

PLANNING DECISIONS – March 2018

Application No : 17/00102/FUL Decision : **Application Permitted**
Location : Castle Point And Rochford Adult Community College
Rocheway Rochford
Proposal : Proposed Demolition of Vacant Adult Community Learning
Centre and Redevelopment of the Site to Accommodate a
60 Unit Independent Living Residential Home (Class C2)
With Associated Infrastructure and Car Park, and 14
Dwelling Houses (Class C3), Vehicle Access and Hard and
Soft Landscaping
Applicant : Essex Housing, Essex County Council - Mr Gwyn Owen

Application No : 17/00431/OUT Decision : **Refuse Planning
Permission**
Location : Fairways Garden Centre Hullbridge Road Rayleigh
Proposal : Outline Application to Demolish Commercial and Retail
Units and Construct 4no. Two Bedroom, 8no. Three
Bedroom Dwellings and 4no. Four Bedroom Dwellings (16
Dwellings in Total) With Access Onto Hullbridge Road.
Applicant : Kent Property Investments Ltd

Reason(s) for Refusal

- 1 Policy H4 of the Rochford District Council Local Development Framework Core Strategy (2011) requires at least 35% of dwellings on all developments of 15 or more units to be provided as affordable housing, subject to viability. Whilst the applicant has proposed an affordable housing contribution towards off site affordable housing, the applicant has not demonstrated that provision of affordable housing on site would be impossible. The proposal would therefore fall contrary to policy H4.
- 2 The proposal would result in the loss of businesses at the site and the loss of employment opportunities in a semi-rural area contrary to Policy ED1 of the Rochford District Core Strategy (2011) which seeks to support the protection and enhancement of the role of small and medium sized businesses in the District and in rural locations which are important to the economy. The loss would also run contrary to paragraph 70 of the NPPF.
- 3 The site is not considered to constitute sustainable development within the green belt by virtue of the site not being well related to a defined residential settlement but rather part of the countryside between the

settlements of Hullbridge and Rayleigh. In addition, the site, by virtue of its location is also not considered to be well related to local services and facilities the nearest of which are not considered to be within walking distance and in this regard the proposal is also not considered to promote sustainable transport modes. The proposed development is considered to be contrary to parts (i), (ii) and (iv) of Policy DM10 of the Rochford District Development Management Plan (2014). The proposal would erode the green belt between Hullbridge and Rayleigh and thus undermine the purpose that the green belt plays in this location to separate these residential settlements and would result in encroachment of development into the countryside also contrary to Policy DM10.

- 4 The proposed layout results in an inward looking development which would not result in dwellings that integrate well with the context of the site. The proposal to orientate dwellings with rear garden boundaries along the entire length of the Hullbridge Road site boundary which is very publically visible would not result in a public vista that promotes a high standard of design. The main access road to the site is over-engineered for the scale of development proposed. The site fails to provide for safe pedestrian access to nearby bus stops and is not therefore considered to have demonstrated that matters of accessibility, particularly promoting alternatives to the private car, have been carefully considered and addressed within the proposal. The proposal by virtue of the aforementioned reasons is not considered to demonstrate the high standard of design sought contrary to parts (i) and (ix) of Policy DM1 and part (i) of Policy DM3 the Rochford District Development Management Plan (2014).

Application No : 17/00439/ADV Decision : **Grant Advertisement Consent**
Location : 131 High Street Rayleigh
Proposal : Illuminated Fascia Sign
Applicant : Miss S Callisonn -The Red Door

Application No : 17/00557/FUL Decision : **Application Withdrawn**
Location : 19 South Street Rochford
Proposal : Change of use of no. 19 South Street to provide 8 no one bedroomed flats. Demolish wall and form new access onto South Street and construct three and four storey buildings comprising 20 no one bedroomed and 5 no two bedroomed flats with landscaping and parking

Applicant : Essex Housing

Application No : 17/00558/LBC Decision : **Application Withdrawn**
Location : 19 South Street Rochford
Proposal : Change of use of no. 19 South Street and alterations to provide 8 no one bedroomed flats, demolish wall and form access onto South Street and construct three and four storey buildings comprising 25 flats with landscaping and parking

