

PLANNING DECISIONS – December 2018

Application No : 17/00964/FUL Decision : **Application Permitted**
Location : Site Of Bullwood Hall Bullwood Hall Lane Hockley
Proposal : Redevelopment of former prison complex to provide 72 dwellings comprising 14 no five bedroomed, 13 no four bedroomed, 18 no three bedroomed, 9 no two bedroomed houses, and 9 no two bedroomed and 9 no one bedroomed apartments
Applicant : Mr Christopher Nixon

Application No : 17/01190/FUL Decision : **Application Permitted**
Location : Land Rear Of 145 To 149 Ferry Road Hullbridge
Proposal : Construct Two One Bedroomed Bungalows With Associated Parking
Applicant : Cantor Properties Limited - Mr Carl Cantor

Application No : 18/00298/FUL Decision : **Application Permitted**
Location : Garage Back Lane Rochford
Proposal : Alter and extend existing building to form 3-bed detached dwelling and change of use from workshop to dwelling
Applicant : Mr M Blendell

Application No : 18/00301/FUL Decision : **Refuse Planning
Permission**
Location : Black Swan Cottage Long Lane Hullbridge
Proposal : Proposed single storey side extension with balcony over and new external staircase access.
Applicant : Mr Lance Daniels

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 proposed single storey side extension, by virtue of its scale and bulk together with the additional home working floor space would significantly increase the internal floor space by 59% over and above the original internal floor space. As a result, the proposed extension would be a disproportionate addition to the dwelling, reducing the openness of the Green Belt in this location representing inappropriate development in the Green Belt which is by definition, harmful to the Green Belt and contrary to Policy GB1 of the Core Strategy, Policy DM17 of the Development Management Plan and the NPPF.

Application No : 18/00556/FUL Decision : **Application Permitted**
Location : Land Between Star Lane And Alexandra Road South Of High Street Great Wakering
Proposal : Construction of 78 no, dwellings, associated landscaping and access, (Revised proposal to that already approved under 17/00862/REM to provide additional 20 dwellings and alter layout)
Applicant : Taylor Wimpey East London - Mr Sam Caslin

Application No : 18/00562/FUL Decision : **Application Permitted**
Location : 212 Plumberow Avenue Hockley SS5 5PL
Proposal : Erection of Outbuilding for Use as a Beauty Clinic to Rear Garden
Applicant : Ms Joanna Hannington

Application No : 18/00622/LBC Decision : **Refuse Listed Building Consent**
Location : The Lodge Little Stambridge Hall Little Stambridge Hall Lane
Proposal : Demolition of Two Sheds and Construction of a Single Storey Extension to Listed Building
Applicant : Mr Rankin

Reason(s) for Refusal

- 1 The proposed development, by virtue of the sprawling and staggered built form would be visually detrimental and harmful to the architectural and historic significance of the heritage asset contrary to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraph 196 of the National Planning Policy Framework and policy DM1 part (viii) of the Development Management Plan 2014.

Application No : 18/00673/FUL Decision : **Refuse Planning Permission**
Location : The Lodge Little Stambridge Hall Little Stambridge Hall Lane
Proposal : Demolition of Two Sheds and Construction of a Single Storey Extension to Listed Building
Applicant : Mr Rankin

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, which together with previous additions would represent 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 : 18/00644/FUL Decision : **Application Permitted**
Location : Public Conveniences Crown Hill Rayleigh
Proposal : Proposed change of use from Sui-generis Use as Public Conveniences to a flexible use for use within any of the following Use Classes. A1 (Shops), A2 (financial and professional services), A3 (Restaurants and Cafes), A5 (hot food takeaways) and B1 (a)(b)(c) (office, research and development and light industrial)

Applicant : Rochford District Council - Mr Paul Hampshire

Application No : 18/00656/FUL Decision : **Application Withdrawn**
Location : 151 Lower Road Hullbridge SS5 6BH
Proposal : Proposed single storey rear extension to existing dwelling and proposed sub-division of the site with single storey side extension to form 1-bed flat. New crossover to from vehicular access off Hilltop Avenue.

