

**PLANNING DECISIONS – May 2018**

Application No : 17/01054/FUL      Decision : **Application Permitted**  
Location : Cariads 9 Kingsmans Farm Road Hullbridge  
Proposal : Residential pontoon  
Applicant : Mr Kevin Curtis

Application No : 17/01209/ADV      Decision : **Grant Advertisement  
Consent**  
Location : Street Record Websters Way Rayleigh  
Proposal : Directional Sign Showing Location of Museum Located in  
Flower Bed at Junction Ernie Lane and Websters Way  
Applicant : Rayleigh Town Museum - Mr Michael Davies

Application No : 17/01244/FUL      Decision : **Refuse Planning  
Permission**  
Location : 20 Eastview Drive Rayleigh SS6 9NY  
Proposal : Demolish Existing Detached Garage and Construct Two  
Storey Side Extension and Extensions to Rear  
Applicant : Mr Matthew Lyon

1 It is considered that the proposed development by reason of the two storey side extension would result in an elongated and visually dominant side elevation with a large flat roofed element which would appear as an incongruous, discordant and overbearing feature within the street scene to the detriment of visual amenity. It is considered that the proposal would thus conflict with Policies DM1 and DM3 of the Local Development Framework Development Management Plan (adopted December 2014), Supplementary Planning Document 2 (Housing Design) and the Essex Design Guide.

Application No : 18/00065/FUL      Decision : **Application Permitted**  
Location : The Cottages Beeches Road Rawreth  
Proposal : Two Storey Side Extension. Rebuild Existing Rear  
Extensions  
Applicant : Mr Phil Barry

Application No : 18/00087/FUL      Decision : **Application Permitted**  
Location : 58 Woodlands Road Hockley SS5 4PY  
Proposal : Single Storey Rear Extension, First Floor Rear Extension  
and Addition of Rear Dormer Window. Creation of a Level  
Terrace.  
Applicant : Mr Wright

Application No : 18/00099/DOC      Decision : **Application Withdrawn**  
Location : Land Between Windermere Avenue And Lower Road  
Malyons Lane Hullbridge  
Proposal : Discharge of conditions 8 and 29 on planning application  
14/00813/OUT: Outline Application for development of 500  
Dwellings, Together With Associated Access, Car Parking,  
Landscaping, Open Space, and Related Works  
Applicant : Barratt David Wilson Homes

Application No : 18/00108/FUL      Decision : **Application Permitted**  
Location : 82 Ferry Road Hullbridge  
Proposal : Vehicle Access  
Applicant : Mr John Pavitt

Application No : 18/00116/FUL      Decision : **Application Permitted**  
Location : 7 Brayers Mews Rochford SS4 1XF  
Proposal : Single Storey Side and Rear Extensions  
Applicant : Mr Drake

Application No : 18/00119/DOC      Decision : **Application Permitted**  
Location : Land Rear Of Cherry Orchard Brickworks Cherry Orchard  
Lane Rochford  
Proposal : Application for approval of details reserved by condition of  
planning permission 16/01241/REM. Partial discharge of  
condition 2 - details of all external facing. Roof covering  
and render.  
Applicant : Henry Boot Developments Ltd - Mr Bunbury

Application No : 18/00120/FUL      Decision : **Application Permitted**  
Location : 69 High Street Great Wakering SS3 0ED  
Proposal : Change of use of former Red Lion Public House to provide  
four apartments together with erection of 4 houses within  
the site with parking, landscaping and ancillary works  
Applicant : Fine Build Homes - Mr Tyler Pearmain

Application No : 18/00132/FUL Decision : **Application Permitted**  
Location : 4 The Gattens Rayleigh  
Proposal : Two Storey Rear Extension  
Applicant : Mr And Mrs Kemp

