

PLANNING DECISIONS – April 2018

Application No : 17/00582/FUL Decision : **Application Permitted**
Location : Land West Of Oak Road And North Of Hall Road Rochford
Proposal : Application to revise approved layout to phase 2 and 3 to change 43 no plots to provide additional 20 no dwellings increasing overall layout from 600 dwellings to proposed 620 dwellings
Applicant : Bellway Homes

Application No : 17/00710/FUL Decision : **Application Permitted**
Location : Land South Of Brickfield Cottages Cherry Orchard Lane Rochford
Proposal : Construction of day nursery at ground floor with offices (B1) over, parking and associated landscaping.
Applicant : Cherry Orchard Homes & Villages Limited - Mr Neil Ryan

Application No : 17/00951/LDC Decision : **Refuse Lawful Development Certificate**
Location : Lonsdale Lark Hill Road Canewdon
Proposal : Application for a Certificate of Lawfulness for Proposed Single Storey Side and Rear Extensions
Applicant : Mr James Phipps

Reason(s) for Refusal

- 1 The side extension would extend beyond an original side wall of the dwellinghouse and would have a width greater than half the width of the original dwellinghouse, contrary to part (j) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order (England) 2015. It would therefore not be permitted development and would require planning permission.
- 2 The submitted plans do not include illustrations of the elevations of the proposed extensions making it not possible to determine the eaves height of the proposed extensions.

Application No : 17/01145/FUL Decision : **Application Permitted**
Location : Shotgate Farm London Road Rawreth
Proposal : Demolish outbuildings and make alterations and change
use of redundant barn and outbuildings to form dwelling
Applicant : Mrs L Willats

Application No : 17/01156/FUL Decision : **Application Permitted**
Location : 29 Western Road Rayleigh SS6 7AY
Proposal : Proposed Ground and First Floor Extensions and
Alterations to Front and Rear
Applicant : Mr & Mrs Mark Ellul

Application No : 17/01170/FUL Decision : **Application Permitted**
Location : 48 Cagefield Road Stambridge SS4 2BE
Proposal : Application to Retain Revised Single Storey Front and Rear
Extensions to Form One Bedroomed Annexe
Applicant : Mr D Dalton

Application No : 17/01203/FUL Decision : **Application Permitted**
Location : Lyndhurst Lyndhurst Road Ashingdon
Proposal : Demolish existing extensions and construct single storey
extension. Alterations to fenestration
Applicant : Mr & Mrs Adrian Walker

Application No : 17/01210/FUL Decision : **Refuse Planning
Permission**
Location : Land At Montefiore Avenue Rayleigh
Proposal : Erection of Two Stable Building with Tack Room and
Detached Hay Store Shed with Steel Fencing and Gate to
Entrance
Applicant : Ms Alderslade

Reason(s) for Refusal

- 1 The application site lies within the Metropolitan Green Belt as defined in the Local Development Framework Allocations Plan (2014). In accordance with the National Planning Policy Framework inappropriate development within the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The provision of appropriate facilities for outdoor sport are appropriate in the Green Belt, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Proposals for new equine facilities are subject to a range of criteria including minimising the impact on the character, appearance and openness of the Green Belt.

It is considered that the proposed development by reason of its layout and design in this case would result in an urbanising effect which is judged to be materially harmful to the open and rural character of the area. It would amount to encroachment into the Green Belt and adversely affect its visual amenities.

The proposal is considered to be inappropriate development in the Green Belt and the details submitted in support of the application are not considered to amount to the very special circumstances necessary to overcome the harm that would be caused to the Green Belt. Accordingly the development would be contrary to Policies GB1 of the Core Strategy and Policy DM15 of the Development Management Plan of the Rochford Local Development Framework and the National Planning Policy Framework.