Applicant : Mr Nick White

Application No : 18/00662/FUL Decision : **Application Permitted**
Location : 27 Daws Heath Road Rayleigh SS6 7QJ
Proposal : Single Storey Flat Roofed Rear Extension with Roof Lantern
Applicant : Tom Mitchell

Application No : 18/00678/FUL Decision : **Refuse Planning
Permission**
Location : 3 Rectory Terrace Hawkwell SS5 4LD
Proposal : Erection of a Single Storey Granny Annexe
Applicant : Mr & Mrs Collins

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 exceptions listed in paragraph 114 of the Framework). No ver special circumstances have been presented.

Application No : 18/00683/LDC Decision : **Application Permitted**
Location : 3 Rectory Terrace Hawkwell SS5 4LD
Proposal : Application for a Lawful Development Certificate for a Proposed Use - Stationing of a Mobile Home Within the Residential Curtilage of a Dwellinghouse for Purpose Ancillary to the Main Use of the Dwellinghouse.
Applicant : Mr & Mrs Collins

Application No : 18/00686/FUL Decision : **Application Permitted**
Location : 171 High Street Rayleigh SS6 7QA
Proposal : Demolition of existing single-storey building and erection of part 2/part 3 storey mixed use building comprising ground floor A1 / A2 use commercial and 3no C3 use residential apartments to upper floors.
Applicant : Mr M Holmes

Application No : 18/00746/FUL Decision : **Application Permitted**
Location : The King Edmund School Vaughan Close Rochford
Proposal : Single Storey Flat Roofed Building for Use as Childrens Day Nursery
Applicant : The King Edmund School - Mrs Christine Packer

Application No : 18/00774/FUL Decision : **Application Permitted**
Location : Land South Of Woodville Hullbridge Road Rayleigh
Proposal : Revised siting of stable block approved under application ref: 15/00448/FUL to new position on neighbouring grazing area
Applicant : Mr John Eastwood

Application No : 18/00818/FUL Decision : **Refuse Planning
Permission**

Location : 5 Cherry Close Hockley Essex
Proposal : Two Storey Rear Extension, Pitched Roof Front Dormer
and Proposed Brick Built Outbuilding
Applicant : Mr Jason Tustain

Reason(s) for Refusal

- 1 The proposed roof extension to the front elevation by reason of its design and proportions is considered to be completely out of scale and character with the scale and character of the existing dwelling constituting a detrimentally obtrusive, undesirable and overbearingly dominant physical feature which would demonstrably harm the character of the property and the street scene.

The proposed rear extension will result in an additional mass of significant proportion but in particular its height which given its degree of projection will constitute an overbearing and discordant feature which is disproportionate in scale and out of character with the existing building. It is considered that the

front extension would conflict with policies DM1 of the Local Development Framework Development Management Plan and the guidance contained within the council' Supplementary Planning Guidance SPD 2 (Housing Design) which provides advice on residential extensions including rear and roof extensions

- 2 It is considered that the projecting extension of the scale proposed in such close proximity to Number 4 will fundamentally affect the perception of space relative to that perceived by Number 4 which will be pronounced as a consequence of the massing of the wall elevation facing in its direction giving rise to an overbearing and unacceptable physical presence to the detriment of the amenity of Number 4. It is considered that the extension would also impinge on the horizontal 45 degree line relative to the nearest habitable window serving the adjoining property reducing the amount and quality of light experienced at this property. It is considered that the front extension would conflict with policies DM1 of the Local Development Framework Development Management Plan and the guidance contained within the council' Supplementary Planning Guidance SPD 2 (Housing Design) which provides advice on residential extensions including rear and roof extensions.

Application No : 18/00796/FUL Decision : **Application Permitted**
Location : 95 Warwick Road Rayleigh SS6 8TG
Proposal : Erect single Storey Side and Rear Extension and front
dormer
Applicant : Mr C Bunni

Application No : 18/00806/FUL Decision : **Application Permitted**
Location : 29 Down Hall Close Rayleigh SS6 9LU
Proposal : Demolition of garage. Erection of 2 storey side extension
and new single storey porch to front
Applicant : Mr & Mrs S. Boardman

Application No : 18/00817/FUL Decision : **Application Permitted**
Location : 3 Murrels Lane Hullbridge SS5 6AB
Proposal : Change of use of Land to provide private equestrian grazing and training, construct stables, tack room, wash down and feed room. Construct exercise menage
Applicant : Mr TAIANI