Applicant : Essex Housing

Application No : 17/00783/FUL Decision : **Application Permitted**
Location : Garage Block Between 28 And 29 Althorne Way Canewdon
Proposal : Demolish Garages and Construct Two Buildings to Provide
4 No. Two Bedroomed and 2 No. One Bedroomed Flats (6
Flats in Total) With Associated Vehicle and Cycle Parking
Applicant : Mr Chris Nixon - Sanctuary Group

Application No : 17/00841/DOC Decision : **Discharge Of
Conditions**
Location : 289 Ferry Road Hullbridge SS5 6NA
Proposal : Application to discharge condition 3 (materials) to
permission granted on 1st August 2017, under application
reference 17/00228/FUL for development of 12 flats
Applicant : CJD Artillery Lane Ltd

Application No : 17/00857/DOC Decision : **Discharge Of
Conditions**
Location : Land North Of London Road And South Of Rawreth Lane
And West Of Rawreth Industrial Estate Rawreth Lane
Rayleigh
Proposal : Discharge of Condition 23 (Great Crested Newts) of
Approved Application Ref: 15/00362/OUT
Applicant : Mr Wood

Application No : 17/00940/FUL Decision : **Application Permitted**
Location : Wildwood Farm Arterial Road Rayleigh
Proposal : Proposed construction of 3 no bed dwelling to replace
existing mobile home for occupation by an agricultural
worker
Applicant : Pete Livermore

Application No : 17/01105/FUL Decision : **Application Permitted**
Location : 15 Keswick Close Rayleigh Essex
Proposal : Proposed Raised Ramped Access With Balustrading to
Front Door
Applicant : Katrina Warren

Application No : 17/01134/FUL Decision : **Refuse Planning
Permission**
Location : 19 Roach Avenue Rayleigh SS6 7SZ
Proposal : Hip to Gable Roof Extension with Flat Roof Rear Dormer
and Two Pitched Roof Front Dormers
Applicant : Mr Mathew Dix

Reason(s) for Refusal

- 1 The proposed rear dormer would be of an inappropriate design and scale that would be disproportionate and over dominant within the roofscape creating an incongruous feature, which would have a damaging impact on the character of the existing dwelling and the character of the area as a whole. The proposed rear dormer does not maintain any visible side roof verges. This would be contrary to the high quality design standards required by policy CP1 of the Core Strategy 2011, policy DM1 of the Development Management Plan 2014 and the guidance set out in "SPD2" Housing Design.
- 2 The proposal would involve an increase in the number of bedrooms located at the property from two to five. The Parking Standards Design and Good Practice SPD (2010) states that dwellings with two or more bedrooms must have a minimum of two off-street car parking spaces with dimensions of at least 2.9 metres by 5.5 metres each. The existing area of hardstanding located to the front of the dwelling would not be of a sufficient size to accommodate two off-street car parking spaces at these required dimensions. The proposal would result in an increase in the number of bedrooms at the property, whilst only maintaining a single off-street car parking space, this would likely lead to increased parking pressure on nearby streets to the detriment of the free flow of traffic and the appearance of the area more generally. Therefore it is considered that the proposal would be contrary to the guidance set out in the Parking Standards SPD (2010)

Application No : 17/01138/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 75B West Street Rochford SS4 1AX
Proposal : Application for a Lawful Development Certificate for
Proposed Use of Vacant Shop Building for Mixed Use
Comprising Shop to Ground Floor with Residential Flat
Above
Applicant : Mr D Turner

Application No : 17/01143/FUL Decision : **Refuse Planning
Permission**

Location : The Milestone Union Lane Rochford
Proposal : Single Storey Front Extension
Applicant : Mr Matt Pearce

Reason(s) for Refusal

- 1 It is considered that the proposed extension would make no positive contribution to local character and distinctiveness in that it would constitute an undesirable incongruous flat roof structure insensitive to the character and visual balance of the building thereby detracting from its intrinsic character and historic interest. It is also considered that the proposed extension would negatively impact upon the visual amenity of the immediate setting of the building within a Conservation Area setting thereby conflicting with policies DM1 and DM7 of the Local Development Framework Development Management Plan, policies CP1 and CP3 of the Local Development Framework Core Strategy Adopted Version (December 2011) and Chapter 12 of the National Planning Policy Framework.

