayleigh Town Museum

Application No : 15/00414/FUL      Decision : **Application Permitted**  
Location : 3 Belchamps Way Hawkwell Essex  
Proposal : Retention Of Existing Wooden Decking In Rear Garden  
Applicant : Mr Machin

Application No : 15/00415/FUL      Decision : **Application Permitted**  
Location : Rochford Sports Club Church Walk Rochford  
Proposal : Upgrade Of Existing Floodlights And Columns By  
Replacement Of 4 no Existing Galvanised Columns With 8  
no 10m High Ornate Columns With One/Two Lamps Per  
Column As Indicated  
Applicant : Rochford Tennis Club

Application No : 15/00418/LDC      Decision : **Grant                      Lawful  
Development  
Certificate**  
Location : 158 Down Hall Road Rayleigh Essex  
Proposal : Application for a Certificate of Lawfulness for Proposed Loft  
Conversion Incorporating a Flat Roofed Rear Dormer and  
Rooflights  
Applicant : Mr Ian Fairbridge

Application No : 15/00425/FUL      Decision : **Application Permitted**  
Location : Riverview The Chase Ashingdon  
Proposal : Proposed Conservatory To Rear Of Property  
Applicant : Mr Paul Warner

Application No : 15/00427/FUL      Decision : **Application Permitted**  
Location : Colwinn 6 Alfreda Avenue Hullbridge  
Proposal : Demolish Existing Detached Three Bedroomed Bungalow  
and Construct a Detached Four Bedroomed House  
Applicant : Mr Glen Eldridge

Application No : 15/00430/OUT      Decision : **Refuse      Planning  
Permission**  
Location : Land Rear of 112 High Street Great Wakering  
Proposal : Outline Application with All Matters Reserved for Demolition  
of Existing Single Storey Building and Construction of a  
Detached Bungalow  
Applicant : Ms H Burgess

Reason(s) for Refusal

- 1 No bat survey has been provided with this application however; the building would appear to be suitable for bats. Without the necessary information to assess the ecological impact, the Council is not in a position to be able to fully assess the application in accordance with the National Planning Policy Framework. Supplementary Planning Document 2 at paragraph 14.2 explains that applications for backland development will need to show that the proposal will not result in any adverse impact upon biodiversity. No information has been submitted to ensure that such adverse impact would not occur and the potential implications of the proposal for bats that may be present on the site has not been sufficiently addressed.

Application No : 15/00437/FUL      Decision : **Application Permitted**  
Location : 61 Clyde Crescent Rayleigh Essex  
Proposal : Construct Single Storey Rear Extension  
Applicant : Mr Steve Johnson

Application No : 15/00436/FUL      Decision : **Application Permitted**  
Location : 31 Hawkwell Park Drive Hawkwell Essex  
Proposal : Single Storey Front and Two Storey Rear Extensions  
Applicant : Mr Craig Southern

Application No : 15/00440/FUL      Decision : **Refuse      Planning  
Permission**  
Location : 72 Main Road Hawkwell Essex  
Proposal : Replacement Dwelling and Detached Garage  
Applicant : Mr A Thorpe

Reason(s) for Refusal

- 1 The Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt and the proposal is considered to be inappropriate development contrary to the National Planning Policy Framework. Within the Green Belt, planning permission will not be given, except in very special circumstances, for the construction of new buildings (other than the reasonable replacement of existing dwellings, as defined in Policy DM21 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 DM21 of the Development Management Plan provides that the total size of a replacement Green Belt dwelling will not normally exceed the floor space, of the existing dwelling as originally constructed, by more than 25%. 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 : 15/00443/FUL      Decision : **Application Permitted**  
Location : 3 Bramfield Road West Rayleigh Essex  
Proposal : Single Storey side/rear extension with pitch roof over existing rear extension and front porch  
Applicant : Mr Gary Parker

Application No : 15/00444/FUL      Decision : **Application Permitted**  
Location : Levante Woodside Road Hockley  
Proposal : Single Storey Rear Extension  
Applicant : Mr & Mrs Pearmain

Application No : 15/00447/FUL      Decision : **Refuse      Planning  
Permission**  
Location : 61 Spring Gardens Rayleigh Essex  
Proposal : First floor side extension over garage  
Applicant : Mr Paul Haworth