Application No : 18/00145/ADV Decision : **Application Permitted**  
Location : 45 Spa Road Hockley SS5 4BE  
Proposal : 2 X INTERNALLY ILLUMINATED FASCIAS. ONLY THE  
CO-OP LOGO ILLUMINATES. 2 X NON ILLUMINATED  
FASCIAS. 1 X INTERNALLY ILLUMINATED CO-OP  
LOGO. 1 X NON ILLUMINATED POST MOUNTED FLAT  
ALUMINIUM PANEL. 5 NON - ILLUMINATED WALL  
MOUNTED FLAT ALUMINIUM PANELS.  
Applicant : CO-OPERATIVE FOOD - FOOD PROGRAMME  
DELIVERY ORCHID GROUP

Application No : 18/00147/FUL Decision : **Application Permitted**  
Location : Land Adjacent 191 Rectory Avenue Rochford  
Proposal : Proposed New Dwelling With Integral Garage and Create  
Vehicular Accesses  
Applicant : Mr Barry Cheek

Application No : 18/00163/FUL Decision : **Application Permitted**  
Location : 56 Deepdene Avenue Rayleigh  
Proposal : Single storey Rear Extension  
Applicant : Mr Edward Harber

Application No : 18/00172/FUL Decision : **Application Permitted**  
Location : 6 Western Road Rayleigh SS6 7AX  
Proposal : Part Two Storey/Part Single Storey Rear Extension with  
Roof Terrace  
Applicant : Mr S Prince

Application No : 18/00175/FUL Decision : **Refuse Planning  
Permission**  
Location : Hall Green London Road Rawreth  
Proposal : Proposed first floor extension over existing flat roofed  
garage and form dormers to front and rear.  
Applicant : Mr And Mrs Wilson

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 dwellings, 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 character of the countryside is not harmed.

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 would add floor space that would exceed this policy limit, representing a 170% increase over the original, having an impact on the openness of this part of the Green Belt contrary to local and national planning policy.

Application No : 18/00178/FUL            Decision : **Application Permitted**  
Location : 1 Hilltop Close Rayleigh  
Proposal : Proposed new dormer to front.  
Applicant : Mr Barry Eastwood

Application No : 18/00183/FUL            Decision : **Application Permitted**  
Location : 30 Hillcrest Road Hockley SS5 4QB  
Proposal : Demolish existing dwelling and construct one 4-bed bungalow and one 3-bed bungalow  
Applicant : Frost Homes (UK) Ltd - Mr D Frost

Application No : 18/00194/ADV            Decision : **Grant Advertisement Consent**  
Location : 12 - 24 Eastwood Road Rayleigh  
Proposal : Display of 9 non-illuminated signs in relation to supermarket car park  
Applicant : Euro Car Parks Limited

Application No : 18/00203/FUL            Decision : **Application Permitted**  
Location : 7 Woodlands Parade Main Road Hockley  
Proposal : Addition of 1no. one-bedroom apartment to the existing building known as Woodlands Parade, Hockley  
Applicant : Mr S Adams

Application No : 18/00204/FUL            Decision : **Application Permitted**  
Location : 16 Broad Oak Way Rayleigh SS6 8JU  
Proposal : Two storey rear extension  
Applicant : Mr Kevin Wheeler

Application No : 18/00211/FUL            Decision : **Application Permitted**  
Location : 22 Hilltop Avenue Hullbridge SS5 6BN  
Proposal : Convert Garage to Habitable Room and Construct a Single Storey Rear Extension  
Applicant : Kwesi Otoo

Application No : 18/00214/FUL      Decision : **Application Permitted**  
Location : 8 Warwick Road Rayleigh SS6 8PG  
Proposal : Demolish Existing Dwelling and Construct Two 3-bed Bungalows  
Applicant : Page Estates Ltd - Mr S Page

Application No : 18/00229/DPDP1      Decision : **Prior Approval of Details Not Required**  
Location : 102 Eastwood Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.285m from Original Rear Wall, Eaves Height 2.4m, Maximum Height 3.7m  
Applicant : Mr And Mrs Freeman

