

## PLANNING DECISIONS July 2018

- Application No : 17/01177/DOC      Decision : **Discharge Of Conditions**
- Location : Site Of 30 London Hill Rayleigh  
Proposal : Discharge of condition 2 on approved planning application 15/00641/FUL.  
Applicant : Flush Group - Mr Lodge
- Application No : 18/00034/FUL      Decision : **Application Permitted**
- Location : 155 Down Hall Road Rayleigh  
Proposal : Form rooms in roof and roof alteration. To provide front and rear dormers, two storey rear extension, two storey side extension, front porch and balcony at rear.
- Applicant : Miss Lisa Elton
- Application No : 18/00146/DOC      Decision : **Discharge Of Conditions**
- Location : 28 London Hill Rayleigh SS6 7HP  
Proposal : Application for discharge of conditions 3 and 12 of planning application ref: 15/00641/FUL dated 29/01/2016 - Demolish existing bungalow and construct three detached five bedroomed houses. Form two new vehicle crossovers.  
Applicant : Flush Group

Application No : 18/00156/CM            Decision : **Application Permitted**  
Location : Wallasea Island Wild Coast Project Creeksea Ferry Road  
Wallasea Island  
Proposal : Continuation of the development of a coastal nature  
reserve without compliance with Conditions 2 (Submitted  
details), 20 (Revised Aftercare scheme), 21 (Maintenance  
of Rights of Way and permissive routes), 30 (work in  
accordance with Flood Risk Assessment), 31 (timeline for  
project completion) and 32 (Date for removal of plant and  
machinery) attached to planning permission ref  
ESS/13/17/ROC, to allow modifications to the landform  
design within Cells 2 and 4 (adjusting the design detail to  
facilitate timely completion while also creating a greater  
range of new coastal habitat types) and to bring forward the  
proposed completion date to 31 December 2020.  
Applicant : Essex County Council

Application No : 18/00196/FUL            Decision : **Application Permitted**  
Location : 336 Little Wakering Road Little Wakering SS3 0LA  
Proposal : Proposed Single Storey Rear Infill Extension with Roof  
Lantern  
Applicant : Mr & Mrs Treslove

Application No : 18/00206/FUL            Decision : **Application Permitted**  
Location : 25 Alexandra Road Great Wakering SS3 0HN  
Proposal : Ground floor rear extension and loft Conversion with front  
and rear dormer.  
Applicant : Mr & Mrs Hedley-Jameson

Application No : 18/00272/FUL            Decision : **Application Permitted**  
Location : 20 Gosfield Close Rayleigh SS6 9HB  
Proposal : Proposed Single Storey Rear Extension and Two Storey  
Front Extension  
Applicant : Mr & Mrs Waring

Application No : 18/00278/FUL            Decision : **Application Permitted**  
Location : 13 Oakwood Road Rayleigh SS6 9JH  
Proposal : Alterations to Roof and addition of two dormer windows  
Applicant : Mrs B Keegan

Application No : 18/00289/FUL            Decision : **Application Permitted**  
Location : 1 Mortimer Road Rayleigh SS6 9NU  
Proposal : Proposed two storey front extension, front porch and  
garage conversion.  
Applicant : Mr & Mrs Kruse

Application No : 18/00299/FUL      Decision : **Application Permitted**  
Location : 34 Bramfield Road East Rayleigh  
Proposal : Rear Extensions  
Applicant : Mr And Mrs Barnes

Application No : 18/00303/FUL      Decision : **Application Permitted**  
Location : 2 Woodlands Close Hockley SS5 4PN  
Proposal : Front extension  
Applicant : Mr Bailey

Application No : 18/00314/FUL      Decision : **Application Permitted**  
Location : 19 Station Road Hockley SS5 4BZ  
Proposal : First Floor Extension to Create Two Storey Dwelling and  
Create Bay Window to Front  
Applicant : Mr & Mrs Johnson