Application No : 17/01245/FUL Decision : **Application Permitted**
Location : Units 8 And 36 To 37 Star Lane Industrial Estate Great Wakering
Proposal : Application to remove condition 3,4,5 and 8 concerning investigation and remediation to any site contamination found during and prior to construction of proposed workshop building approved on 16th November 2017 under application ref: 17/00817/FUL
Applicant : GBN SERVICES LTD - Mr T DICKENS

Application No : 18/00012/FUL Decision : **Refuse Planning Permission**
Location : Talgarth Hall Road Rochford
Proposal : Demolish conservatory and construct ground floor rear extension to form a kitchen and family room. Renew guarding to balcony
Applicant : Mr Matthew Hunt

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 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 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 : 18/00024/FUL Decision : **Refuse Planning Permission**
Location : 26 London Hill Rayleigh SS6 7HP
Proposal : Two storey rear extension, insertion of window in existing flank wall at ground floor and form terrace at ground floor level with steps down to garden
Applicant : Mr & Mrs Gregory

Reason(s) for Refusal

- 1 The proposed two-storey rear extension, by virtue of the flat roofed form, would not achieve a high standard of design contrary to parts (ix), (x) and (xi) of Policy DM1 of Rochford District Council's Development Management Plan (2014), Policy CP1 of the Council's Core Strategy (2011) as well as Rochford District Council's Supplementary Planning Document 2 Housing Design (January 2007).

Application No : 18/00027/FUL Decision : **Application Permitted**
Location : 63 Orchard Avenue Hockley Essex
Proposal : Construct two storey rear and side extension, form first floor with new roof over and alterations to convert existing bungalow to house.
Applicant : Martin O Dowd

Application No : 18/00033/FUL Decision : **Application Permitted**
Location : 9 Nevern Close Rayleigh SS6 7PQ
Proposal : Part Single Part Two Storey Side Extension Incorporating Flat Roof Garage
Applicant : THS Concepts - Mr Chris Horton

Application No : 18/00046/FUL Decision : **Application Permitted**
Location : 4 Willow Close Rayleigh SS6 9LE
Proposal : Demolish Existing Garage and Rear Extension, Construct Part Two/Part Single Storey Side and Rear Extension, Extend Existing Front Dormer
Applicant : Mr J Stone

Application No : 18/00047/FUL Decision : **Application Permitted**
Location : 143 The Chase Rayleigh SS6 8QP
Proposal : Flat Roof Rear Dormer and Front Rooflights
Applicant : Mr Gareth Stewart

Application No : 18/00051/FUL Decision : **Application Permitted**
Location : 40 King Henrys Drive Rochford Essex
Proposal : Two Storey Side and Rear Extension and Raise Roof to Convert Bungalow to Two Storey Dwelling
Applicant : Miss Stacey Lemon

Application No : 18/00056/DOC Decision : **Discharge Of Conditions**
Location : Land South of 27 Church Road Barling Magna
Proposal : Application for Discharge of Conditions 3, 4, 6, 7, 8, 9, 10 and 11 on approved application 17/00531/FUL: Proposed Detached 4-bedroom Dwelling
Applicant : Mr Matthew Lawrence

Application No : 18/00057/FUL Decision : **Application Permitted**
Location : 64 Parklands Rochford Essex
Proposal : Single Storey Side Extension
Applicant : Mr Paul Chapman

Application No : 18/00059/FUL Decision : **Application Permitted**
Location : 1 Hatfield House East Street Rochford
Proposal : Replacement windows, external decoration, replacement roof finish and roofing works, guttering and downpipes
Applicant : Sanctuary Housing Association - Mr Steve Felton

Application No : 18/00060/FUL Decision : **Application Permitted**
Location : Block 4 To 14 Crown Hill Rayleigh
Proposal : Replacement Windows and Roof Finish Replacement, Including Insulation, Battens and Membranes
Applicant : Sanctuary Housing Association - Mr Steve Felton