Reason(s) for Refusal

- 1      The proposed development fails to provide a satisfactory side isolation space between the resultant building and the site boundary with 59 Spring Gardens at first floor level. The proposal conflicts the Council's Supplementary Planning Guidance (2007) which seek to provide a minimum side space of 1m between the outside face of the resultant dwelling and the plot boundary at first floor level and contrary to part (ix) of Policy DM1 in relation to visual amenity. If permitted the proposal would be built up to the boundary at first floor level leading to a potential coalescence of dwellings, it would lack suitable space about the resultant buildings proving visually detrimental to the uniformity, space about the buildings in the street and appearance of the streetscene.

Application No : 15/00450/LDC      Decision : **Refuse      Lawful  
Development  
Certificate**  
Location : 39 Windermere Avenue Hullbridge Essex  
Proposal : Application for a Lawful Development Certificate For Proposed Single Storey Side Extension  
Applicant : Mrs J Wicking

Application No : 15/00453/FUL      Decision : **Application Permitted**  
Location : Greenways Hall Road Rochford  
Proposal : Loft conversion with front & rear dormers  
Applicant : Mr & Mrs Croft

Application No : 15/00458/FUL Decision : **Application Permitted**  
Location : 15 Doulton Way Ashingdon Essex  
Proposal : Single Storey Side Extension, First Floor Front Extension,  
Construct Detached Garage and Access onto Doulton Way  
Applicant : Mr Phil Jones

Application No : 15/00464/FUL Decision : **Application Permitted**  
Location : 46 Clarence Road Rayleigh Essex  
Proposal : Single storey rear extension  
Applicant : Mr & Mrs Meade

Application No : 15/00466/CM Decision : **Application Granted**  
Location : Wallasea Island Wild Coast Project Creeksea Ferry Road  
Wallasea Island  
Proposal : Installation of two prefabricated viewing shelters on the  
seawall within the Wallasea Island Wild Coast Project area,  
to enhance visitor experience by providing facilities and  
destinations for pedestrians at locations to view habitats  
within the adjacent Alfleets March and Jubilee Marsh (Cell  
1) management realignments as well as across the outer  
Roach Estuary  
Applicant :

Application No : 15/00479/FUL Decision : **Application Permitted**  
Location : 37 Stanley Road Ashingdon Essex  
Proposal : Open Sided Flat Roof Rear Canopy With Lantern Roof  
Applicant : Mr Steve Howe

Application No : 15/00481/FUL Decision : **Application Permitted**  
Location : 55 Highams Road Hockley Essex  
Proposal : Two storey side extension  
Applicant : Mr Matt Blackshaw

Application No : 15/00482/COU Decision : **Application Permitted**  
Location : 97 - 99 High Street Rayleigh Essex  
Proposal : Change of Use from Offices (Class B1) to Beauty Salon  
(Sui Generis)  
Applicant : Just Pampered - Mrs Kerry-Lee Draper

Application No : 15/00485/FUL Decision : **Refuse Planning  
Permission**  
Location : Windmill Cottage Apton Hall Road Stambridge  
Proposal : Single Storey Front/Side Extension and Construct New  
Pitched Roof Incorporating Rooms in Roofspace, Flat  
Roofed Dormer and Rooflights  
Applicant : Mrs C Offord



## Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan Policies Map West (Adopted 25 February 2014) shows the site to be within the Metropolitan Green Belt. The proposal by way of the oversized nature of the extension proposed is considered to be inappropriate development contrary to paragraph 89 to the National Planning Policy Framework.

Within the Green Belt, planning permission will not be given for the extension of existing buildings other than reasonable extensions to existing dwellings, as defined in Policy DM 17 of the Rochford District Council Local Development Framework Development Management Plan (December 2014) Any development which is permitted shall be of a scale, design and siting, such that the appearance of the countryside is not impaired. Policy DM 17 provides that the total size of a dwelling situated in the Green belt as extended, including any extension which may have previously been added, will not exceed the original floor space by more than an increase of 25% of the habitable floorspace of the original dwelling The extension proposed would result in a total increase of 305% of the internal 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. The increase in roof height and continuation of increased ridge height for the entire depth of the dwelling would result in an increase in bulk and scale of built form that would be considered detrimental to the openness of the Green Belt and contrary to Policy DM17.