Application No : 18/00365/FUL      Decision : **Application Permitted**  
Location : 47 Crown Hill Rayleigh SS6 7HQ  
Proposal : Extend Existing Single Storey Extension to Side  
Applicant : Mr Geoff Brindle

Application No : 18/00382/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 64 High Mead Rayleigh SS6 7DU  
Proposal : Application for a Lawful Development Certificate for a  
Proposed single storey rear and side extension.  
Applicant : Mr & Mrs Evers

Application No : 18/00385/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : Flemings Farm House Flemings Farm Road Eastwood  
Proposal : Application for a Lawful Development Certificate for a  
proposed side extension.  
Applicant : Mr And Mrs Clark

Application No : 18/00396/FUL      Decision : **Application Permitted**  
Location : 19 Rosslyn Road Hockley SS5 5BW  
Proposal : Demolish the existing rear conservatory and erect a new  
single storey rear extension  
Applicant : Mr Turner

Application No : 18/00397/FUL      Decision : **Application Permitted**  
Location : 19 Rosslyn Road Hockley SS5 5BW  
Proposal : Demolish the existing rear dormer, alter the hipped roof to a gable end and introduce a new, larger rear dormer, and a small front dormer to the property.  
Applicant : Mr Turner

Application No : 18/00399/FUL      Decision : **Refuse Planning Permission**  
Location : 38 Fairland Close Rayleigh SS6 9PA  
Proposal : First Floor Side Extension  
Applicant : Mr & Mrs C Kingdon

Reason(s) for Refusal

- 1 The proposed two-storey flat-roofed form would be of a design and form which 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 : 18/00404/FUL      Decision : **Application Permitted**  
Location : 18 Harrison Gardens Hullbridge SS5 6JX  
Proposal : Convert Garage to Habitable Room and First Floor Extension to Existing Dormer  
Applicant : Miss Jade Semple

Application No : 18/00409/FUL      Decision : **Application Permitted**  
Location : 13 Queens Road Rayleigh  
Proposal : Single storey flat roof rear extension with roof lanterns  
Applicant : Mrs Christine Joel

Application No : 18/00407/FUL      Decision : **Application Permitted**  
Location : 32 South Avenue Hullbridge SS5 6HA  
Proposal : Carport to side  
Applicant : Mr Peter White

Application No : 18/00408/FUL      Decision : **Application Permitted**  
Location : 58 Hambro Avenue Rayleigh SS6 9NJ  
Proposal : Single storey rear extension with decking  
Applicant : Mr Watts

Application No : 18/00415/FUL      Decision : **Application Permitted**  
Location : 20 Keswick Avenue Hullbridge  
Proposal : Loft Conversion with Front and Rear Dormers  
Applicant : Mrs Samantha Clarke

Application No : 18/00416/FUL      Decision : **Application Permitted**  
Location : 21 Western Road Rayleigh SS6 7AY  
Proposal : Remodel and Alter the Front Elevation with Two Storey  
Front Extensions  
Applicant : Mr & Mrs Tabbitt

Application No : 18/00417/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 28 Mount Crescent Hockley SS5 5AE  
Proposal : Application for a Lawful Development Certificate for a  
Proposed extension and a dormer to the rear elevation.  
Applicant : Mr L HUTCHINS

Application No : 18/00434/FUL      Decision : **Application Permitted**  
Location : 134 Rectory Avenue Rochford  
Proposal : Proposed Single Storey Side Extension Incorporating  
Garage to Link to Existing Garage to be Converted to  
Habitable Room  
Applicant : Mr And Mrs Callison

Application No : 18/00433/FUL      Decision : **Application Permitted**  
Location : 45 Willingale Avenue Rayleigh  
Proposal : Alterations and extensions to existing property including  
roof extension , rooms in roof, dormers and window  
alterations  
Applicant : Mr Loftus