Application No : 18/00061/FUL Decision : **Application Permitted**
Location : Street Record Francis Walk Rayleigh
Proposal : Proposed Replacement Windows and Roof Finish Replacement Including Insulation, Battens and Membranes to Nos. 5,6,7,8,9,10,11,12 Francis Walk
Applicant : Sanctuary Housing Association - Mr Steve Felton

Application No : 18/00063/FUL Decision : **Application Permitted**
Location : 11 The Drive Rochford SS4 1QD
Proposal : Proposed single storey rear extension, two storey side extension, rooms in the roof and porch
Applicant : Mr & Mrs Charles Bradford

Application No : 18/00079/FUL Decision : **Application Permitted**
Location : 51 Ashingdon Road Rochford Essex
Proposal : Crossing application
Applicant : Mr Chris Reddan

Application No : 18/00072/FUL Decision : **Refuse Planning Permission**
Location : Land At Flemings Farm Flemings Farm Road Eastwood
Proposal : Use of Caravan Site For Upto 10 Touring Caravans;
Storage of Upto 5 Touring Caravans and Installation of
Septic Tank
Applicant : R&W Avery Ltd - Mr Stephen Avery

Reason(s) for Refusal

- 1 The application site lies within the Green Belt as identified in the Rochford District Council Local Development Framework Allocations Plan. The National Planning Policy Framework sets out the general presumption against inappropriate development within the Green Belt. Such development should not be approved except in very special circumstances. Very special circumstances to justify inappropriate development will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The use of the site for up to 15 touring caravans including the storage of up to 5 touring caravans would fail to preserve the openness of the Green Belt and conflict with the purpose of safeguarding the countryside from encroachment. Paragraph 88 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. The application has not been demonstrated that the very special circumstances necessary to justify the development exist. The proposal, therefore, conflicts with paragraphs 87 to 90 of the Framework.

Application No : 18/00073/FUL Decision : **Application Permitted**
Location : 36 Albany Road Rayleigh SS6 8TE
Proposal : Proposed flat roof front dormer and single storey rear
extension
Applicant : Mr & Mrs A Risberg

Application No : 18/00080/FUL Decision : **Application Permitted**
Location : 12 Craven Close Rochford SS4 3DD
Proposal : roof conversion and provision of two dormers
Applicant : Mr J Hooper

Application No : 18/00094/FUL Decision : **Application Permitted**
Location : Site Of 44 Clifton Road Ashingdon
Proposal : Demolish Existing Dwelling and Construct Two Three
Bedroomed Bungalows
Applicant : F W Withrington & Sons - Mr T & M Withrington

Application No : 18/00100/FUL Decision : **Application Permitted**
Location : 200A High Street Great Wakering SS3 0HF
Proposal : Demolish existing rear conservatory and construct single storey rear extension
Applicant : Mr Paul Anderson

Application No : 18/00103/FUL Decision : **Application Permitted**
Location : 28 Elmwood Avenue Hawkwell SS5 4ND
Proposal : Demolish Existing Garage and Car Port and Construct Two Storey Side Extension and Changes to Elevations
Applicant : Mr S Search

Application No : 18/00143/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 98 Shoebury Road Great Wakering Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5m from Original Rear Wall, Eaves Height 2.7m, Maximum Height 4m
Applicant : Mr B Barber

Application No : 18/00111/FUL Decision : **Refuse Planning Permission**
Location : 31 Macintyres Walk Ashingdon SS4 3ED
Proposal : Proposed single-storey side and rear extension.
Applicant : Mr Mark Desbois

Reason(s) for Refusal

- 1 The submitted plans indicate that the proposed extension would have a maximum height of approximately 3.4 metres and would extend approximately 10 metres beyond the rear elevation of the existing dwelling. These dimensions are considered to constitute an extension with an excessive height and bulk in this location, being in such close proximity to the boundary with neighbouring dwellings. As a result it is considered that the proposed extension would have an unacceptable overbearing impact, in detriment to the residential amenity enjoyed by the occupants of the neighbouring no.33 Macintyres Walk and no.10 Minton Walk. This is contrary to Policy DM1 of Rochford District Council's Development Management Plan (2014) as well as Rochford District Council's Supplementary Planning Document 2 Housing Design (January 2007).