Application No : 15/00486/LDC      Decision : **Grant      Lawful  
Development  
Certificate**

Location : 1 Glencrofts Hawkwell Essex  
Proposal : Application for Lawful Development Certificate for Proposed  
Single Storey Rear Extension  
Applicant : Mrs Debbie Haydon

Application No : 15/00491/FUL      Decision : **Application Permitted**  
Location : Highfield Mount Bovers Lane Hawkwell  
Proposal : Proposed First Floor Mezzanine Over Existing Garage  
(Raising Roof) To Provide Storage/Study Space  
Applicant : Mr And Mrs Gallucci

Application No : 15/00487/FUL      Decision : **Application Permitted**  
Location : Windsor Mews Hilltop Close Rayleigh  
Proposal : Proposed Level Access Ramp And Steps To Replace  
Existing Steps  
Applicant : Genesis Housing Association - Mrs Lorraine Gaudyn

Application No : 15/00492/FUL      Decision : **Application Permitted**  
Location : 57 Lingfield Drive Rochford Essex  
Proposal : Proposed detached garage to rear  
Applicant : Mr & Mrs A Edwards

Application No : 15/00494/FUL Decision : **Application Permitted**  
Location : 23 Macintyres Walk Rochford Essex  
Proposal : Construct Double Garage to Front  
Applicant : Mr J M Aldridge

Application No : 15/00495/FUL Decision : **Application Permitted**  
Location : 28 Teignmouth Drive Rayleigh Essex  
Proposal : Remove Existing Lean-to and Construct Two Storey  
Pitched Roofed Side Extension  
Applicant : Mr Simon Still

Application No : 15/00499/FUL Decision : **Application Permitted**  
Location : 1 Jubilee Cottages Paglesham Road Paglesham  
Proposal : Demolish Existing Rear/Side Projection and Construct  
Single Storey Flat Roofed Rear/Side Extension with Roof  
Lantern to Rear Element. Pitched Roof Porch to Front.  
Applicant : Mr Chris Hutchinson

Application No : 15/00504/FUL Decision : **Application Permitted**  
Location : 20 Langdon Road Rayleigh Essex  
Proposal : Single Storey Flat Roofed Rear Extension. Convert Hip to  
Gable and Provide Front and Rear Sloped Dormers  
Applicant : Mr Paul Kelly & Ms Karen McAnich

Application No : 15/00517/FUL Decision : **Application Permitted**  
Location : Land Rear Of Ranch House Greenacres Nursery Folly  
Chase  
Proposal : Construct an Agricultural Managers Dwelling  
Applicant : Mr Patrick Woods

Application No : 15/00507/FUL Decision : **Application Permitted**  
Location : 14 Nelson Gardens Rayleigh Essex  
Proposal : Convert Garage to Habitable Room and Insert Bow Window  
Applicant : Mr Nick Austin

Application No : 15/00511/FUL Decision : **Application Permitted**  
Location : 36 Crown Hill Rayleigh Essex  
Proposal : Convert Chalet Dwelling to House by Extending Roof, and  
Construct Two Storey Front Extension, Single Storey Side  
Extensions, Insert Roof Lights at Rear  
Applicant : Mr & Mrs John Smee

Application No : 15/00512/FUL Decision : **Refuse Planning Permission**  
Location : The Mill Rear Of 8 St Johns Road Great Wakering  
Proposal : Proposed change of use of existing building to provide 2 no. 3-bed houses with associated parking and amenity space. Including alteration and part demolition of existing buildings  
Applicant : Natalie Ellis

Reason(s) for Refusal

- 1 The proposal would fail to provide adequate private amenity space to each of the dwellings proposed; the space would fall significantly short of the policy standard and the space would also be subject to significant potential for overlooking. If allowed the development would fail to provide sufficient private amenity space for outside storage, limited gardening or outside recreation or drying for the expectations those future occupiers of the dwellings proposed ought reasonably expect to enjoy. As currently proposed the development would fall contrary to Supplementary Planning Document 2: Housing Design referred to in Policy DM1 in respect of provision of adequate amenity space.