Application No : 18/00833/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Appledore Wadham Park Avenue Hockley
Proposal : Application for a Lawful Development Certificate for Proposed Out Building (Demolish Existing Outbuilding)
Applicant : Mr & Mrs R Southwick

Application No : 18/00842/FUL Decision : **Refuse Planning
Permission**
Location : 8 Ravenswood Chase Rochford SS4 1JF
Proposal : Two storey side and rear extension, including rear dormer.
Applicant : Mr Matt Finch

Reason(s) for Refusal

- 1 The proposed two storey side extension, by virtue of its lack of a 1m separation distance between the flank elevation of the extension at first floor level and the eastern flank boundary, the increased scale and mass of the dwelling would appear to engulf the adjacent bungalow and would appear cramped within its plot detrimental to the character and appearance of the surrounding streetscene contrary to DM1 of the Development Management Plan, the Council's SPD2-Housing Design and the NPPF.

Application No : 18/00865/FUL Decision : **Refuse Planning
Permission**
Location : 56 Kingswood Crescent Rayleigh SS6 7BH
Proposal : Form new driveway and construct two 2-bed bungalows to rear.
Applicant : Mr Garry MacKerness

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 the National Planning Policy Framework. The proposed dwellings by virtue of their layout and setting would create building plots which do not successfully reference the prevailing character of the area, is out of keeping with the established pattern of development and detrimental to the character and appearance of the site and the surrounding area contrary to Policy H1 of the Core Strategy (2011) and Policy DM1 and Policy DM3 of the Development Management Plan (2014).

Application No : 18/00905/FUL Decision : **Application Withdrawn**
Location : 3 Weir Pond Road Rochford SS4 1AH
Proposal : Application to vary condition 2 to application 17/00457/FUL as approved on 30th August 2017 for extension forming restaurant with flat above from;
Existing condition 2:
The development shall be undertaken in strict accordance with the plans MA080-03 Existing and Proposed Ground Floor Plan, MA080-04 Revision A Proposed First Floor Plan, MA080-05 Proposed Second Floor Plan, MA080-06 Proposed Roof Plan and MA080-08 Proposed Elevations.
To proposed condition 2:
The development shall be undertaken in strict accordance with the plans MA080-03 Existing and Proposed Ground Floor Plan, MA080-04 Revision A Proposed First Floor Plan, MA080-05 Proposed Second Floor Plan, MA080-06 Proposed Roof Plan and MA080-08 Rev. A Proposed Elevations to alter the proposed roof design.

Applicant : Mino Architects - Mr Pugh

Application No : 18/00936/NMA Decision : **Application Permitted**
Location : Land North Of London Road And South Of Rawreth Lane And West Of Rawreth Industrial Estate Rawreth Lane Rayleigh
Proposal : Application for a Non-Material Amendment Following Grant of Planning Permission Ref: 17/00578/REM to Amend 19 Plots-
- plots 3,10,12,21,46,61,64,67 and 181 - Previously 4 bed house type 4.05 becomes 4 bed house type 4.12V2 or 4.12V3
- plots 17,38,39,44,45,63,175 and 170 - previously a 2 1/2 storey 4 bed house type 4.11 becomes new 2 storey 4 bed house type 4.01
- plot 22 - previously 3 bed house type 3.07 becomes 4 bed house type 4.12v3
-plot 35 - previously 4 bed house type 4.11 becomes 3 bed house type 3.08v2

Applicant : Countryside Properties (UK) Ltd - Mr Peter Frost

Application No : 18/00907/FUL Decision : **Application Permitted**
Location : Lyric 185 Rectory Avenue Rochford
Proposal : Proposed single storey replacement extension and proposed second-floor loft conversion.
Applicant : Mr Parker

Application No : 18/00913/FUL Decision : **Application Permitted**
Location : 5 Spruce Drive Hawkwell SS5 4FR
Proposal : Single storey rear extension
Applicant : Mr Higgs

Application No : 18/00914/FUL Decision : **Application Permitted**
Location : New Airport Terminal Building Southend Airport Rochford
Proposal : Single Storey and Two Storey Extensions to the Northern and Southern Ends of the Passenger Terminal Building and Associated Development Including Plant Enclosure, Hardstanding Area and Hard and Soft Landscaping
Applicant : London Southend Airport Co. Ltd - Mr Glyn Jones