Application No : 18/00218/ADV      Decision : **Grant Advertisement Consent**  
Location : 136 High Street Rayleigh  
Proposal : Proposed replacement advertising consisting of 2 no internally illuminated fascia signs and 1 no window illumination via projector  
Applicant : CLS Money - Mr Clayton Shipton

Application No : 18/00227/FUL      Decision : **Application Permitted**  
Location : 41 Lingfield Drive Rochford SS4 1DZ  
Proposal : Single Storey Flat Roof Rear Extension with Roof Lantern  
Applicant : Mr & Mrs J & W Lewis

Application No : 18/00236/LDC      Decision : **Grant Lawful Development Certificate**  
Location : 91 Louis Drive Rayleigh SS6 9DY  
Proposal : Application for a certificate of lawfulness for a proposed erection of a loft conversion including rear dormer and gable end.  
Applicant : Mr Damien McGee

Application No : 18/00244/LDC      Decision : **Grant Lawful Development Certificate**  
Location : 32 Grasmere Avenue Hullbridge SS5 6LF  
Proposal : Application for a Lawful Development Certificate for a Proposed use of a single storey rear extension.  
Applicant : Mrs Lee

Application No : 18/00247/FUL Decision : **Application Permitted**  
Location : 20 New Road Great Wakering SS3 0AN  
Proposal : Single Storey Side and Rear Extension  
Applicant : Mr & Mrs N Gosling

Application No : 18/00255/NMA Decision : **Application Permitted**  
Location : 66 Ferry Road Hullbridge  
Proposal : Application for a non-material amendment following a grant of planning permission 10/246/FUL to change roof from flat and pitched.  
Applicant : Mr Fabio Margiotta

Application No : 18/00258/FUL Decision : **Application Permitted**  
Location : 109 Southend Road Rochford  
Proposal : Propose change of use from A1 (shop), to A5 (hot food takeaway)  
Applicant : Mr Tarkan Ali

Application No : 18/00261/FUL Decision : **Application Permitted**  
Location : 102 Rectory Avenue Rochford  
Proposal : Single Storey Rear Extension and Convert Garage to Habitable Room  
Applicant : Mr And Mrs Sullivan

Application No : 18/00265/FUL Decision : **Application Permitted**  
Location : 35 Stanley Road Ashingdon  
Proposal : Side Extension Incorporating Extended Roof to Form Front and Rear Dormers  
Applicant : BDCS Joinery Ltd - Mr Malcolm Blundell

Application No : 18/00269/LDC Decision : **Grant Lawful Development Certificate**  
Location : 74 Main Road Hockley SS5 4RF  
Proposal : Application for a Lawful Development Certificate for a proposed loft conversion with rear facing dormer window.  
Applicant : Mr Simona

Application No : 18/00271/LDC Decision : **Grant Lawful Development Certificate**  
Location : 72 High Road Hockley SS5 4TA  
Proposal : Application for a Lawful Development Certificate for a Proposed use of a single storey outbuilding.  
Applicant : Mr Mark Purvor

Application No : 18/00273/LDC            Decision : **Grant Lawful  
Development  
Certificate**

Location : 17 Hawthorn Way Rayleigh SS6 8SP  
Proposal : Application for a Lawful Development Certificate for a  
Proposed use of rooms in the roof with dormer to rear and  
internal alterations.