Application No : 17/01139/FUL Decision : **Application Permitted**
Location : All Saints Church Sutton Road Rochford
Proposal : Single Storey Side Extension, Install Mezzanine Floor,
Internal Alterations and Change of Use of Deconsecrated
Church to Venue for Community Use

Applicant : Tabor Farms - Mr Charles Tabor

Application No : 17/01140/LBC Decision : **Grant Listed Building
Consent**

Location : All Saints Church Sutton Road Rochford
Proposal : Single Storey Side Extension, Install Mezzanine Floor,
Internal Alterations and Change of Use of Deconsecrated
Church to Venue for Community Use

Applicant : Tabor Farms - Mr Charles Tabor

Application No : 17/01141/FUL Decision : **Application Permitted**

Location : All Saints Church Sutton Road Rochford

Proposal : Proposed Car Park

Applicant : Tabor Farms Ltd - Mr Charles Tabor

Application No : 17/01159/FUL Decision : **Application Permitted**

Location : Ashingdon Hall Church Road Ashingdon

Proposal : Demolish stable outbuilding and construct single storey
self- contained 10 bedroomed dementia facility

Applicant : Mavis Wood Ltd - Ms Maureen Stewart

Application No : 17/01160/LBC Decision : **Application Permitted**

Location : Ashingdon Hall Church Road Ashingdon

Proposal : Demolish stable outbuilding and construct single storey
self-contained 10 bedroomed dementia facility

Applicant : Mavis Wood Ltd - Ms Maureen Stewart

Application No : 17/01162/FUL Decision : **Refuse Planning
Permission**

Location : 13 Chelmer Avenue Rayleigh SS6 7TB

Proposal : Two Storey Rear Extension Incorporating Flat Roof Rear
Dormer

Applicant : Mr & Mrs Reece Hope

Reason(s) for Refusal

- 1 The proposed extension of the property at first floor level would, by reason of its poor quality design in relation to its surroundings, result in a development that would appear incongruous in character and scale compared with the existing dwelling and the attached neighbour. Due to its scale and form the extension would also appear as a visually dominant

and physically overbearing feature in the rear garden environment, especially when viewed from immediate neighbouring properties which would adversely affect the visual amenities of the rear garden environment in this locality. Accordingly the proposed development would not be in accordance with the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design 2007, Policy CP1 of the Core Strategy 2011, Policy DM1 of the Development Management Plan 2014 and the National Planning Policy Framework.

Application No : 17/01169/COU Decision : **Application Permitted**
Location : Bluebell Cottage Mount Bovers Lane Hawkwell
Proposal : Change use of land to incorporate into domestic garden
Applicant : Mr A L Baker

Application No : 17/01172/DPDP3M Decision : **Prior Approval
Required - Refused**
Location : Lynwood Nurseries Arterial Road Rayleigh
Proposal : Change of Use From Agricultural Building to C3 Residential
Applicant : Mr & Mrs Lucas

Reason(s) for Refusal

- 1 No evidence has been submitted purporting to the existing use of the building. The procedural guidance for applications for prior approval under Part 3 of the GPDO is set out in paragraph W.(3)(b) of the above mentioned order . This states that a local planning authority may refuse an application where, in the opinion of the authority "the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, limitations or restrictions specified in this Part as being applicable to the development." It is therefore considered that the proposal fails to comply with the criteria set out under part (a) of Schedule 2, Part 3, Class Q of the Town and Country (General Permitted Development) Order 2015 (as amended) and would not be development permitted by the order.
- 2 The submitted plans indicate that the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building. The proposal would therefore fail to comply with the criteria set out under part (h) of Schedule 2, Part 3, Class Q of the Town and Country (General Permitted Development) Order 2015 (as amended) and would not be development permitted by the order.
- 3 The submitted plans indicate that the development would consist of building operations other than-
 - (aa) windows, doors, roofs, or exterior walls, or
 - (bb) water, drainage, electricity, gas or other services,to the extent reasonably necessary for the building to function as a dwellinghouse; and
 - (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

The submitted plans indicate that the proposal would include the construction of new structural elements, and would therefore exceed the limitations set out under the above detailed part (i) of Schedule 2, Part 3, Class Q of the Town and Country (General Permitted Development) Order 2015 (as amended) and would not be development permitted by the order.