Application No : 18/00915/FUL Decision : **Application Withdrawn**
Location : 67 - 69 West Street Rochford Essex
Proposal : Internal and external alterations including reinstatement of external doors, provide internal partitions, block up internal doors to make residential unit independent from shop
Applicant : Mr Tony Pallant

Application No : 18/00920/LDC Decision : **LDC Part Permitted
Part Refused**
Location : 38 Albany Road Rayleigh SS6 8TE
Proposal : Application for a Lawful Development Certificate for a proposed loft conversion and single storey rear extension after demolition of existing conservatory.
Applicant : Mr Stewart Cull

Application No : 18/00923/FUL Decision : **Application Permitted**
Location : 197 Daws Heath Road Rayleigh SS6 7NT
Proposal : Single Storey Rear Extension with Roof Lantern
Applicant : Mr & Mrs Akers

Application No : 18/00924/FUL Decision : **Refuse Planning
Permission**
Location : Land Opposite Searles Yard Trender Avenue Rayleigh
Proposal : Change of use from Stables/Storage Unit to Residential with Alterations to Elevations and Create Decking Area
Applicant : Mr Ray Cross

Reason(s) for Refusal

- 1 The building to which this application relates was granted consent under application 02/00235/FUL. This consent was subject to a Section 106 legal agreement dated 1st October 2002, which requires the building subject to this application to be removed at such time as the land outlined on the map attached to the agreement becomes unavailable for the grazing of horses. It is

considered that the majority of this land outlined is no longer available for grazing. As such, the continued presence of the building subject to this application is considered to be in breach of the legal agreement and that the building is consequently unlawful. In the circumstances, it is not considered appropriate to grant approval for the proposal, given that the building to which it relates is considered to be in breach of a Section 106 legal agreement.

Application No : 18/00925/LDC Decision : **Grant Lawful
Development
Certificate**

Location : The Briars Kingsway Hullbridge
Proposal : Application for a Lawful Development Certificate for
proposed single side extension.
Applicant : Mr Russel Elliot

Application No : 18/00929/FUL Decision : **Application Permitted**
Location : 32 Hambro Avenue Rayleigh Essex
Proposal : Proposed summer house/games room
Applicant : Mr Kevin Langley

Application No : 18/00938/FUL Decision : **Application Permitted**
Location : 297 Ferry Road Hullbridge Essex
Proposal : Proposed Single Storey Flat Roofed Rear and Side
Extension (Demolish Existing Extensions)
Applicant : Mr David Weston

Application No : 18/00939/FUL Decision : **Refuse Planning
Permission**
Location : Land South Of 370 Eastwood Road Rayleigh
Proposal : Two Detached Bungalows and Detached Garages fronting
Rayleigh Downs Road
Applicant : Mr B Stone

Reason(s) for Refusal

- 1 The proposal would not accord with the adopted Development Plan, the relevant parts of which consist of the Rochford District Allocations Plan (2014), the Core Strategy (2011) and the Development Management Plan (2014). There are no material planning considerations that indicate that this proposal should be determined favourably and not in accordance with the adopted Development Plan. The Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt (MGB) within which planning permission should not be granted for inappropriate development unless very special circumstances clearly outweigh the harm by definition and any other harm. The proposed development would amount to inappropriate development within the MGB which is harmful by definition and in addition further harm to the MGB would be caused as a result of the substantial adverse impact on openness that would result from the construction of 3 dwellings and associated garages on otherwise open land. No very special circumstances exist that clearly outweigh the harm to the Green Belt and consequently the

proposal would fall contrary to Green Belt policy contained in the NPPF and Policies, GB1, H1 and H2 of the Core Strategy (2011) and the Allocations Plan (2014).

- 2 The development proposes a piecemeal approach to housing delivery which would fail to contribute to infrastructure provision and not represent sustainable development contrary to the NPPF, Policies H1 and H2 of the Core Strategy (2011) and Policy DM2 of the Development Management Plan (2014).
- 3 Contrary to Policies DM1 and DM3 of the Development Management Plan (2014), the proposed development would adversely affect the character and appearance of the locality to the detriment of visual amenity as a result of the introduction of a substantial amount of built form, with a high degree of uniformity of design and layout, uncharacteristic of the locality, on an otherwise open undeveloped site which forms part of street characterised by such undeveloped sites between residential development that is very mixed in character.

