

## PLANNING DECISIONS – September 2016

Application No : 15/00421/FUL      Decision : **Application Permitted**  
Location : The Barn Trender Avenue Rayleigh  
Proposal : Change Of Use From B1 Office to C3 Residential With  
Addition of Windows To Form A Five Bedroomed  
Dwellinghouse  
Applicant : Mr S Greenwood

Application No : 15/00435/FUL      Decision : **Application Permitted**  
Location : Beckney Lodge Lower Road Hockley  
Proposal : Remove Existing Porta-Cabin and Link Structure. Create a  
Mezzanine Level Within Existing Warehouse, Link  
Warehouse to Existing Building and Construct Extension to  
Existing Warehouse  
Applicant : Mr Clint Spearpoint - Magnolia Air UK Ltd

Application No : 15/00752/NMA      Decision : **Application Permitted**  
Location : Yard 2 Imperial Park Rawreth Lane  
Proposal : Application for Non-Material Amendment to Permission  
Granted on 8th August 2012 Under Application No.  
12/00368/FUL and for Pitched Roofed Industrial Building.  
Proposed Amendment is Reduction in Depth of Building at  
the Front to Allow Increased Off Street Parking  
Applicant : Lightpoint (UK) Ltd

Application No : 16/00091/DOC      Decision : **Discharge Of  
Conditions**  
Location : Bullwood Hall Prison Bullwood Hall Lane Hockley  
Proposal : Discharge of condition no 7 following grant of planning  
permission 15/00379/OUT dated 22nd January 2016 - Prior  
to the commencement of the highway works hereby  
approved the applicant shall submit a scheme to the local  
planning authority setting out details and methodology for  
the provision of replacement / replanting of the hedging to  
be re- sited to the curtilage of Whitbreads and siting of  
gates to Whitbreads. Those details as may be agreed shall  
be implemented prior to commencement of highway works  
adjoining Whitbreads.  
Applicant : Harrow Estates Plc - Mr Laurence Chipperton

Application No : 16/00122/DOC      Decision : **Discharge Of Conditions**  
Location : Bullwood Hall Prison Bullwood Hall Lane Hockley  
Proposal : Application To Discharge Condition 4 And Part Condition 10 To Permission Granted On 22nd January 2016 Under Application Reference 15/00379/OUT For Residential Development  
Applicant : Harrow Estates

Application No : 16/00550/DOC      Decision : **Discharge Of Conditions**  
Location : 22 Highams Road Hockley SS5 4DG  
Proposal : Discharge of Conditions 2, 3, 10, 12 on application 16/00013/FUL - Demolish Existing Dwelling And Construct Three Detached Houses  
Applicant : Southeast Construction Essex Ltd

Application No : 16/00570/FUL      Decision : **Refuse Planning Permission**  
Location : Land Opposite 1 To 10 Disraeli Road Rayleigh  
Proposal : Proposed Construction of Two Detached Passivhauses  
Applicant : Mr Steve/Peter Mitchell/Spicer

Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt where permission will not be given, except in very special circumstances, for the construction of new buildings (other than the reasonable extension of existing buildings or the replacement of existing buildings) as defined at paragraph 89 to the National Planning Policy Framework (2012).

The proposal for the development of the site does not fall within any of the excepted categories, including paragraph 55 of the National Planning Policy Framework, and is inappropriate. It is the opinion of the Local Planning Authority that no very special circumstances have been presented to sufficiently outweigh the harm to the Metropolitan Green Belt by way of inappropriateness and the harm caused by the piecemeal urbanisation to the of the area, sufficiently to justify overriding the strong presumption against the construction of new dwellings in the Green Belt.

Application No : 16/00448/FUL      Decision : **Refuse Planning Permission**  
Location : 28 Millview Meadows Rochford  
Proposal : Replacement windows  
Applicant : Mrs Evelyn Reeve

#### Reason(s) for Refusal

- 1 There is significant evidence that at least some of, if not all of, the replaced windows were timber framed; the replacement of these with uPVC windows is considered to cause significant harm to the character and setting of the Rochford Conservation Area. As a result, this retrospective application for planning permission shall be refused, in accordance with Paragraph 133 of the NPPF and Policy CP2 of the Rochford District Council Core Strategy.