Application No : 17/01176/FUL Decision : **Refuse Planning
Permission**
Location : 289 Ferry Road Hullbridge
Proposal : Demolish Outbuilding And Construct Two Bedroomed
Bungalow On Land To Rear
Applicant : CJD Artillery Lane Ltd

Reason(s) for Refusal

- 1 The proposed development would create an unacceptable relationship with existing and new development under construction in the locality to the detriment of future occupiers of the new dwelling. It would also necessitate layout changes for the scheme to construct 12 flats approved under 17/00228/FUL which would result in an unacceptable reduction in the amount of the communal garden area for that development that would fail to meet the requirements of Supplementary Planning Document 2 - Housing Design. It would also fail to provide sufficient space for vehicles using the new parking spaces to turn within the site without further reducing the communal garden area. Accordingly the development would be contrary to the Rochford District Council Local Development Framework Development Management Plan Policies DM1 and DM3 and Core Strategy Policies H1 and CP1, and the principles of the National Planning Policy Framework.

Application No : 17/01179/FUL Decision : **Application Permitted**
Location : Almshouses At 90 To 100 West Street Rochford
Proposal : Demolish Flat Roofed Rear Additions And Construct Single
Storey Part Pitched Roofed/Part Flat Roofed Rear
Extensions And Alterations
Applicant : The Trustees

Application No : 17/01180/LBC Decision : **Application Permitted**
Location : Almshouses At 90 To 100 West Street Rochford
Proposal : Demolish Flat Roofed Rear Additions And Construct Single
Storey Part Pitched Roofed/Part Flat Roofed Rear
Extensions And Alterations
Applicant : The Trustees

Application No : 17/01216/FUL Decision : **Application Permitted**
Location : 4 York Rise Rayleigh SS6 8SD
Proposal : Single Storey Front Extension and Change Existing Garage
to Habitable Room
Applicant : Mr Neil Lazarus

Application No : 17/01221/FUL Decision : **Refuse Planning Permission**
Location : 42-46 Eastwood Road Rayleigh
Proposal : Change use from shop (A1) to restaurant (A3) and creation of self-contained first floor flat and changes to rear elevation
Applicant : Suttons Ltd - Mr P Sutton

Reason(s) for Refusal

- 1 The proposal fails to provide adequate on-site parking provision for customers, staff and occupants of the proposed upstairs flat and as a consequence it is considered that on-street parking in the locality would be detrimental to residential amenity. The proposal would, as a consequence, fall contrary to policy T8 of the Rochford District Core Strategy (2011) and policy DM30 of the Rochford District Development Management Plan (2014). In addition, there is concern that no formal separation is proposed between the side boundary of the car parking within the application site and the children's day nursery adjoining, which could cause conflict between users of both adjoining sites.
- 2 The proposed change of use to A3 (restaurant/café) would result in extended operating hours compared to the existing A1 (retail) use, which would result in noise and disturbance from patrons that would be detrimental to the residential amenity of properties adjacent to and nearby the site.

Application No : 17/01234/LDC Decision : **LDC For Existing Use Approved**
Location : 20 Kingsmans Farm Road Hullbridge
Proposal : Application for a certificate of lawfulness for continued use of converted boat house as self-contained dwelling
Applicant : Mrs Brenda Butler

Application No : 17/01225/FUL Decision : **Application Permitted**
Location : Covertside Trinity Wood Road Hockley
Proposal : Demolish existing chalet and construct detached dwelling
Applicant : Mr S Smith

Application No : 17/01226/FUL Decision : **Application Permitted**
Location : 50 Clarence Road Rayleigh SS6 8SQ
Proposal : Demolish existing extensions, construct two storey front and side extension and part single/part two storey rear extension
Applicant : Mr & Mrs Hounsell

Application No : 17/01230/FUL Decision : **Application Permitted**
Location : 21 Park Gardens Hawkwell SS5 4HE
Proposal : Two storey side extension
Applicant : Mr & Mrs Parkins

Application No : 17/01231/FUL Decision : **Application Permitted**
Location : 74 High Street Rayleigh
Proposal : Retrospective application for alteration of shop front to allow installation of bi-fold doors and canopy
Applicant : Mr M Ali Sahan