Application No : 18/00435/FUL      Decision : **Application Permitted**  
Location : 67 Keswick Avenue Hullbridge SS5 6JP  
Proposal : Single Storey Rear Extension with Roof Lantern and Loft  
Conversion with Front and Rear Flat Roof Dormers  
Applicant : Mr J Bateman

Application No : 18/00445/FUL      Decision : **Application Permitted**  
Location : 28 Waltham Road Rayleigh SS6 9BB  
Proposal : Single Storey Rear Extension  
Applicant : Mr & Mrs J Parrott

Application No : 18/00446/FUL      Decision : **Application Withdrawn**  
Location : Barn At Land North Of Crouchmans Cottages Poynters  
Lane Great Waking  
Proposal : Single Storey Extension to Converted Barn (La Fenice)  
Applicant : Mrs Janice Page

Application No : 18/00447/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 359 Eastwood Road Rayleigh  
Proposal : Application for a Lawful Development Certificate for a  
proposed rear single storey extension.  
Applicant : Mr A Pryke

Application No : 18/00449/FUL      Decision : **Application Permitted**  
Location : 6 Clarks Cottages Rawreth Lane Rawreth  
Proposal : Proposed Detached Double Garage  
Applicant : Mr Darren Ives

Application No : 18/00452/FUL      Decision : **Refuse Planning  
Permission**  
Location : 94 The Chase Rayleigh SS6 8QP  
Proposal : Convert Existing Detached Double Garage into an Annexe  
Applicant : Mr Lenny Woodcock

Reason(s) for Refusal

1. Not detailed in the pre-app, the proposal would include the creation of a separate access, including a single low level wall separating an area to the front of the proposed annex from the rest of the area of hardstanding located to the front of the application host dwelling. In addition, not detailed in the pre-app, is the inclusion of two high level windows facing the application host dwelling, which appear to have been designed to avoid over-looking to the fenestration located on the main dwelling facing the proposed annex. The design of the proposed windows therefore creates a further degree of separation between the proposed annex and the main dwelling, indicating that there would be limited association between the occupiers of the application host dwelling and the occupiers of the proposed annex. This indicates that the proposal would be used as a separate unit of accommodation, and not an annex, subservient to the main dwelling inhouse. Not details have been submitted relating to the proposed occupants of the building. In addition, internally the proposed annex would include a layout and facilities which would allow for the structure to be considered as a functionally separate unit of living accommodation. There would be no need for any future occupants of the building to enter the main dwelling for the purposes of day to day living. This clearly indicates that the proposed development should be considered as a separate unit of residential accommodation on an infill plot as opposed to an annexe in incidental use to the main dwelling.
2. Policy DM3 of the Council's Development Management Plan stated that proposals for residential intensification and infilling should include a design in

line with the existing street pattern and density of development within the locality. The proposed extension would result in a small scale residential unit which is out of character with the relatively large scale, detached and semi-detached properties which dominate the surrounding area. The proposed unit would be inconsistent with the existing street pattern and residential density of the location. The proposed residential unit would be located in close proximity to the existing bungalow on the site and as such would remove the standard separation which is present between dwellings in this area. It is therefore considered that the proposed unit would be out of character with the surrounding area, contrary to Policy DM3 of the Development Management Plan as well as Policy H1 of the Core Strategy.

3. The proposal does not include the provision of any private amenity space for the proposed residential unit, nor is there considered to be any space available to provide private amenity space given that this would result in the loss of at least one off-street car-parking space at the existing dwelling. It is therefore considered that the proposal would not adhere to Policy DM3 of the Development Management Plan.
4. Policy DM4 of the Council's Development Management Plan details that new dwellings must adhere to minimum habitable floorspace standards, including a good internal layout with reasonably sized, useable habitable and non-habitable rooms. The submitted plans indicate that the proposal would have an internal habitable floor area of approximately 23 square metres. This is below the 39 square metres required for single occupant one storey dwellings set out in the nationally described space standards document. As a result, the proposal would be contrary to policyDM4 of the Development Management Plan (2014).