Application No : 16/00622/LDC                      Decision : **LDC Part Permitted  
Part Refused**  
Location : Ladylands Poynters Lane Great Wakering  
Proposal : Application for Lawful Development Certificate for Proposed  
Removal of Existing Rear Dormer and Demolish Detached  
Garage, Construct Roof Extension Incorporating Three  
Pitched Roof Front Dormers and Pitched Roof Rear Dormer  
and Single Storey Side Extension  
Applicant : Mr D Guinea

Application No : 16/00638/NMA                      Decision : **Application Permitted**  
Location : Treetops Hillview Road Rayleigh  
Proposal : Application for non-material amendment following grant of  
planning permission 15/00775/FUL granted 03.02.2016 for  
access from second floor  
Applicant : Flush Group

Application No : 16/00635/FUL                      Decision : **Refuse Planning  
Permission**  
Location : 66 Barling Road Great Wakering  
Proposal : Single Storey Rear Conservatory Extension  
Applicant : Mr & Mrs Carpenter

#### Reason(s) for Refusal

- 1 The Allocations Plan 2014 retains the site within the Metropolitan Green Belt. Within the Green Belt, as defined in these policies, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined on Policy DM17 of the Development Management Document). Any development, which is permitted, shall be of a scale, design and siting, such that the openness of the countryside is not impaired.

Policy DM17 of the Council's Development Management Document provides that for dwellings located in the Green Belt, the total size of a dwelling as extended, including any extension which may have previously been added, will not normally exceed the original floor space by more than 25%. The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the size of the original property contrary to Policy DM17 and detrimental to the openness of the Green Belt. This is considered to represent a disproportionate addition contrary to paragraph 89 of the National Planning Policy Framework (NPPF) and is thus considered inappropriate development within the Green Belt. No very special circumstances have been

put forward to outweigh harm to the Green Belt by way of inappropriateness and it is not considered that any such circumstances exist.

Application No : 16/00646/LDC                      Decision : **LDC Part Permitted  
Part Refused**  
Location : Tyndol Chelmsford Road Rawreth  
Proposal : Application for a Certificate of Lawfulness for Existing Use  
Storage In Association With Motor Trade In Buildings And  
Associated Access  
Applicant : Mr Colin Haywood

Application No : 16/00648/LDC                      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 19 Sunnyfield Gardens Hockley  
Proposal : Application for a Lawful Development Certificate for  
Proposed Conversion of Garage to Habitable Room  
Applicant : Ms Annette Rogers

Application No : 16/00649/FUL                      Decision : **Application Permitted**  
Location : 9 Humber Close Rayleigh SS6 7TG  
Proposal : Proposed Hip to Gable Roof Extension and Form Pitched  
Roof Front Dormer and Flat Roof Rear Dormer. Single  
Storey Side Extension.  
Applicant : Mr Daniel Sutton

Application No : 16/00654/FUL                      Decision : **Refuse Planning  
Permission**  
Location : 28 Cheapside East Rayleigh SS6 9JU  
Proposal : Demolish Existing Bungalow and Construct 2 No. Three  
Bedroomed Bungalows  
Applicant : Page Estates Ltd - Mr S Page

Reason(s) for Refusal

- 1 The proposal, by way of the internal layout proposed, would fail to meet requirements set out within the Technical Housing Standards: Nationally Described Space Standard by way of the inadequate width and floor space of one single bedroom proposed to each dwelling. This shortfall would result in an internal layout to each dwelling which would fail to meet the reasonable needs of the potential number of future inhabitants and limiting future adaptability to the life changes of those future occupiers contrary to the standards set within the Technical Housing Standards: Nationally Described Space Standard 2015 and to Policy DM4 of the Rochford District Council Development Management Plan 2014.