Application No : 18/00113/FUL Decision : **Application Permitted**
Location : 105 London Road Rayleigh Essex
Proposal : Retrospective application for Automatic Teller Machine
Applicant : Notemachine UK Ltd - Ms Jan Clark

Application No : 18/00114/ADV Decision : **Application Permitted**
Location : 105 London Road Rayleigh Essex
Proposal : Retrospective Application For Internally Illuminated
Automatic Teller Machine Signage
Applicant : Ms Jan Clark

Application No : 18/00142/NMA Decision : **Application Permitted**
Location : Greenacre Hyde Wood Lane Canewdon
Proposal : Application for non material amendment following grant of
planning permission 16/01192/FUL dated 8th February
2017 for relocation of the dwellings within the site area and
change in materials. the roof material will be pan tile, the
north and south elevation red farmhouse brick and east
west elevations timber cladding. Windows will be traditional
sash windows and doors will be timber
Applicant : Mr Bradley Guiver

Application No : 18/00144/FUL Decision : **Application Permitted**
Location : 27 Downhall Park Way Rayleigh Essex
Proposal : Single Storey Rear Extension with Roof Lantern
Applicant : Mrs Rhianne Tsai

Application No : 18/00122/FUL Decision : **Application Permitted**
Location : 11 Swallow Close Rayleigh SS6 9UE
Proposal : Single Storey Side and Rear Extension with a Lean to Roof
and Roof Lights
Applicant : Mr & Mrs Lee & Lana Jack

Application No : 18/00123/FUL Decision : **Application Permitted**
Location : 1 Station Crescent Rayleigh SS6 8AT
Proposal : Proposed Detached Flat Roof Garage
Applicant : Mr & Mrs Hayward

Application No : 18/00125/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : 31 Rettendon Close Rayleigh Essex
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension
Applicant : Mrs Udari Caldeira

Reason(s) for Refusal

The original plan for the estate in which the application host dwelling is located, dated 1979, indicates that the existing attached garage was not an original part of the dwelling. Therefore, the proposed rear extension would be joined to an existing extension, which taken together, would extend beyond a

wall forming a side elevation of the original dwellinghouse, and would have a width greater than half the width of the original dwellinghouse. The proposed extension would therefore be joined to an existing extension, and the total enlargement would exceed the limits set out under part (j) and part (ja) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended).

Application No : 18/00128/FUL Decision : **Application Permitted**
Location : 5 Stanley Road Ashingdon SS4 3JA
Proposal : Convert Existing Garage to Habitable Room
Applicant : Mrs Carol Cook

Application No : 18/00136/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 61 Upway Rayleigh SS6 8AA
Proposal : Application for a Lawful Development Certificate for
Proposed Side Dormers
Applicant : Mr T Hutchinson

Application No : 18/00151/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 134 The Chase Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 2.5m, Maximum Height 3m
Applicant : Mr Gary Crowder

Application No : 18/00154/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 38 Harrogate Road Hockley Essex
Proposal : Application for a Lawful Development Certificate for a
proposed single storey rear extension
Applicant : Mr Robert Lewis

Application No : 18/00138/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 2 Kendal Close Rayleigh SS6 8LF
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension with Roof Lantern
Applicant : Mrs Alison Wray

Application No : 18/00161/FUL Decision : **Application Permitted**
Location : 90 Plumberow Avenue Hockley Essex
Proposal : Two Storey Rear Extension, Single Storey Rear Extension,
Alterations to Front Elevation (including Replacement of
Existing Frontage With Two Bay Windows, Replacement of
Flat Roof with Sloping Roof and Relocation of Front Door to
Side Elevation) and Additional Windows
Applicant : Mr Edward Priestley