Applicant : Mr Sam Chapman

  

Application No : 18/00275/FUL            Decision : **Application Permitted**

Location : Greenacres Victor Gardens Hawkwell  
Proposal : Side and Rear Infill of Covered Porch  
Applicant : Mr Peter Collins

  

Application No : 18/00277/FUL            Decision : **Application Permitted**

Location : 50 Queens Road Rayleigh SS6 8LA  
Proposal : Single Storey Rear Extension (Conservatory)  
Applicant : Mr Leaver

  

Application No : 18/00284/LDC            Decision : **Grant Lawful  
Development  
Certificate**

Location : 16 Gloucester Avenue Rayleigh SS6 8XR  
Proposal : Application for a Lawful Development Certificate for  
Proposed Conversion of Garage to Habitable Room  
Applicant : Mr & Mrs Roberts

  

Application No : 18/00286/FUL            Decision : **Application Permitted**

Location : 7 Peregrine Gardens Rayleigh SS6 9GR  
Proposal : Raise ridge height and form loft conversion with side  
dormers (amended)  
Applicant : Mr & Mrs Poplar

  

Application No : 18/00287/LDC            Decision : **Grant Lawful  
Development  
Certificate**

Location : Garwood Cottage Church Road Rawreth  
Proposal : Application for a Lawful Development Certificate for a  
Proposed use of a detached garage to rear garden.  
Applicant : Mr & Mrs Millington

Application No : 18/00295/FUL      Decision : **Application Permitted**  
Location : Oak House Barling Road Barling Magna  
Proposal : Proposed part hip to gable roof conversion  
Applicant : Mr & Mrs Macklin

Application No : 18/00304/DOC      Decision : **Discharge Of Conditions**  
Location : 3 Eastwood Road Rayleigh  
Proposal : Discharge of condition 4 on Approved 16/00224/COU - Change Of Use From A1 (Retail) to a Mixed Use Comprising A1 (Retail) and A3 (Patisserie)  
Applicant : Bella Gelato - Mr Peter Stav

Application No : 18/00306/DPDP1      Decision : **Prior Approval of Details Not Required**  
Location : 54 Keswick Avenue Hullbridge  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.4m from Original Rear Wall, Eaves Height 2.35m, Maximum Height 2.75m  
Applicant : Mr Christian Cousins

Application No : 18/00315/DPDP1      Decision : **Prior Approval of Details Not Required**  
Location : 47 Nevern Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 6m from Original Rear Wall, Eaves Height 2.7m, Maximum Height 2.9m  
Applicant : Mr Shaun McGee

Application No : 18/00340/DPDP1      Decision : **Prior Approval Required - Refused**  
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

Reason(s) for Refusal

- 1 The proposed extension, as indicated on the proposed plans, would not be permitted development within the provisions of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order (England) 2015 (as amended). There appears to be some discrepancy between the footprint of the existing dwelling indicated on the submitted plans as opposed to ordnance survey mapping, aerial satellite imagery and the planning history for the site. The submitted plans indicate that the existing dwelling has a simple rectangular footprint, whereas ordnance survey mapping and the other sources of evidence listed above indicate that



the existing building has a missing corner to the rear. Therefore, it is considered that part of the proposed rear extension would extend beyond the rear wall of the original dwelling by a distance greater than 8 metres, and the proposal would therefore fail to comply with part (g) of the aforementioned order.

- 2 In addition, the proposed extension would join to the side of an existing rear extension, which in turn is joined to the side elevation of what is considered for planning purposes to be an original part of the dwellinghouse. These extensions taken together would form an enlargement that would extend beyond a side wall of the original dwellinghouse, and would have a width greater than half the width of the original dwelling. The proposal would therefore also fail to comply with part (j) of the aforementioned order.
- 3 As discussed above, the proposed extension would join with an existing extension, and would fail to comply with the limits set out under part (j). Therefore, the proposal would also fail to comply with part (ja) of the aforementioned order.