- 2 The proposal, by way of the inadequate on-site parking provision proposed would likely lead to on-street parking to the detriment of highway and pedestrian safety and contrary to Policy T8 of the Core Strategy and Policy DM3 of the Development Management Plan. In addition, it is not considered that hard surfacing of the proposed soft landscaped area would serve to address this reason for refusal as this in turn would result in a hard and visually uninteresting street frontage, uncharacteristic of the locality and to the detriment of visual amenity in the street scene. This would be contrary to part (iii) of Policy DM1 of the Development Management Plan (2014) and Policy CP1 of the Rochford District Core Strategy (2011).
  
- 3 There are established trees on the site which have not been included within the application. Policy DM25 advises that development proposals should seek to conserve and enhance existing trees and that where development would result in the loss of existing trees then appropriate mitigation measures should be implemented to offset the impact through replacement. No tree impact assessment has been submitted with the application and as a consequence the impact of the proposed development on existing trees cannot be fully understood. It would appear that the development would result in the loss of existing trees with no details of replacement trees to be provided contrary to Policy DM25 and part (iv) of Policy DM1 of the Development Management Plan (2014).

Application No : 16/00660/DPDP1      Decision : **Not Permitted Development**

Location : 77 Victor Gardens Hawkwell  
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8m from Original Rear Wall, Eaves Height 2.5m, Maximum Height 4m  
 Applicant : Mr P And Mrs S Fryatt And Mrs P McCarthy

Application No : 16/00661/LDC      Decision : **Refuse Lawful Development Certificate**

Location : 77 Victor Gardens Hawkwell Essex  
 Proposal : Application for a Lawful Development Certificate for Proposed Front And Rear Extension  
 Applicant : Mrs Susan Fryatt

Reason(s) for Refusal

- 1 It is noted that prior approval would need to be sought for any extension exceeding 4 metres in depth and the application 16/00660/DPDP1, submitted alongside this application, found that prior approval was not required by virtue of a lack of neighbour objection. In any case, the proposed rear extension would be a maximum of 8.9 metres in depth and would therefore exceed the 8 metre depth limit under part (g) to Class A. As a result, the proposed rear extension would not be lawful.

The maximum height of the porch structure would be some 3.7 metres which would exceed 3 metres from ground level. The ground area of the porch would be some 3.96 cubic metres which would exceed 3 cubic metres. As a result, the proposed porch would fail to comply with parts (b) and (c) of Class D and would not be lawful.

Application No : 16/00657/FUL            Decision : **Application Permitted**  
Location : 59 Woodlands Road Hockley  
Proposal : First Floor Front Extension and Extend Roof. Single Storey  
Rear Extension and Patio  
Applicant : Mr And Mrs Norman

Application No : 16/00658/FUL            Decision : **Refuse Planning  
Permission**  
Location : 59 Heron Gardens Rayleigh  
Proposal : Two Storey Rear Extension  
Applicant : Mrs Lisa Peacock

Reason(s) for Refusal

- 1 Supplementary Planning Document 2 - Housing Design paragraph 6.2d states that first floor extensions, in order to prevent excessive overshadowing of neighbouring properties, shall be sited to ensure that their projection does not form a horizontal angle greater than 45° with the nearest habitable room window of any adjacent property. The development, as proposed, would project considerably beyond such a line drawn from the nearest ground floor window leading to a loss of light and having an overbearing relationship towards the neighbouring dwelling at 61 Heron Gardens contrary to part (x) to policy DM1 of the Development Management Plan 2014.