Application No : 18/00948/FUL Decision : **Application Permitted**
Location : Riverside Kingsmans Farm Road Hullbridge
Proposal : Construct New Garage with Office Above, Extend First Floor Kitchen and Balcony to Rear and New Roof Lantern to Porch
Applicant : Mr & Mrs Brady

Application No : 18/00960/FUL Decision : **Application Permitted**
Location : 46 Rosslyn Close Hockley SS5 5BP
Proposal : Single Storey Front Extension, Create Pitched Roof Over and Convert Garage to Habitable Accommodation
Applicant : Mr & Mrs B Cross

Application No : 18/00978/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 2 Potash Cottages Hall Road Rochford
Proposal : Lawful Development Certificate for proposed single storey rear extension. Projection 6m from Original Rear Wall, Eaves Height 2.7m, Maximum Height 3.65m
Applicant : Mrs Heaver

Application No : 18/00961/FUL Decision : **Application Permitted**
Location : 48 Western Road Rayleigh SS6 7AX
Proposal : Side Extension With Rooflight Creating First Floor Access Between Dwelling and Garage Roof Space
Applicant : Mr Leo Mongan

Application No : 18/00963/LDC Decision : **LDC Part Permitted
Part Refused**

Location : Valaris Ulverston Road Ashingdon
Proposal : Application for a certificate of lawfulness for a proposed single storey side extension, loft conversion and proposed outbuilding.
Applicant : Mr & Mrs Frith

Application No : 18/00966/FUL Decision : **Application Permitted**

Location : 23 Barling Road Great Wakering SS3 0QD
Proposal : Proposed Single Storey Rear Extension with Mono-pitch Roof
Applicant : Mr & Mrs Hurst

Application No : 18/00967/FUL Decision : **Application Permitted**

Location : Hangar Bay 6 Southend Airport Rochford
Proposal : Installation of Two Extraction Stacks to North Elevation
Applicant : Air Livery Ltd - Mr Mark Thomas

Application No : 18/00975/FUL Decision : **Application Permitted**

Location : 10 Temple Way Rayleigh Essex
Proposal : Front and Rear Pitched Roof Dormers and Rear Rooflights to Create Rooms in Roof
Applicant : Mr And Mrs Marsh

Application No : 18/00971/DOC Decision : **Discharge Of
Conditions**

Location : 63 High Street Great Wakering Essex
Proposal : Discharge of Conditions 2 and 3 on approved application 18/00684/LBC: Remove existing timber weatherboarding on both gable ends. Replace with like-for-like 7" Essex board and weatherproof to provide a similar finish as existing.

Note: A physical sample of existing and proposed can be provided if required.

Applicant : Mrs V Parker & Miss H Anson

Application No : 18/00973/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 15 Ridgeway Rayleigh SS6 7BJ
Proposal : Lawful Development Certificate for Proposed Works Including Extension to Existing Rear Dormer, Alterations to Existing and Proposed New Fenestration and Insert Rooflight to Front

Applicant : Mrs Louise Kerton

Application No : 18/00983/FUL Decision : **Application Permitted**
Location : 35 Hatfield Road Rayleigh Essex
Proposal : Single Storey Flat Roofed Rear Extension and Front and
Rear Flat Roof Dormers
Applicant : Mr James Harradine

Application No : 18/00985/FUL Decision : **Application Withdrawn**
Location : Pearsons Farm London Road Rayleigh
Proposal : Demolish Barn, Sub-divide plot and construct two storey 2-
bed dwelling with glass corridor connection to retained barn
to re-converted to habitable accommodation and construct
detached open double garage
Applicant : Mr David Cook

Application No : 18/00987/FUL Decision : **Application Permitted**
Location : 47 Queens Road Rayleigh SS6 8LB
Proposal : Single storey rear extension, loft conversion with front and
rear dormers
Applicant : Mr David Easy & Mrs Suzanne Ross

Application No : 18/00988/FUL Decision : **Application Permitted**
Location : 16 Lancaster Road Rayleigh SS6 8UP
Proposal : Demolition of existing garage and conservatory and
erection of new single storey side and rear extension
Applicant : Mr J Aitken