Application No : 18/00458/FUL                      Decision : **Application Permitted**  
Location : 44 Cotswold Avenue Rayleigh SS6 8AN  
Proposal : Proposed front dormer to existing loft  
Applicant : Mr & Mrs Jones

Application No : 18/00475/NMA                      Decision : **Application Permitted**  
Location : Land Rear Of 40 Mount Crescent Mount Avenue Hockley  
Proposal : Application for non material amendment to planning permission 17/00713/FUL dated 20/9/2017 to Sub-divide Plot and Construct One 2-Bedroom Dwelling with Vehicle Access off Mount Avenue - change obscured glazed side panels to block work and place obscured glazed window to side elevation for en-suite  
Applicant : Barker Woodrow - Mr Woodrow Barker

Application No : 18/00477/DOC                      Decision : **Discharge Of Conditions**  
Location : Garage Block The Evergreens Kimberley Road  
Proposal : Discharge of condition no 3,4,5,7,8 of planning permission 16/00939/FUL dated 11th May 2017  
Applicant : Sanctuary Group - Mr Christopher Nixon

Application No : 18/00470/FUL      Decision : **Application Permitted**  
Location : 14 Rutland Gardens Rochford SS4 3AX  
Proposal : First floor front extension and new pitched roof over existing  
single storey front projection.  
Applicant : Mr Sayer

Application No : 18/00472/DOC      Decision : **Discharge Of  
Conditions**  
Location : 5A Castle Road Rayleigh  
Proposal : Application for approval of details reserved by condition 2 to  
application number 15/00585/FUL for conversion to flats.  
Applicant : Mr R Hair

Application No : 18/00494/FUL      Decision : **Application Permitted**  
Location : 108 Downhall Park Way Rayleigh SS6 9QZ  
Proposal : Single storey side and rear wrap around extension with a  
lean roof with velux windows  
Applicant : Mr Dave Atheis

Application No : 18/00495/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 9 Nevern Road Rayleigh SS6 7PD  
Proposal : Application for a Lawful Development Certificate for  
proposal to demolish existing lean-to extension and  
replace with single storey rear extension with flat roof.  
Applicant : Mr & Mrs Sills

Application No : 18/00496/FUL      Decision : **Application Permitted**  
Location : 16 Warwick Gardens Rayleigh SS6 8TQ  
Proposal : Two Storey Rear Extension  
Applicant : Mr & Mrs Joe Turner

Application No : 18/00507/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : Ellesmere Ellesmere 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 Derek Coman

Application No : 18/00513/FUL      Decision : **Application Permitted**  
Location : 64 Trinity Road Rayleigh SS6 8PJ  
Proposal : single storey side/rear extension  
Applicant : Mrs Ruth Coleman-Goddard



Application No : 18/00514/LDC      Decision : **Grant Lawful Development Certificate**

Location : 64 Trinity Road Rayleigh SS6 8PJ  
Proposal : Application for a Lawful Development Certificate for proposed loft conversion with rear dormer and hip to gable roof profile.  
Applicant : Mrs Coleman-Goddard

Application No : 18/00517/FUL      Decision : **Refuse Planning Permission**

Location : 30 Central Avenue Hullbridge SS5 6AT  
Proposal : Proposed loft conversion with flat roof dormers to front and rear elevations. Proposed front porch with hipped roof over.  
Applicant : Mr Paul Spencer

Reason(s) for Refusal

Application No : 18/00520/LDC      Decision : **Grant Lawful Development Certificate**

Location : 76 Weir Gardens Rayleigh SS6 7SY  
Proposal : Application for a Lawful Development Certificate for a proposed hip to gable loft conversion and rear dormer extension totalling less than 40 cubic meters.  
Applicant : Mrs M Smith