Application No : 16/00677/DOC            Decision : **Discharge Of  
Conditions**  
Location : Site Of Bullwood Hall Bullwood Hall Lane Hockley  
Proposal : Application to Discharge Condition 11 to 15/00379/OUT  
Applicant : Harrow Estates PLC - Mr Dan Evans

Application No : 16/00679/FUL            Decision : **Refuse Planning  
Permission**  
Location : Land Opposite 2 Goldsmith Drive Rayleigh  
Proposal : Proposed Stable Building Housing 2 Stalls and a Tack  
Room. New Gated Access Road From Goldsmith Drive  
with Parking Area and Turning Circle and Fenced off Areas  
to Create a Holding Pen and Grazing Area  
Applicant : Mr Jeremiah O'Connor

Reason(s) for Refusal

- 1 The application, by way of the proposed grazing area of some 0.17 hectares, would fall considerably short of the 0.8 hectares which would be required for 2 stables by part (ii) of Policy DM15 of the Rochford District Council Development Management Plan 2014. Whilst the site benefits from having

immediately accessible bridleways which could provide an alternative to the open space provided, it is not considered that this would be enough to counteract the significant shortfall of the grazing area provided, which would provide less than a quarter of the grazing area required for two stables. This application would therefore be contrary to part (ii) of Policy DM15 of the Rochford District Council Development Management Plan 2014.

- 2 The proposal, by way of the significant amount of hard standing proposed, would be considered visually intrusive and detrimental to the relatively open and undeveloped plotland character of the Green Belt area and to the existing landscape in which the site is located, contrary to part (vi) of Policy DM15 of the Rochford District Council Development Management Plan 2014 and Policy GB1 of the Rochford District Council Core Strategy 2011.
- 3 No ecological survey has been submitted to support this application and as such it has not been possible to accurately assess the impact of this development on protected species, contrary to Policy DM27 of the Rochford District Council Development Management Plan and the interests of those species more generally.

Application No : 16/00685/FUL            Decision : **Application Permitted**  
Location : Land Rear Of 149 Green Lane Eastwood  
Proposal : Two storey side extension (cross boundary with southend)  
Applicant : Mr John Strain

Application No : 16/00686/DOC            Decision : **Discharge Of Conditions**  
Location : Land Rear Of Ranch House Greenacres Nursery Folly Chase  
Proposal : Application for approval of details reserved by condition, no 7 and 8 following approval 15/00517/FUL dated 24th September 2015  
Applicant : Mr Patrick Woods

Application No : 16/00688/DOC            Decision : **Discharge Of Conditions**  
Location : Land Between 17 And 23 Shakespeare Avenue Rayleigh  
Proposal : Construct one detached four bedroomed house with integral garage, form new vehicular crossing  
Applicant : F Withrington & Sons - Mr M Withrington

Application No : 16/00694/FUL            Decision : **Application Permitted**  
Location : 21 Avondale Road Rayleigh SS6 8NJ  
Proposal : Demolish Single Storey Flat Roof Rear Extension and Construct Part Two/Part Single Storey Flat Roof Rear Extension  
Applicant : Mr Paul Dormer

Application No : 16/00699/DPDP3M Decision : **Prior Approval  
Required - Refused**

Location : The Old Barn Creeksia Ferry Road Canewdon  
Proposal : Application for Prior Approval for Change of Use of  
Agricultural Building to One 1-bed Dwelling  
Applicant : Mrs A Heffernan

- 1 The proposal would be to a building that was not used solely for an agricultural use, as part of an established agricultural unit on 20th March 2013 contrary to part Q (a) of Class Q to Schedule 2, Part 3, Class Q of the Town and Country (General Permitted Development) Order 2015 and thus would not be a development permitted by the Order.

Application No : 16/00696/FUL Decision : **Application Permitted**  
Location : 85 Philbrick Crescent West Rayleigh  
Proposal : Proposed Single Storey Rear Extension and Hip to Gable  
Loft Conversion With Front and Rear Dormers  
Applicant : Mr D Harwood

Application No : 16/00695/FUL Decision : **Refuse Planning  
Permission**  
Location : 68 Lee Lotts Great Wakering  
Proposal : Single storey Pitched Roof Side Extension with Roof Lights  
Applicant : Mr Robert Williams