Application No : 15/00514/FUL Decision : **Application Permitted**  
Location : 14 Harewood Avenue Rochford Essex  
Proposal : Single Storey Pitched Roof Rear Extension with Roof Lights and Alterations to Front Bay Window  
Applicant : Mr & Mrs Howe

Application No : 15/00515/FUL Decision : **Refuse Planning Permission**  
Location : 57 Lascelles Gardens Ashingdon Essex  
Proposal : Extend Existing Front Porch  
Applicant : Ashingdon Medical Centre - Ms Kerry Jones  
Reason(s) for Refusal

- 1 The proposal by way of the awkward flat roofed element in combination with the pitched roofed design would result in an inappropriate and uncharacteristic feature to the building detracting from residential dwellings on Lascelles Gardens. The consequence of such a poorly designed proposal would be contrary to the high quality design principles of Policy CP1 that would if allowed, detract from the visual amenity of the street afforded by the prevailing domestic character and form of the street.

Application No : 15/00516/FUL Decision : **Application Permitted**  
Location : 2A Hockley Rise Hawkwell Essex  
Proposal : Convert Garage to Habitable Accommodation and Replace Garage Door with Window  
Applicant : Mr & Mrs Paul & Rachel Brooks

Application No : 15/00518/FUL Decision : **Application Permitted**  
Location : 39 Branksome Avenue Hockley Essex  
Proposal : Front Bay Window  
Applicant : Mr C Holsey

Application No : 15/00520/LDC      Decision : **Application Permitted**  
Location : 71 High Road Rayleigh Essex  
Proposal : Application for Lawful Development Certificate for Proposed  
Outbuilding for Use as Garage and Summerhouse  
Applicant : Mr & Mrs C Brown

Application No : 15/00521/FUL      Decision : **Application Permitted**  
Location : 27 Hillside Road Hockley Essex  
Proposal : Single Storey Rear Extension with Roof Lights, Single  
Storey Front Extension with Roof Lights and New Pitched  
Roof to Existing Front Flat Roof  
Applicant : Mrs Sun-Young Man

Application No : 15/00522/FUL      Decision : **Application Permitted**  
Location : Selsey Cottage 34 Nore Road Eastwood  
Proposal : Replacement of existing single storey conservatory  
extension to side of existing dwelling with new single storey  
extension  
Applicant : Ms Anne Langford

Application No : 15/00523/FUL      Decision : **Application Permitted**  
Location : 9 Merryfields Avenue Hockley Essex  
Proposal : Pitched Roofed Front Dormer  
Applicant : Mr Andy Hemmings

Application No : 15/00525/FUL      Decision : **Application Permitted**  
Location : Nobles Green Pumping Station Cottage Blatches Chase  
Eastwood  
Proposal : Demolition of Existing Pump Keeper's Cottage, Replace  
With a New Dwelling; and Extension of Domestic Garden  
Area.  
Applicant : Mr & Mrs D & J Whiting

Application No : 15/00526/FUL      Decision : **Application Permitted**  
Location : Scout Hall Adjacent 11 Love Lane Rayleigh  
Proposal : Proposed 3-storey building to provide 5 no. 1-bed flats with  
associated car parking and amenity space  
Applicant : 5th Rayleigh Scout Group

Application No : 15/00527/FUL      Decision : **Application Permitted**  
Location : 86 Hillcrest Avenue Hullbridge Essex  
Proposal : First Floor Side Roof Extension  
Applicant : Mr & Mrs S Fuller

Application No : 15/00531/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : Whiteacre Brays Lane Rochford  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m  
Applicant : Mr Steven Wellsteed

Application No : 15/00534/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : Tilneys Hall Road Rochford  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 7.4m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.5m  
Applicant : Mr A Smith

Application No : 15/00530/FUL Decision : **Application Permitted**

Location : 327 Ashingdon Road Rochford Essex  
Proposal : Extend Existing Front Dormer  
Applicant : Mr Robin Wyatt - W & B Property Developments Ltd