Application No : 18/00140/LDC Decision : **Grant Lawful
Development
Certificate**
Location : The Spinney Rayleigh Downs Road Rayleigh
Proposal : Application for a lawful development certificate for an
existing single storey rear extension
Applicant : Mrs J Ladonikoks

Application No : 18/00152/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 52 Grasmere Avenue Hullbridge Essex
Proposal : Application for a Lawful Development Certificate for
proposed rooms within the roof space to include a new rear
dormer with sloping roof.
Applicant : Mr Ian Ford

Application No : 18/00162/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 1 Burrells Cottages Church Road Rawreth
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 2.5m, Maximum Height 3m
Applicant : Mr Stuart King And Mrs Faye King

Application No : 18/00149/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 3 Disraeli Road Rayleigh SS6 8XP
Proposal : Application for a Lawful Development Certificate for a
proposed use for a single storey rear extension.
Applicant : Mr S Jones

Application No : 18/00150/FUL Decision : **Application Permitted**
Location : 6-8 Golden Cross Parade Rochford
Proposal : Shopfront alterations, including the installation of a new ATM; removal of existing plant and freezer enclosures to rear of the premises and replacement with new plant enclosed with new 2.5m hit and miss timber fences; new entrance and ramp at rear of the premises.
Applicant : Co-operative Group Food Limited

Application No : 18/00157/FUL Decision : **Application Permitted**
Location : 60 Spencer Gardens Rochford SS4 1TW
Proposal : Single Storey Side and Rear Extension and Front and Rear Dormers
Applicant : Mr B Tanner

Application No : 18/00158/FUL Decision : **Application Permitted**
Location : 26 Branksome Avenue Hockley Essex
Proposal : Single Storey Side Extension (Garage) and Single Storey Front Extension (Porch) with Pitched Roof Over to Replace Flat Roof
Applicant : Mr And Mrs L Culleton

Application No : 18/00164/FUL Decision : **Application Permitted**
Location : 31 Bullwood Road Hockley Essex
Proposal : Part single storey side extensions to both elevations and create first floor over. Two storey flat roof rear extension and proposed pitched roof front dormers. Proposed two storey front extension with gable roof
Applicant : Mr Steve Reid

Application No : 18/00165/LDC Decision : **Grant Lawful Development Certificate**
Location : 37 Seaview Drive Great Wakering SS3 0BE
Proposal : Application For A Lawful Development Certificate For Proposed Rooms in Roof With New Rear Dormer
Applicant : Mr Robert Manser

Application No : 18/00166/FUL Decision : **Application Permitted**
Location : 36 Chestnut Close Hockley SS5 5EQ
Proposal : Single Storey Rear Extension, Add Pitched Roof to Porch, and Hip Gable Roof Extension, Front and Rear Dormers
Applicant : Mr G Smith

Application No : 18/00167/ADV Decision : **Grant Advertisement Consent**
Location : Land Between The Athenaeum Health Club And Cherry Orchard Way Rochford
Proposal : Proposed advertising attached to and within the grounds of the commercial premises- some internally illuminated
Applicant : SRA Architects LLP SRA Architects LLP

Application No : 18/00168/DPDP1 Decision : **Not Permitted Development**
Location : 48A Main Road Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 2.7m, Maximum Height 3.10m
Applicant : Mr Ane Mrs Anderson

Application No : 18/00171/FUL Decision : **Application Permitted**
Location : 10 Wheatfields Stambridge SS4 2BT
Proposal : Single Storey Rear and Two Storey Side Extension
Applicant : Mr King

Application No : 18/00192/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 66 Waxwell Road Hullbridge Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.2m from Original Rear Wall, Eaves Height 3.4m, Maximum Height 3m
Applicant : Mr Glen Darmanin