#### Reason(s) for Refusal

- 1 The proposed single-storey side extension is excessive in size and bulk and is therefore considered to be an intrusive development which represents an incongruous and overbearing feature that detracts from the outlook of the street scene and the surrounding area as a whole, contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and Policy DM1 of the Rochford District Council Development Management Plan (2014) as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007).
- 2 The extension is of poor quality design that does not relate well to the existing built form of the application site nor that of the surrounding area. Therefore the proposal would be deemed contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and Policy DM1 of the Rochford District Council Development Management Plan (2014) as well as the guidance provided within Rochford District Council's Planning Document 2 Housing Design (2007) as well as the core principles of the NPPF.
- 3 By virtue of the excessive scale of the proposed addition, the private garden area included within the site would be significantly reduced. The remaining garden area would fall below guidance provided within Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design which is supported by Policy CP1 of Rochford District Council's Core Strategy as well as Policies DM1 and DM3 of Rochford District Council's Development Management Plan.



Application No : 16/00705/FUL      Decision : **Application Permitted**  
Location : 29 White Hart Lane Hawkwell  
Proposal : Demolish existing dwelling and carport and build one new  
4-bed house with integral garage, one new 3-bed bungalow  
with integral garage and one new 4-bed bungalow with  
attached garage.  
Applicant : Mr D Frost - Frost Homes (UK) Ltd

Application No : 16/00707/FUL      Decision : **Application Permitted**  
Location : Bethel 4 West Avenue Hullbridge  
Proposal : Replace Rear Balcony and Construct Chimney  
Applicant : Mr Adam Twyman

Application No : 16/00709/FUL      Decision : **Application Permitted**  
Location : 33 Hawkwell Road Hockley  
Proposal : Raise Roof and Form Two Pitched Roof Front Dormers and  
Flat Roof Rear Dormer and Two Windows at First Floor to  
Side Elevation  
Applicant : Mr Dean Copping

Application No : 16/00711/FUL      Decision : **Application Permitted**  
Location : 38 Hatfield Road Rayleigh  
Proposal : Dormers to front  
Applicant : Mr N Tipper

Application No : 16/00710/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : Clydesdale Trinity Wood Road Hockley  
Proposal : Application for a Lawful Development Certificate for  
Proposed Rooms in Roof with Dormers  
Applicant : Mr Trevor Beaman

Application No : 16/00720/FUL      Decision : **Application Permitted**  
Location : 44 Hatfield Road Rayleigh  
Proposal : Hip to Gable Roof Extension with Front and Rear Flat Roof  
Dormers  
Applicant : Mr Mark Levett

Application No : 16/00721/FUL      Decision : **Application Permitted**  
Location : 247 High Street Great Wakering  
Proposal : Part Single Storey/Part First Floor Rear Extension  
Applicant : Mr Phil Burgess

Application No : 16/00724/FUL      Decision : **Refuse Planning Permission**

Location : 5 Eastern Road Rayleigh  
Proposal : Proposed First Floor Side Extension with Crown Roof Over  
Applicant : Mr Neil Worrall

Reason(s) for Refusal

- 1 The proposal, by way of its two storey nature and relationship with the property at 3 Eastern Road, would result in a development which would significantly impact on the amenity of the occupiers of No. 3 Eastern Road by the resulting loss of light to the kitchen window which is sited on the southern side elevation. Excessive loss of light to this habitable room window would be considered to cause significant harm to the enjoyment of the occupiers of the neighbouring dwelling, contrary to part (ix) and (x) of Policy DM1 of the Rochford District Council Development Management Plan and Supplementary Planning Document 2: Housing Design.

Application No : 16/00726/FUL      Decision : **Application Permitted**  
Location : Garage Block Adjacent Harris Court Hillcrest Road Hockley  
Proposal : Demolition of Existing Garage Block and Erection of 1no 2-storey Block Containing 2no Flats with Associated Parking and Amenity.  
Applicant : Rochford Housing Association Limited

Application No : 16/00728/FUL      Decision : **Application Permitted**  
Location : 66 Oxford Road Rochford  
Proposal : Proposed Flat Roof Front Dormer and Rooflight  
Applicant : Mr A English