Application No : 17/01235/FUL Decision : **Application Permitted**
Location : 78 London Hill Rayleigh
Proposal : Loft Conversion with Side Dormers, Single Storey Side Extension (Conservatory) and Change of Use From A1 (Retail)/B1 (Offices) to D1 (Non-residential Institutions)
Applicant : Mr & Mrs Iakas

Application No : 17/01249/FUL Decision : **Application Permitted**
Location : 1 The Dales Rochford SS4 1RW
Proposal : Proposed Two Storey Side Extension
Applicant : Mr Lawrence Hurd

Application No : 17/01250/COU Decision : **Application Permitted**
Location : 136 High Street Rayleigh SS6 7BU
Proposal : Change of use from Betting Shop (Sui Generis) to Beauty Salon (Sui Generis)
Applicant : Mr K Tran

Application No : 17/01252/FUL Decision : **Application Permitted**
Location : 109 Southend Road Rochford
Proposal : Demolish Existing Store and Garage to Rear and Replace with New Building to House a Store, Refuse Room and 2 Lock-up Garages with two additional cross overs from Leicester Avenue, and a 2-bedroom Flat Over.

Applicant : Mr Tarkan Ali

Application No : 18/00005/FUL Decision : **Application Permitted**
Location : 229 Ashingdon Road Rochford
Proposal : Single Storey Side Extension. Extend Existing Roof Area to Accommodate Rooms in Roof with Rooflights to Side and Rear. Detached Double Garage to Front
Applicant : Mr And Mrs Flewitt

Application No : 18/00008/LDC Decision : **Grant Lawful Development Certificate**

Location : 18 Hawkwell Park Drive Hawkwell SS5 4HB
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Rear Extension
Applicant : Mr & Mrs Mears

Application No : 18/00009/FUL Decision : **Refuse Planning Permission**

Location : 170 Rawreth Lane Rayleigh SS6 9RN
Proposal : Replace existing workshop / garage with annex
Applicant : Mr Jason Hopkins

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 erection of a residential annexe at the end of the garden area would amount to inappropriate development in the Green Belt. No details have been provided of intended occupancy or the relationship with the existing occupiers of the dwelling. The proposed annexe would as a consequence and by reason of its scale of internal accommodation and location separate from the main dwelling, result in a new residential unit in the Green Belt. This would materially impact on the character of the area and through the likely intensification in the use of the existing residential curtilage be likely to materially impact on the amenities of adjoining occupiers. No very special circumstances have been demonstrated that would clearly outweigh the harm by reason of inappropriateness and the other harm identified.

Application No : 18/00010/FUL Decision : **Application Permitted**
Location : 68 Lee Lotts Great Wakering SS3 0HB
Proposal : Single storey side extension
Applicant : Mr Robert Williams

Application No : 18/00011/FUL Decision : **Refuse Planning Permission**

Location : 34 Eastern Road Rayleigh SS6 7BA
Proposal : First Floor Front and Rear Extensions and New High Level Windows at First Floor Side Elevation
Applicant : Mr & Mrs Bennett

Reason(s) for Refusal

- 1 The proposed front extension of the property would, by reason of its scale and poor quality design in relation to its surroundings, result in a development that would appear incongruous in character compared with the existing dwelling and other properties in the vicinity, materially harmful to the streetscene and visual amenities of the area. Accordingly the proposed development would not be in accordance with the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design 2007, Policy CP1 of the Core Strategy 2011, Policy DM1 of the Development Management Plan 2014 and the National Planning Policy Framework.

Application No : 18/00013/FUL Decision : **Refuse Planning
Permission**

Location : 147 Rawreth Lane Rayleigh SS6 9RN
Proposal : First Floor Side and Rear Extension
Applicant : Mr & Mrs Shaun O'Connell

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 : 18/00014/FUL Decision : **Application Permitted**
Location : 8 Western Road Rayleigh SS6 7AX
Proposal : Two Storey Part Single Storey Side Extensions
Applicant : Mr Edward Walker

Application No : 18/00015/FUL Decision : **Refuse Planning
Permission**
Location : Canewdon Hall Farm Canewdon Hall Farm Canewdon
Proposal : Demolish Existing Dwelling and Construct House
Applicant : Mr & Mrs Robinson

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 replacement dwelling would be materially larger than the one it replaces and it would also exceed the 25% limit for replacement dwellings set out in the Rochford District Council Local Development Framework

Development Management Plan, Policy DM 21. Accordingly the proposal is considered to be inappropriate development in terms of the National Planning Policy Framework that would be materially harmful to the openness of the Green Belt in this location. No very special circumstances have been demonstrated that would clearly outweigh the harm by reason of inappropriateness or any other harm. The development would, therefore, be contrary to Policy DM21 of the Rochford District Council Local Development Framework Development Management Plan and the National Planning Policy Framework.