Application No : 15/00558/FUL Decision : **Application Permitted**

Location : 12 Marylands Avenue Hockley Essex  
Proposal : Demolish Existing Detached Garage to Side of Dwelling and Construct Two Storey Side Extension  
Applicant : Ms V Curson

Application No : 15/00540/FUL Decision : **Application Permitted**

Location : 35 Cheapside East Rayleigh Essex  
Proposal : First Floor Rear Extension  
Applicant : Mr & Mrs J Adkins

Application No : 15/00546/FUL Decision : **Refuse Planning Permission**

Location : Pinetree Place Ashingdon Road Rochford  
Proposal : Subdivide Plot and Construct Detached Four Bedroomed House (Site of 36D Ashingdon Road)  
Applicant : Silver City Estates Ltd

Reason(s) for Refusal

- 1 The proposal, by way of its two storey nature and proximity to neighbouring properties to the north and east, would be visually intrusive to the outlook of the occupiers of the surrounding dwellings, contrary to the adopted design policies of the Local Planning Authority. If allowed the proposed house would have an overbearing relationship with the neighbouring bungalow to the east resulting in a loss of amenity to this property, contrary to parts (ix), (x) and (xi) of Policy DM1.

Application No : 15/00547/FUL Decision : **Application Permitted**  
Location : 81A Sutton Court Drive Rochford Essex  
Proposal : Demolish Existing Extensions and Construct Single Storey  
Flat Roofed Rear Extension, Pitched Roofed Front Dormers  
and Front Porch  
Applicant : Mr Martin Clarke

Application No : 15/00548/LDC Decision : **Grant Lawful  
Development  
Certificate**  
Location : 81A Sutton Court Drive Rochford Essex  
Proposal : Application for a Lawful Development Certificate for  
Proposed Flat Roofed Rear Dormer  
Applicant : Mr Martin Clarke

Application No : 15/00549/LDC Decision : **Grant Lawful  
Development  
Certificate**  
Location : 81A Sutton Court Drive Rochford Essex  
Proposal : Application for a Lawful Development Certificate for  
Proposed Outbuilding  
Applicant : Mr Martin Clarke

Application No : 15/00559/DPDP1 Decision : **Not Permitted  
Development**  
Location : Tudor Lodge St Johns Drive Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 8m from Original Rear Wall, Eaves  
Height 4.0m, Maximum Height 5.9m  
Applicant : Mr Leslie Rawlings

Application No : 15/00555/DPDP1 Decision : **Prior Approval of  
Details Not Required**  
Location : 57 Daws Heath Road Rayleigh Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4.9m from Original Rear Wall, Eaves  
Height 2.6m, Maximum Height 3m  
Applicant : Mr Mike Hodder

Application No : 15/00565/ADV Decision : **Application Permitted**  
Location : 113-15 High Street Rayleigh Essex  
Proposal : Proposed Internally Illuminated Replacement Fascia Sign  
Applicant : Connell's Residential

Application No : 15/00569/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : Lamorna Rebels Lane Great Wakering  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 7.985m from Original Rear Wall, Eaves Height 2.5m, Maximum Height 3.3m  
Applicant : Mr & Mrs Robinson

Application No : 15/00570/FUL Decision : **Application Permitted**  
Location : 12 Martin Walk Hawkwell Essex  
Proposal : Single Storey Front Garage Extension  
Applicant : Mr & Mrs Spencer

Application No : 15/00571/DPDP1 Decision : **Application Permitted**  
Location : Green Shutters Hall Road Rochford  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8.0m from Original Rear Wall, Eaves Height 2.7m, Maximum Height 3.0m  
Applicant : Mr And Mrs Daniel Frith

Application No : 15/00621/DPDP1 Decision : **Prior Approval Refused**  
Location : Tudor Lodge St Johns Drive Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8m from Original Rear Wall, Eaves Height 4.0m, Maximum Height 5.9m  
Applicant : Mr Leslie Rawlings

Application No : 15/00627/NMA Decision : **Application Permitted**  
Location : Land Adjacent 2 Foxfield Close Hockley  
Proposal : Non Material Amendment Following Approved Application 15/00053/FUL: Subdivide Plot And Construct One Three Bedroom Chalet.  
Applicant : Mr M Matthew