Application No : 18/00174/FUL Decision : **Application Permitted**
Location : 21 Station Crescent Rayleigh Essex
Proposal : Single Storey Side/Rear Extension and Alteration to Existing Front Dormers
Applicant : Mr And Mrs Jackson

Application No : 18/00176/FUL Decision : **Application Permitted**
Location : 101 Grove Road Rayleigh Essex
Proposal : Single Storey Rear Extension and Alterations to Front Elevation
Applicant : Mr & Mrs Fowler

Application No : 18/00179/OUT Decision : **Refuse Outline Planning Permission**
Location : Land Adjacent Ardleigh House Hall Road Rochford
Proposal : Outline Application with Only Landscaping Reserved for the Development of 3no. Detached Dwellings

Applicant : Mr J W Butcher

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 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 area, sufficiently to justify overriding the strong presumption against the construction of new dwellings in the Green Belt.

Application No : 18/00181/FUL Decision : **Application Permitted**
Location : 36 Highams Road Hockley SS5 4DF
Proposal : Single storey side extension and convert garage to habitable room with parapet wall
Applicant : Mr & Mrs Williamson

Application No : 18/00185/FUL Decision : **Application Permitted**
Location : 126 Plumberow Avenue Hockley Essex
Proposal : Application for variation of condition no 2 of planning consent 17/00642/FUL Dated 13th September 2017 for three bungalows to revise elevation details
Applicant : Mr Oliver Hall

Application No : 18/00187/FUL Decision : **Application Permitted**
Location : 14 London Hill Rayleigh SS6 7HP
Proposal : Demolish existing conservatory and rear storage. Proposed single storey flat roof side extension, remove existing main roof, new roof with raised ridge and rooms within the loft space. Reroof outbuilding and use as utility room
Applicant : Mr Steven Johnson

Application No : 18/00205/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 100 Shoebury Road Great Wakering Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5m from Original Rear Wall, Eaves Height 2.7m, Maximum Height 4m
Applicant : Mr B Barber

Application No : 18/00186/FUL Decision : **Refuse Planning
Permission**
Location : 112 Burnham Road Hullbridge Essex
Proposal : Proposed Single storey front extension and enlarge existing
front dormer
Applicant : Mr And Mrs Germon

Reason(s) for Refusal

- 1 The proposal, by virtue of the enlarged front dormer, would result in a bulky addition projecting beyond the original roofline resulting in an incongruous and visually intrusive addition of detriment to the appearance of the pair of semi-detached dwellings and the character of the residential area contrary to the design requirements of Supplementary Planning Document 2 and Policy DM1 of the Development Management Plan.

Application No : 18/00191/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 112 Burnham Road Hullbridge Essex
Proposal : Application for a Lawful Development Certificate for
Proposed Single Storey Rear Extension and Enlarge Rear
Dormer
Applicant : Mr And Mrs Germon

Application No : 18/00193/FUL Decision : **Application Permitted**
Location : 12 - 24 Eastwood Road Rayleigh Essex
Proposal : 3 No. 4 metre high columns for automatic number plate
recognition cameras
Applicant : Euro Car Parks Limited

Application No : 18/00202/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Garwood Cottage Church Road Rawreth
Proposal : Application for a Certificate of Lawfulness for Proposed
Detached Garage and Swimming Pool Enclosure
Applicant : Mr Millington

Application No : 18/00210/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 68 Upway Rayleigh SS6 8AA
Proposal : Application for a Lawful Development Certificate for a
Proposed use of constructing a side dormer to the existing
roof to create a first floor study area and replace the flat
roof with a pitched roof to the existing dormer.
Applicant : Mr D NECKER

Application No : 18/00222/FUL Decision : **Application Permitted**
Location : 37 York Road Rayleigh Essex
Proposal : Single Storey Pitched Roof Rear Extension, Single Storey
Flat Roof Front Extension and Convert Garage to Habitable
Room
Applicant : Mr Gareth Ingram