Application No : 18/00019/FUL Decision : **Application Permitted**
Location : 9 Newstead Road Great Wakering SS3 0AB
Proposal : Proposed Dormer Windows to North Elevation
Applicant : Mr & Mrs Laing

Application No : 18/00020/FUL Decision : **Application Withdrawn**
Location : 17 Victoria Road Rayleigh SS6 8EG
Proposal : Demolition of existing bungalow and erection of 2no. five bedroom detached houses
Applicant : K W Jones & Sons Ltd - Mr Peter Jones

Application No : 18/00021/DPDP16 Decision : **Prior Approval Required - Approved**
Location : Telecommunications Mast 69970 Stevens Farm Bull Lane
Proposal : Telecommunications mast and 4 number equipment cabinets
Applicant : Ctil And Telefonica UK LTD And Vodafone LTD

Application No : 18/00022/FUL Decision : **Application Permitted**
Location : 37 York Road Rayleigh SS6 8SA
Proposal : Proposed detached annex to rear garden
Applicant : Mr Fulford

Application No : 18/00023/FUL Decision : **Application Permitted**
Location : 125 High Street Rayleigh SS6 7QA
Proposal : Change of use of shop (no 125) from use Class A1 (Shop) to use Class A3 (restaurant/cafe) to join with restaurant at no 123
Applicant : Gelmen Ltd. - Mr Murat Gelmen

Application No : 18/00035/FUL Decision : **Application Permitted**
Location : The Hunters High Street Canewdon
Proposal : The erection of low level wall with black railings and the continuation of a close boarded fence to frontage of property. The laying of slabs with permeable jointing to form a hardstanding to existing driveway
Applicant : Mr Stephen Siciliani

Application No : 18/00026/FUL Decision : **Application Permitted**
Location : 37 Love Lane Rayleigh SS6 7DL
Proposal : Single storey rear extension
Applicant : Mr Gareth Hill

Application No : 18/00039/FUL Decision : **Application Withdrawn**
Location : 53 Hawkwell Road Hockley SS5 4DE
Proposal : Demolish Existing Dwelling and Construct One Pair of
Semi-detached Houses and a Detached House (3 in total)
Applicant : Hilton Homes

Application No : 18/00041/FUL Decision : **Application Permitted**
Location : 12 Ridgeway Rayleigh SS6 7BJ
Proposal : Application to remove Condition 1 of planning consent
16/01011/COU to enable the use approved under this
consent namely use of living room as a therapy room within
the dwellinghouse to continue indefinitely
Applicant : Mrs Nicola Keeble

Application No : 18/00042/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : Fairdene Church Road Hockley
Proposal : Application for a Lawful Development Certificate for a
proposed use for rear extension and internal alterations
within the boundaries of Permitted Development.
Applicant : Ms Danielle Fox

Reason(s) for Refusal

- 1 The submitted plans indicate that the cubic content of the resulting roofspace would exceed the cubic content of the original roofspace by over 50 cubic metres. As a result, the proposed extension would fail to comply with the criteria set out in part (d) of Class B to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended).
- 2 The proposed extension would be part single storey, part two storeys, with both elements joined. The proposed two storey element, joined to the single storey element would exceed 4 metres in height. As a result, the proposed extension would fail to comply with the criteria set out in part (f) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended).
- 3 The proposed extension would exceed 4.0 metres in height. The proposed extension would extend 6 metres from the rear wall of the original dwellinghouse. Lawfulness through the provisions of part (g) requires the prior approval of the local planning authority with respect to impact on neighbourhood amenity, which firstly requires consultation with the occupiers of neighbouring dwellings. In this

instance, no such prior approval has been sought and the proposed extension could not be considered lawful within the provisions of the GPDO unless or until such prior approval was sought and either approved or determined to be not be required. As a result, the proposed extension would fail to comply with the criteria set out in part (g) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended).