Application No : 18/00320/FUL      Decision : **Application Permitted**  
Location : 3 St Clements Close Hawkwell SS5 4LT  
Proposal : Proposed Double Garage and Store  
Applicant : Mr Mike Biddle

Application No : 18/00355/DPDP1      Decision : **Not Permitted Development**  
Location : 3 Plowmans Rayleigh Essex  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.94m from Original Rear Wall, Eaves Height 2.93m, Maximum Height 2.93m  
Applicant : Mr And Mrs Taber

Application No : 18/00331/FUL      Decision : **Application Permitted**  
Location : 105 Princess Gardens Ashingdon SS4 3BJ  
Proposal : Demolish existing conservatory and erect 2-storey rear extension with pitched roof.  
Applicant : Mr & Mrs Brown

Application No : 18/00338/FUL      Decision : **Application Permitted**  
Location : 31 Macintyres Walk Rochford  
Proposal : Single Storey Side Extension  
Applicant : Mr Mark Desbois

Application No : 18/00371/DPDP1      Decision : **Prior Approval of Details Not Required**  
Location : 19 Leslie Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5m from Original Rear Wall, Eaves Height 3m, Maximum Height 3m  
Applicant : Andrea Scarborough

Application No : 18/00370/DPDP1      Decision : **Prior Approval  
Required - Approved**  
Location : 115 Daws Heath Road Rayleigh  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 4m  
Applicant : Mr And Mrs Reid

Application No : 18/00383/DPDP1      Decision : **Prior Approval  
Required - Refused**  
Location : 6 Burnham Road Hullbridge  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 3.9m from Original Rear Wall, Eaves  
Height 2.8m, Maximum Height 3.6m  
Applicant : Mr Stephen Murray

Reason(s) for Refusal

1 The proposal would extend beyond a wall forming a side elevation of the garage of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. The proposal would therefore fail to comply with the criteria set out under part (j). The proposed extension would join with an existing extension and would exceed the limits set out in sub-paragraphs (f) (g) and (j). Therefore, the proposal would also fail to comply with paragraph (ja). Planning Permission will be required for the proposed works due to the nature of the proposed extensions not falling within Permitted Development Rights. The applicant may appeal against this decision to the Planning Inspectorate under the householder appeal process.

Application No : 18/00401/DPDP1      Decision : **Not Permitted  
Development**  
Location : 34 Broad Walk Hockley Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 3.175m from Original Rear Wall,  
Eaves Height 2.7m, Maximum Height 2.7m  
Applicant : Ms Gill Jay

1 The proposed extension would fail to comply with the criteria set out under part (j) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 and would therefore not be permitted development. The submitted plans indicate that the proposed extension would extend beyond the side wall of the existing rear section of the dwellinghouse. The council has on record plans from 1959, showing a plan of the host dwelling, including the existing rear section of the dwelling which the proposed extension would extend beyond the side of. All immediately adjacent dwellings appear to have been constructed at the same time and would have originally been of identical design to the application host dwelling. All neighbouring dwellings have existing rear sections identical to the application host dwelling. It is therefore considered reasonable to conclude that the existing rear section of the dwelling that the proposed extension would extend beyond the

side elevation of, is an original part of the dwellinghouse. The proposed extension would have a width of 4.275 metres, the original dwelling has a width of 7.8 metres. It is therefore considered that the proposed extension would extend beyond a side wall of the original dwellinghouse, and would have a width greater than half the width of the original dwelling, and would as a result fail to comply with the criteria set out under part (j).

Application No : 18/00402/DPDP1      Decision : **Prior Approval of  
Details Not Required**

Location : 25 Highfield Crescent Rayleigh Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 3.4m from Original Rear Wall, Eaves  
Height 2.55m, Maximum Height 2.8m  
Applicant : Mr John Phelps

Application No : 18/00412/NMA      Decision : **Application Permitted**  
Location : 9 Nevern Close Rayleigh  
Proposal : Application for non material amendment for front window  
position  
Applicant : THS Concepts - Mr Chris Horton

Application No : 18/00438/NMA      Decision : **Application Permitted**  
Location : 12 Craven Close Rochford  
Proposal : Non-material amendment on approved planning application  
18/00050/FUL -roof conversion and provision of two  
dormers  
Applicant : Mr Jeffrey Hooper