Application No : 16/00729/DOC      Decision : **Discharge Of Conditions**  
Location : Site Of Bullwood Hall Bullwood Hall Lane Hockley  
Proposal : Application To Partly Discharge Condition 10 To Permission Granted On 22nd January 2016 Under Application Ref: 15/00379/OUT For Residential Redevelopment And For Contamination Remediation Scheme  
Applicant : Harrow Estates

Application No : 16/00730/LDC      Decision : **Grant Lawful Development Certificate**  
 Location : 18 Downhall Park Way Rayleigh  
 Proposal : Application for a Certificate Of Lawfulness For Proposed Loft Conversion  
 Applicant : Mr T Adcock

Application No : 16/00732/FUL      Decision : **Application Permitted**  
 Location : Land Rear Of 103 High Road Rayleigh  
 Proposal : Create 1 no. 4 bedroom new dwelling. (Amended Proposal)  
 Applicant : Richards Property Solutions 2

Application No : 16/00736/LDC      Decision : **Grant Lawful Development Certificate**  
 Location : 8 Goose Cottages Chelmsford Road Rawreth  
 Proposal : Application for a Certificate of Lawfulness for Proposed Conservatory  
 Applicant : Mr & Mrs Smith

Application No : 16/00737/DPDP1      Decision : **Prior Approval of Details Not Required**  
 Location : 8 Goose Cottages Chelmsford Road Rawreth  
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.57m from Original Rear Wall, Eaves Height 2.56m, Maximum Height 3.82m  
 Applicant : Mr & Mrs Smith

Application No : 16/00735/FUL      Decision : **Application Permitted**  
 Location : 14 Meesons Mead Rochford  
 Proposal : Proposed Hip to Gable Roof Extension with Flat Roof Front and Rear Dormers and Single Storey Flat Roof Rear Extension With Roof Lights  
 Applicant : Mr & Mrs Mariusz and Aneta Karamanski

Application No : 16/00739/LBC      Decision : **Application Permitted**  
 Location : Old Vicarage Church Road Hockley  
 Proposal : Repointing Of House And Garden Wall And Repair To Window Arches  
 Applicant : Mr & Mrs Thompson

Application No : 16/00743/FUL      Decision : **Application Permitted**  
Location : 1 Kingsmead Cottages Barling Road Barling Magna  
Proposal : Demolish Existing Dwelling And Construct New Dwelling,  
Change Use Of Land To Grazing And Erect Stable, Hay  
Store And Tack Room  
Applicant : Mr P Barthaud

Application No : 16/00749/FUL      Decision : **Application Permitted**  
Location : 3A Marylands Avenue Hockley  
Proposal : Construct Front Bay Window, Conversion of Garage to  
Utility and Dining Room  
Applicant : Mr & Mrs Beharrie

Application No : 16/00543/FUL      Decision : **Application Permitted**  
Location : 34 Holly Tree Gardens Rayleigh  
Proposal : Single Storey Rear Extension with Roof Lantern and  
Raised Decking Area to Rear with Steps up and  
Balustrading  
Applicant : Mr And Mrs Hall

Application No : 16/00752/FUL      Decision : **Application Permitted**  
Location : Stoneridge 31 Creek View Avenue Hullbridge  
Proposal : Extend Existing Front Dormer  
Applicant : Mr Charles King

Application No : 16/00750/FUL      Decision : **Application Permitted**  
Location : 52 Kingswood Crescent Rayleigh  
Proposal : Proposed First Floor Rear Extension and First Floor Rear  
Balcony  
Applicant : Mr And Mrs Russell

Application No : 16/00751/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 2 Linden Close Rayleigh Essex  
Proposal : Householder Prior Approval for Single Storey Side  
Extension. Projection 4m from Original Rear Wall, Eaves  
Height 2.8m, Maximum Height 3.5m  
Applicant : Mr And Mrs Jones

Application No : 16/00754/LDC      Decision : **Grant Lawful Development Certificate**

Location : 24 Laburnum Way Rayleigh  
Proposal : Application for a Lawful Development Certificate for Proposed Flat Roofed Rear Dormer  
Applicant : Mr George Searle

Application No : 16/00755/FUL      Decision : **Refuse Planning Permission**

Location : 247 High Street Great Wakering  
Proposal : Rear First Floor Extension and Part Ground Floor Extension (Alternative Design)  
Applicant : Mr Phil Burgess

Reason(s) for Refusal

- 1 The proposal, by way of its two storey flat roof element, would be of a poor quality design harmful to the character of the local area contrary to part (ix) and (x) of Policy DM1 of the Rochford District Council Development Management Plan and Supplementary Planning Document 2: Housing Design.