- 4 Part of the enlarged part of the dwellinghouse would have more than a single storey. The two storey element would not extend beyond the original rear wall of the dwellinghouse by more than 3 metres. However, the two storey element of the proposed extension would be joined to the single storey element of the extension, which taken together would extend beyond the rear wall of the original dwellinghouse by more than 3 metres. As a result, the proposed extension would fail to comply with the criteria set out in part (h) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended).

Application No : 18/00043/LDC Decision : **Grant Lawful Development Certificate**

Location : 77 Somerset Avenue Rochford SS4 1QB
Proposal : Application for a Lawful Development Certificate for a proposed use for hip to gable roof conversion with dormer to rear.
Applicant : Mr & Mrs Holyland

Application No : 18/00044/FUL Decision : **Application Permitted**

Location : 152 London Road Rayleigh SS6 9DT
Proposal : Two Storey Side Extension and Re-roof Existing Rear Extension Incorporating Roof Lights
Applicant : Mr Tom & Sophie Royce

Application No : 18/00045/LDC Decision : **Grant Lawful Development Certificate**

Location : Ballards Gore Road Ballards Gore
Proposal : Application for a Lawful Development Certificate for a proposed use for roof alteration - hip to gable and rear dormer, side extension and fenestration alterations.
Applicant : Mr Alan Davis

Application No : 18/00048/FUL Decision : **Application Permitted**

Location : 242 Plumberow Avenue Hockley SS5 5NZ
Proposal : Single Storey Rear 'infill' Extension with Roof Lanterns
Applicant : Mr & Mrs Rees

Application No : 18/00054/FUL Decision : **Application Permitted**
Location : 26 Chestnut Close Hockley SS5 5EQ
Proposal : Single storey rear extension
Applicant : Miss Cara Bewley

Application No : 18/00055/FUL Decision : **Application Permitted**
Location : 33 Caversham Park Avenue Rayleigh SS6 9QA
Proposal : Proposed Single Storey Extension To Side And Rear With
Internal Alterations
Applicant : Mr Andrew Osborne

Application No : 18/00064/FUL Decision : **Application Permitted**
Location : 112 Main Road Hockley SS5 4RL
Proposal : Proposed New Car Port to Front
Applicant : Mr & Mrs Aidan Barry

Application No : 18/00066/FUL Decision : **Application Permitted**
Location : Woodview Mount Bovers Lane Hawkwell
Proposal : Construct Part Two/Part Single Storey Rear Extension and
Remove Existing Porch
Applicant : Mr & Mrs Bailey

Application No : 18/00067/FUL Decision : **Application Permitted**
Location : 43 Langdon Road Rayleigh SS6 9HY
Proposal : New dormer to front of bungalow roof.
Applicant : Mr David Baker

Application No : 18/00068/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 16 Greensward Lane Hockley SS5 5HA
Proposal : Garage conversion into habitable space and internal
alterations.
Applicant : Mr & Mrs Carlyon

Application No : 18/00069/FUL Decision : **Application Permitted**
Location : 246 Plumberow Avenue Hockley SS5 5NZ
Proposal : Single Storey Rear and Side Extensions
Applicant : Mr Tony Keith

Application No : 18/00070/FUL Decision : **Application Permitted**
Location : 83A Main Road Hockley SS5 4RG
Proposal : REPLACEMENT CONSERVATORY ROOF
Applicant : Mr S Haslett

Application No : 18/00071/FUL Decision : **Application Permitted**
Location : 4 Rowan Close Rayleigh SS6 9GQ
Proposal : Proposed Rear Open Canopy to Rear and Outbuilding to Side
Applicant : Mr Steven Herson

Application No : 18/00078/DPDP1 Decision : **Not Permitted Development**
Location : 43 Oxford Road Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.02m from Original Rear Wall, Eaves Height 3.0m, Maximum Height 3.0m
Applicant : Mr & Mrs Davis