Application No : 18/00995/DOC Decision : **Application Permitted**
Location : Land North Of London Road And South Of Rawreth Lane
And West Of Rawreth Industrial Estate Rawreth Lane
Rayleigh
Proposal : Discharge of Conditions 15 (Construction Method
Statement) and 38 (Construction Surface Water
Management) in Relation to Phase 1 of Approved
Application Ref: 15/00362/OUT
Applicant : Countryside Properties (UK) Ltd - Mr Peter Frost

Application No : 18/01002/FUL Decision : **Application Permitted**
Location : 16 Willow Walk Canewdon Essex
Proposal : Extend Existing Garage to Front and Convert to Habitable
Accommodation. Change Flat Roof to Front Elevation to
Monopitched
Applicant : Mr John Roy

Application No : 18/00996/FUL Decision : **Application Permitted**
Location : 152 Eastwood Road Rayleigh Essex
Proposal : Proposed Front and Rear Pitched Roofed Dormers, Ground Floor Window Addition to Front Elevation
Applicant : Mrs P Cox

Application No : 18/00997/NMA Decision : **Application Permitted**
Location : Land North Of London Road And South Of Rawreth Lane And West Of Rawreth Industrial Estate Rawreth Lane Rayleigh
Proposal : Non material amendment to Condition 3 (materials) to update the approved schedule of materials (primarily in respect of brick details)
Reference in condition no 3 to change from " material schedule date stamped 9th June 2017 " to "the materials schedule titled Rayleigh Phase 1 Material Schedule and referenced Revision A dated 11/10/2018 by Saunders Architects"
Applicant : Countryside Properties (UK) Ltd - Mr Peter Frost

Application No : 18/01001/FUL Decision : **Application Permitted**
Location : 33 Oak Road Rochford Essex
Proposal : Construct front and rear two storey extensions and alter elevations.
Applicant : Michael And Barbara Cooper

Application No : 18/01004/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 53 Upway Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.6m from Original Rear Wall, Eaves Height NA, Maximum Height not to exceed 2.5m
Applicant : Alan And Linda Daws

Application No : 18/01018/FUL Decision : **Application Permitted**
Location : 18 Gosfield Close Rayleigh Essex
Proposal : Proposed Part Single/Part Two Storey Side Extension and Pitched Roof Porch to Front
Applicant : Jason Catton And Louise Olford

Application No : 18/01007/FUL Decision : **Application Permitted**
Location : 55 Nelson Road Rayleigh SS6 8HB
Proposal : Single storey rear extension with roof lantern (Remove existing conservatory)
Applicant : Mr Charles Parnell

Application No : 18/01017/FUL Decision : **Application Permitted**
Location : 80 Daws Heath Road Rayleigh Essex
Proposal : Proposed Two Storey Side Extension, Single Storey Rear
Extension, Canopy to Front Elevation
Applicant : Mr Lewis Hammond

Application No : 18/01020/LDC Decision : **Refuse** **Lawful**
Development
Certificate
Location : Bracken Eastwood Rise Eastwood
Proposal : Application for a lawful development certificate for
proposed single storey rear flat roofed extension.
Applicant : Mr Paul Dormer

Reason(s) for Refusal

Part (ja) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that development is not permitted by Class A if any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

The enlarged part of the dwellinghouse would join a side wall of an existing enlargement and the original rear wall of the dwelling. According to part (ja) this type of extension is seen as a total enlargement and should be assessed as a rear and side extension. The total enlargement must not extend more than 4 metres in the case of a detached house (or until 30 May 2019 no more than 6 metres beyond the rear wall, or 8 metres for a detached house, except on article 2(3) land or sites of special scientific interest where the 3 and 4 metre limits remains in place), be a single storey and must not exceed 4 metres in height; or have a total width that does not exceed more half the width of the house (measured at its widest point).

The proposed extension is being joined to a previous enlargement; it will not be permitted development if the size of the total enlargement (being the proposed enlargement together with any previous enlargement) exceeds the above limitations set out in sub-paragraph (e) to (j). The total enlargement would have a width greater than half the width of the original dwellinghouse, exceeding the requirements of part (j) and therefore would not be permitted development.