Application No : 18/00528/FUL      Decision : **Application Permitted**

Location : 28 Claybrick Avenue Hockley  
Proposal : Single Storey Side/Rear Extension and Extend Garage to Front, Formation of Raised Patio  
Applicant : Mr & Mrs Atherton

Application No : 18/00532/FUL      Decision : **Application Permitted**

Location : 3 Plowmans Rayleigh SS6 8BT  
Proposal : Single Storey Rear Extension  
Applicant : Mr & Mrs Taber

Application No : 18/00534/FUL      Decision : **Application Permitted**

Location : 11 Nore Road Eastwood SS9 5DB  
Proposal : Proposed single storey rear/side extension.  
Applicant : Mr T Hussein

Application No : 18/00552/DPDP1 Decision : **Prior Approval of  
Details Not Required**

Location : 38 Woodlands Road Hockley  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4.5m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 3m  
Applicant : Richard And Linda Rumsey

Application No : 18/00503/DPDP1 Decision : **Not Permitted  
Development**

Location : 16 South View Close Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 3.3m from Original Rear Wall, Eaves  
Height 2.1m, Maximum Height 3.3m  
Applicant : Mr Lee Peters

Application No : 18/00583/DPDP1 Decision : **Prior Approval of  
Details Not Required**

Location : 26 Rayleigh Avenue Eastwood Leigh-on-Sea  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 1.8m from Original Rear Wall, Eaves  
Height 2.47m, Maximum Height 3.46m  
Applicant : Mr Daniel Roche And Ms Tara Shepherd

Application No : 18/00586/NMA Decision : **Refused Non Material  
Amendment**

Location : 1 Kingsmead Cottages Barling Road Barling Magna  
Proposal : Application for non material amendment following approval  
17/00443/FUL dated 28th June 2017 for Infill of space  
under approved balcony on rear elevation to create a dining  
room.  
Applicant : Mr P Barthaud

1. The amendment, as described in your application and attached plan, is considered to be a material change contrary to local and national policy safeguarding the green belt from development and that your application for a Non-Material Amendment following a grant of Planning Permission is **REFUSED**.

Application No : 18/00589/DPDP1 Decision : **Prior Approval  
Required - Approved**

Location : Lonsdale Lark Hill Road Canewdon  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 8m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 3.0m  
Applicant : Mr James Phipps

Application No : 18/00608/DPDP1      Decision : **Not Permitted Development**  
Location : Concord Lodge The Chase Ashingdon  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 7.26m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m  
Applicant : Ricky Grice

Application No : 18/00609/DPDP1      Decision : **Prior Approval of Details Not Required**  
Location : 10 Spring Gardens Rayleigh Essex  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.3m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m  
Applicant : Mr Darren Harris

Application No : 18/00610/DPDP1      Decision : **Prior Approval of Details Not Required**  
Location : 35 Kimberley Road Little Wakering Essex  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.26m from Original Rear Wall, Eaves Height 2.833m, Maximum Height 3.37m  
Applicant : Mr And Mrs Crome

Application No : 18/00611/DPDP1      Decision : **Prior Approval of Details Not Required**  
Location : Caravan At 20 Kingsmans Farm Road Hullbridge  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 8m from Original Rear Wall, Eaves Height 2.75m, Maximum Height 3.5m  
Applicant : Mrs Brenda Butler

Application No : 18/00623/NMA      Decision : **Application Permitted**  
Location : 15 Tudor Way Hawkwell Essex  
Proposal : Application for a non-material amendment following a grant of planning permission 17/00113/FUL dated 17/05/2017 for variations to boundary wall heights.  
Applicant : Simon Harper And Jacqueline Jones

Application No : 18/00639/NMA      Decision : **Application Permitted**  
Location : Land South Of Roundabout At End Of Priory Chase  
Rayleigh  
Proposal : Non Material Amendment Following Approval of Application  
Ref: 16/00123/FUL to Reduce Size of Building, Change  
Roof Structure and Remove/Re-position Windows and  
Doors  
Applicant : Mr Andrew Austin