Application No : 18/00081/FUL Decision : **Application Permitted**
Location : 2 Woodville Close Rochford SS4 1SN
Proposal : Single storey side extension
Applicant : Mr G Zanco

Application No : 18/00082/FUL Decision : **Application Permitted**
Location : Unit 3 Airport Retail Park Southend Airport Rochford
Proposal : Installation of ATM to Frontage
Applicant : Sainsbury's Supermarkets Ltd

Application No : 18/00083/LDC Decision : **Grant Lawful Development Certificate**
Location : 7 Disraeli Road Rayleigh SS6 8XP
Proposal : Single storey rear extension.
Applicant : Mr & Mrs P Vincent

Application No : 18/00084/FUL Decision : **Application Permitted**
Location : 4 Alexandra Road Rayleigh Essex
Proposal : Single Storey Front Extension and Veranda to Rear
Applicant : Mr & Mrs Walsh

Application No : 18/00090/FUL Decision : **Application Permitted**
Location : 56 The Chase Rayleigh Essex
Proposal : Single Storey Front Extension
Applicant : Mr Robert Godfrey

Application No : 18/00091/DPDP1 Decision : **Not Permitted
Development**
Location : 86 The Drive Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 2.7m, Maximum Height 3.5m
Applicant : Mr Paul Haslam

Application No : 18/00107/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Glenville Rayleigh Downs Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3m
Applicant : Mr & Mrs Mcbane

Application No : 18/00105/FUL Decision : **Application Permitted**
Location : Talgarth Hall Road Rochford
Proposal : Entrance Gates, Pillars and Fencing
Applicant : Mr Matthew Hunt

Application No : 18/00106/FUL Decision : **Application Permitted**
Location : 20 Oakhurst Road Rayleigh
Proposal : Proposed Extensions and Alterations, New Roof and Widen
Existing Access
Applicant : Mr J Livemore

Application No : 18/00109/FUL Decision : **Application Permitted**
Location : Lochbie Mount Bovers Lane Hawkwell
Proposal : Demolish Existing Dwelling and Construct New Bungalow
Applicant : Mr And Mrs Crocker

Application No : 18/00104/FUL Decision : **Application Permitted**
Location : 35 Knivet Close Rayleigh SS6 8PD
Proposal : Part First Floor/ Part Two Storey Side and Rear Extension
Applicant : Mr Stephen Nankivell

Application No : 18/00112/DOC Decision : **Discharge Of Conditions**
Location : 72 Grasmere Avenue Hullbridge SS5 6LF
Proposal : Application to discharge condition no 3,11,and 14 of planning permission ref: 17/00876/FUL dated 3rd January 2018
Applicant : Network Construction (GB) 1 Ltd - Mr Martin Keys

Application No : 18/00121/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 147 Hockley Road Rayleigh
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m
Applicant : Mr S Page

Application No : 18/00141/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 31 Alexandra Road Ashingdon
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6.5m from Original Rear Wall, Eaves Height 2.9m, Maximum Height 3.6m
Applicant : Mr And Mrs Linge

Application No : 18/00155/NMA Decision : **Application Permitted**
Location : 57 Park Gardens Hawkwell
Proposal : Application for non material amendment following grant of planning permission 16/00119/FUL dated 15th April 2016 for change single storey extension size from 3700mm to 4000mm and put bifold door in place of existing door.
Applicant : Mr Rocky Murphy

Application No : 18/00159/DOC Decision : **Discharge Of Conditions**
Location : 190 Down Hall Road Rayleigh SS6 9PD
Proposal : Application to discharge condition no 3 and 10 of planning permission ref: 17/01036/FUL dated 22nd December 2017
Applicant : Silver City (Estates) LTD - Care Of Agent Johnson

Application No : 18/00219/NMA Decision : **Application Permitted**
Location : 15 Bramerton Road Hockley
Proposal : Non-material Amendment on approved application 17/00909/FUL - Proposed rear hips to gables.
Applicant : Mr John French

Application No : 18/00208/DOC Decision : **Discharge Of
Conditions**

Location : 70 Grasmere Avenue Hullbridge SS5 6LF

Proposal : Discharge of condition no 4 of planning permission
14/00809/FUL dated 24th December 2014 for Demolish
Existing Dwelling and Construct Five Bedroom Detached
House

Applicant : Mr D Wilson