Application No : 16/00758/DPDP1      Decision : **Prior Approval of Details Not Required**

Location : 110 Ferry Road Hullbridge  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.6m from Original Rear Wall, Eaves Height 2.7m, Maximum Height 2.7m  
Applicant : Mr Derek Guiver

Application No : 16/00759/DPDP1      Decision : **Prior Approval of Details Not Required**

Location : 4 Willow Close Hockley  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.5m from Original Rear Wall, Eaves Height 3m, Maximum Height 3.4m  
Applicant : Mr And Mrs Barrett

Application No : 16/00769/DOC      Decision : **Discharge Of Conditions**

Location : 31 High Street Rayleigh  
Proposal : Discharge of condition no. 2 on planning application 16/00323/FUL  
Applicant : Mr David Rasch

Application No : 16/00770/DPDP1      Decision : **Not Permitted Development**  
Location : 11 Jubilee Cottages Paglesham Road Paglesham  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6.0m from Original Rear Wall, Eaves Height 2.750m, Maximum Height 3.975m  
Applicant : Mr And Mrs Robinson-Day

Application No : 16/00771/FUL      Decision : **Application Permitted**  
Location : 57 Hawkwell Chase Hawkwell  
Proposal : Single Storey Rear Extension. Rooms In The Roof With Front And Rear Dormers  
Applicant : Mr T Harbour

Application No : 16/00776/FUL      Decision : **Refuse Planning Permission**  
Location : 77 Rectory Road Rochford  
Proposal : Construct First Floor Front and Rear Extensions With Pitched Roof Over and Rooflights  
Applicant : Mr Trevor Hudson

Reason(s) for Refusal

- 1 The proposed development is extensive in its scale and form. The addition would create a property which is out of scale with the character of both, the existing property and neighbouring dwellings causing a negative impact on the visual amenity of the street and the character of the area as a whole. The first floor addition would create an unattractive, poorly designed, incompatible feature, which is excessive in size forming an overly dominant form within the roofline of the property. The proposed overall increase in height of the roof would be inconsistent with the surrounding properties forming a disproportionate relationship with the adjoining property at number 75 Rectory Road. The proposal fails to promote high quality design and would not create a positive contribution to the surrounding built environment, contrary to Policy DM1 of the Rochford District Council Development Management Plan which requires that new developments should carefully consider design and positively contribute to the surrounding natural and built environment and residential amenity. The proposal would also conflict with Policy CP1 of the Rochford District Council Local Development Framework Core Strategy (2011) and Policy DM1 of the Development Management Plan (2014), which require high quality design and proposals to take into account issues such as scale and form and visual amenity. The proposal is also contrary to one of the core principles of the National Planning Policy Framework which seeks to secure high quality design.

Application No : 16/00775/LDC      Decision : **Grant Lawful Development Certificate**

Location : 3A Marylands Avenue Hockley  
Proposal : Application for a Lawful Development Certificate for Proposed Dormer to Side  
Applicant : Mr & Mrs Beharrie

Application No : 16/00778/FUL      Decision : **Refuse Planning Permission**

Location : 77 Louis Drive Rayleigh SS6 9DY  
Proposal : Demolish Existing Dwelling and Construct Two 4-bed Houses and Two 3-bed Bungalows (Amended Proposal)  
Applicant : Mr T & M Withrington