Application No : 18/01008/FUL Decision : **Application Permitted**
Location : 26 Kendal Close Hullbridge SS5 6DW
Proposal : Single Storey Rear Extension with roof lantern
Applicant : Mr & Mrs G Williams

Application No : 18/01011/FUL Decision : **Application Permitted**
Location : 7 Rectory Garth Rayleigh Essex
Proposal : Convert Garage to Habitable Accommodation
Applicant : Mr D McQuibban

Application No : 18/01016/FUL Decision : **Application Permitted**
Location : High Gables Rayleigh Downs Road Rayleigh
Proposal : Demolish existing dwelling and construct replacement four
bedroomed chalet (revised siting application following
18/00792/FUL approved on 20th September 2019)
Applicant : Mr John Livermore

Application No : 18/01027/FUL Decision : **Application Permitted**
Location : 26 Lower Lambricks Rayleigh SS6 8DB
Proposal : Single storey front extension (porch) and convert garage to
habitable accommodation
Applicant : Mr & Mrs Sarah & Mark Emery

Application No : 18/01032/FUL Decision : **Application Permitted**
Location : 1A Church Road Barling Magna SS3 0LS
Proposal : Proposed single storey rear extension with roof lantern
Applicant : Mr & Mrs Fisher

Application No : 18/01037/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 49 Brocksford Avenue Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3.5m
Applicant : Mr Daniel Pilgrim

Application No : 18/01038/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 49 Brocksford Avenue Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3.5m
Applicant : Mr Daniel Pilgrim

Application No : 18/01039/DPDP1 Decision : **Not Permitted
Development**
Location : Pondside Lark Hill Road Canewdon
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4m
Applicant : Mr Peter Finch

Application No : 18/01015/DPDP1 Decision : **Prior Approval Required - Refused**

Location : 13 Copford Avenue Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m
Applicant : Mr Anthony Fry

Reason(s) for Refusal

- 1 The proposed extension would project from a wall forming a side elevation of the original dwelling. The proposed extension taken together with the existing extension, in which it would join, would have a width greater than half the width of the original dwellinghouse. The proposal would therefore not comply with part (j)(iii).

Part (ja) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that development is not permitted by Class A if any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);

The total enlargement (the enlarged part taken with the existing enlargements) would exceed the limits set out in sub-paragraph (j)(iii). Therefore, the proposal would fail to comply with part (ja). Planning permission is required for the proposed extension.

Application No : 18/01042/FUL Decision : **Refuse Planning Permission**

Location : 10 The Crofts Little Wakering SS3 0JS
Proposal : First floor rear extension
Applicant : Glen Fraser

Reason(s) for Refusal

- 1 The proposed development, by reason of its siting, scale and bulk in close proximity to the western boundary shared with no.12 The Crofts would be unreasonably overbearing. The massing of the proposed development would result in a significant increase in sense of enclosure due to over dominance, having a detrimental impact upon the amenities of the occupiers at no.12 The Crofts. The proposed development is therefore considered to be contrary to policy DM1 of the Development Management Plan.

Application No : 18/01043/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 4 Gatscombe Close Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 2.3m, Maximum Height 3.2m
Applicant : Mr Paul Hogg

Application No : 18/01044/FUL Decision : **Application Permitted**
Location : 8 Harewood Avenue Rochford SS4 3AY
Proposal : Single storey rear extension with roof lantern
Applicant : Miss Jodie Wall

Application No : 18/01048/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 24 Goldsworthy Drive Great Wakering Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 2.4m, Maximum Height 4m
Applicant : Mr William Byrne And Mrs P Byrne

Application No : 18/01050/DOC Decision : **Application Permitted**
Location : Front Of Air Livery Aviation Way Rochford
Proposal : Discharge of condition 2 on approved application
18/00362/FUL: Proposed Replacement Hanger Building
Applicant : The TFD Pension Scheme - Mrs L Foster

Application No : 18/01102/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 12 Broadlands Avenue Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5m from Original Rear Wall, Eaves
Height 2.9m, Maximum Height 3.63m
Applicant : Mr John Noonan

Application No : 18/01094/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 25 Victor Gardens Hawkwell Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5m from Original Rear Wall, Eaves
Height 2.674m, Maximum Height 2.674m
Applicant : Scott Youngson

Application No : 18/01081/DPDP1 Decision : **Prior Approval
Required - Refused**
Location : Outbuilding Rear Of 14 Main Road Hawkwell
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3m
Applicant : Mr Patrick Boxell