Application No : 18/00223/FUL Decision : **Application Permitted**
Location : 7 Kestrel Grove Rayleigh Essex
Proposal : Single Storey Rear Extension
Applicant : Mr D Phillips And Ms A Niblock

Application No : 18/00231/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Greenways Hall Road Rochford
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4m
Applicant : Mr Nick Croft

Application No : 18/00232/DPDP1 Decision : **Not Permitted
Development**
Location : 19 Leslie Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 7m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3m
Applicant : Andrea Scarborough

Application No : 18/00220/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 34 Dawlish Crescent Rayleigh SS6 9PN
Proposal : Application for a Lawful Development Certificate for
Proposed Use - Demolish rear extension and construct
single storey rear extension. Reduce depth of existing
garage
Applicant : Mr James Latchford

Application No : 18/00253/DPDP3M Decision : **Prior Approval
Required - Approved**
Location : Box Tree Nursery Beeches Road Rawreth
Proposal : Portal frame storage building
Applicant : Mr P Drake

Application No : 18/00239/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 23 Highwell Gardens Hawkwell Essex
Proposal : Householder Prior Approval for an orangery on the rear of
the house. Projection 3m from Original Rear Wall, Eaves
Height less than 3m, Maximum Height less than 3m
Applicant : Mr Luke Reynolds

Application No : 18/00252/NMA Decision : **Refused Non Material
Amendment**
Location : 22 Kingswood Crescent Rayleigh Essex
Proposal : Application for a non-material amendment following a grant
of planning permission 17/00879/FUL on 01/11/2017.
Change to single storey rear extension incorporating full
rear dormer extension.
Applicant : Mr Carl Wharton

Reason(s) for Refusal

- 1 The amendment is considered to be material to the consent 17/00879/FUL
granted on 01/11/2017.

Application No : 18/00256/NMA Decision : **Application Permitted**
Location : 37 York Road Rayleigh SS6 8SA
Proposal : Proposed detached annex to rear garden
Applicant : Mr Fulford

Application No : 18/00254/DOC Decision : **Discharge Of
Conditions**
Location : Lowlights Rayleigh Downs Road Rayleigh
Proposal : Removal of caravan, demolition of existing bungalow and
replacement with detached bungalow, double garage and
carport.
Applicant : Mr Robin Downey

Application No : 18/00264/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Fairview Sweyne Close Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 2.9m, Maximum Height 3.5m
Applicant : Mr And Mrs Eves

Application No : 18/00199/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 43 Oxford Road Rochford Essex

Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.0m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m
Applicant : Mr & Mrs Davis

Application No : 18/00281/DOC Decision : **Discharge Of Conditions**
Location : 109A Southend Road Rochford SS4 1HX
Proposal : Application to Discharge Condition 4 - Construction Method Statement - relating to Planning Consent ref 17/01252/FUL.
Applicant : Mr Tarkan Ali

Application No : 18/00292/NMA Decision : **Application Permitted**
Location : 5 Warren Close Rayleigh Essex
Proposal : Application for a non-material amendment following a grant of planning permission 17/00626/FUL on 15/08/2017 for a reduction in the width of the side extension (North side) from 2.2m to 2.1m.
Applicant : Mr Tim Ryder

Application No : 18/00288/DOC Decision : **Discharge Of Conditions**
Location : Land Adjacent Silverbraes Brays Lane Rochford
Proposal : Discharge of Condition 3 on Planning Application Allowed on Appeal 17/00059/FUL: Demolition of the existing building and the construction of one 3-bed bungalow
Applicant : Mr N Holland

Application No : 18/00324/DOC Decision : **Discharge Of Conditions**
Location : Garage Block The Evergreens Kimberley Road
Proposal : Demolish Existing Garage Block and Construct Two Storey Building to Provide 1 No. One Bedroomed Apartment and 5 No. Two Bedroomed Apartments With Associated Parking, Refuse and Cycle Store
Applicant : Sanctuary Group - Mr Christopher Nixon