Reason(s) for Refusal

- 1 The proposed development would amount to inappropriate infill development within a residential garden which would not achieve the high standard of design and layout and would not contribute positively to the locality contrary to paragraphs 53, 56, 58 and 64 of the National Planning Policy Framework. The proposal would not therefore represent sustainable development. The proposed development would not relate well to the existing street pattern, density and character of the locality contrary to Policy H1 of the Core Strategy (2011) and parts (iii), (ix) and (x) of Policy DM1 and parts (i), (ii), (iv) and (viii) of Policy DM3 of the Development Management Plan (2014). The proposal would result in development that would be out of character with the spacious nature of the locality. The lack of 100 square metre garden area to the dwellings on Plots 1 and 2 is further symptomatic of overdevelopment of the site.

Application No : 16/00780/FUL      Decision : **Application Permitted**  
Location : 60 High Road Rayleigh SS6 7AD  
Proposal : Single Storey Side and Rear Extension  
Applicant : Mr & Mrs M F Rudd

Application No : 16/00781/FUL      Decision : **Application Permitted**  
Location : 1 Broadlands Avenue Rayleigh SS6 8AQ  
Proposal : Construct Single Storey Rear Extension  
Applicant : Miss Collette & Mr Nathan Wheeler & Smith

Application No : 16/00784/FUL      Decision : **Application Permitted**  
Location : 18 Peregrine Gardens Rayleigh SS6 9GR  
Proposal : Convert Garage to Habitable Room with a Bay Window  
Applicant : Mr Joe Williams

Application No : 16/00793/LDC      Decision : **Grant Lawful Development Certificate**

Location : 56A Aldermans Hill Hockley  
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Rear Extension with Roof Lantern (Remove Existing Conservatory)  
Applicant : Mr R Tungatt

Application No : 16/00800/FUL      Decision : **Application Permitted**

Location : 46 Glencrofts Hawkwell  
Proposal : Single Storey Rear Extension  
Applicant : Mr Richard Bell

Application No : 16/00811/FUL      Decision : **Application Permitted**

Location : 21 Upway Rayleigh  
Proposal : First Floor Rear Extension  
Applicant : Mr Simon Lobar

Application No : 16/00830/FUL      Decision : **Application Permitted**

Location : 6 Lodgelands Close Rayleigh  
Proposal : First Floor Rear Extension  
Applicant : Mr And Mrs Hill

Application No : 16/00815/DPDP1      Decision : **Prior Approval of Details Not Required**

Location : 144 Rochford Garden Way Rochford  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.4m from Original Rear Wall, Eaves Height 2.25m, Maximum Height 3.15m  
Applicant : Mr Paul Simmons

Application No : 16/00823/DOC      Decision : **Discharge Of Conditions**

Location : Bullwood Hall Prison Bullwood Hall Lane Hockley  
Proposal : Outline Application to Demolish Existing Prison Complex Buildings, Convert Bullwood Hall into Terrace of Three Houses Incorporating Extension, Provide Residential Development of 60 no. Dwellings, Alterations to Access and Access Road  
Applicant : Harrow Estates - Miss Ashleigh Michnowiec



Application No : 16/00826/NMA      Decision : **Application Permitted**  
Location : 4 High Street Rayleigh  
Proposal : Application Non-Material Amendment To Application For  
Two Semi-Detached Houses Approved On 26th November  
2015 Under Application Ref: 15/00317/FUL And For  
Amended Elevation And Fenestration  
Applicant : Westlands Farm Developments - Mr Roger Jones

Application No : 16/00827/DPDP1      Decision : **Not Permitted  
Development**  
Location : Mirage 241 Rectory Avenue Rochford  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 6.4m (reducing to 4.8) from Original  
Rear Wall, Eaves Height 2.6m, Maximum Height 3.7m.  
Applicant : Mr Stephen Overy

Application No : 16/00866/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 43 Station Crescent Rayleigh  
Proposal : Application for a Lawful Development Certificate to Extend  
Roof from Hip to Gable and Extend Existing Rear Dormer  
and Insert Roof Lights to Front  
Applicant : Mr Christopher Moran