

**PLANNING DECISIONS – April 2019**

Application No : 16/01066/DOC      Decision : **Discharge Of Conditions**  
Location : Land West Of Oak Road And North Of Hall Road Rochford  
Proposal : Application to discharge condition 24 ( post architectural assessment) to outline permission granted in 1st July 2013 under application reference 10/00234/OUT.  
Applicant : Bellway Homes

Application No : 17/00612/DOC      Decision : **Discharge Of Conditions**  
Location : Land Adjacent 11 Love Lane Rayleigh  
Proposal : Application for Discharge of Conditions 2, 4, 6, 7, 11, 12 and 13 of approved planning application 15/00526/FUL  
Applicant : Mr T Clifford

Application No : 17/00805/DOC      Decision : **Discharge Of Conditions**  
Location : 91 Langham Drive Rayleigh Essex  
Proposal : discharge of conditions on original permission  
Applicant : M Reynolds Partnership

Application No : 17/00943/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 conditions no 13 and 34 of 15/00362/OUT  
Applicant : Mr Wood

Application No : 17/01117/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 Conditions 28, 29, 30 of approved planning  
application 15/00362/OUT: Outline planning application  
(with all matters reserved) for the erection of residential  
development with associated open space, landscaping,  
parking, servicing, utilities, footpath and cycle links,  
drainage and infrastructure works and primary school.  
Provision of non-residential floor space to part of site, uses  
including any of the following: Use Class A1 (Retail), A3  
(Food and Drink), A4 (Drinking Establishments), C2  
(Residential Institutions), D1a (Health or Medical Centre) or  
D1b (Creche, Day Nursery or Day Centre).  
Applicant : Countryside Properties (UK) Ltd - Mr M Fisher

Application No : 17/01242/DOC      Decision : **Discharge Of Conditions**  
Location : Land Between Windermere Avenue and Lower Road  
Malyons Lane Hullbridge  
Proposal : Discharge of condition no 6 and 7 of planning permission  
14/00813/OUT dated 18th January 2017  
Applicant : Barratt David Wilson Homes

Application No : 18/00036/DOC      Decision : **Discharge Of Conditions**  
Location : Pumping Station Watery Lane Rawreth  
Proposal : Discharge of Conditions 5 and 10 of appeal decision  
Applicant : Mr W Lee

Application No : 18/00130/DOC      Decision : **Discharge Of Conditions**  
Location : Land Between Windermere Avenue And Lower Road  
Malyons Lane Hullbridge  
Proposal : Discharge of condition no 31  
Applicant : Barratt David Wilson Homes

Application No : 18/00311/FUL      Decision : **Refuse Planning Permission**  
Location : The Bush Wellington Avenue Hullbridge  
Proposal : Retain existing outbuilding and use part of building as an  
annexe  
Applicant : Mr Hatcher

Reason(s) for Refusal

1 The application site lies within the Metropolitan 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 development is considered to constitute inappropriate development which by its definition is harmful to the Green Belt. The development is considered to cause harm to the Green Belt by reason of its very presence and scale which significantly erodes the area's sense of openness thus conflicting with and undermining policy GB1 (Green Belt Protection), of Rochford District Council's Local Development Framework Core Strategy (adopted December 2011 and paragraphs 143, 144 and 145 of The National Planning Policy Framework (NPPF) (as updated February

Application No : 18/00345/DOC                      Decision : **Discharge Of Conditions**  
Location : Land West Of Oak Road And North Of Hall Road Rochford  
Proposal : Discharge of Conditions 12 and 13 on approved application 10/00234/OUT: Residential Development (Class C3) of 600 Dwellings, Associated Access and a New Primary School on Land North of Hall Road, Including Infrastructure Associated with Residential Development, Public Open Space and New Vehicular and Pedestrian Access Routes.  
Applicant : Bellway Homes Thames Gateway

Application No : 18/00386/DOC                      Decision : **Discharge Of Conditions**  
Location : Land Between Windermere Avenue and Lower Road Malyons Lane Hullbridge  
Proposal : Outline application for development of 500 dwellings, together with associated access, car parking, landscaping, open space and related works  
Applicant : Barratt David Wilson Homes (Eastern Counties) -Mr R Houghton

Application No : 18/00406/DOC                      Decision : **Discharge Of Conditions**  
Location : Land West Of Oak Road And North Of Hall Road Rochford  
Proposal : Discharge of Condition 33 on application 10/00234/OUT - Residential Development (Class C3) of 600 Dwellings, Associated Access and a New Primary School on Land North of Hall Road, Including Infrastructure Associated with Residential Development, Public Open Space and New Vehicular and Pedestrian Access Routes.  
Applicant : Bellway Homes Thames Gateway

Application No : 18/00463/FUL                      Decision : **Refuse Planning  
Permission**

Location : Wild Winds The Drive Rayleigh  
Proposal : Retention of secure storage shed for use for the storage of  
vintage and veteran cars and motorcycles.  
Applicant : Mr Edward Overton

Reason(s) for Refusal

- 1 The building subject of this planning application amounts to inappropriate development within the meaning of paragraphs 143 and 145 of the National Planning Policy Framework (NPPF) (2019), which states that new buildings in the Green Belt are by definition harmful and should not be approved except in very special circumstances. Moreover, NPPF Paragraph 144 also indicates that "Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm resulting from the proposal is clearly outweighed by other considerations." In this case, it is the view of the Local Planning Authority that there are no other considerations that outweigh the harm that is caused.

The proposal would, therefore, be contrary to paragraphs 143, 144 and 145 of the National Planning Policy Framework (2019). It would also be contrary to Policy GB1 of the Rochford District Council Local Development Framework (December 2011) which requires developments to have minimal impact on the openness of the Green Belt and to not significantly undermine the objectives or character of the Green Belt.

- 2 The subject building would potentially be visually harmful to the appearance of the Metropolitan Green Belt and the immediate surroundings and to residential amenity, in the event that the conifer hedgerows around the building, which currently screen it from view, were to die or to be otherwise lost. Trees are, by their nature, ephemeral and cannot be relied upon for the future, in turn, this means that the screening they provide for the building cannot be relied upon for the future either. The industrial character and appearance of the building are also inappropriate in a domestic location in rural surroundings such as this, in which the building would potentially appear as an over-large and incongruous feature, to the detriment of visual amenity. The proposals would, therefore, be contrary to Paragraph 127 of the National Planning Policy Framework (NPPF) and to Policies CP1 and GB1 of the Rochford District Council Local Development Framework Core Strategy (2011) and to Policy DM1 of the Rochford District Council Local Development Framework Development Management Plan (2014).

Application No : 18/00512/FUL                      Decision : **Discharge Of  
Conditions**

Location : Land Between Windermere Avenue And Lower Road  
Malyons Lane Hullbridge  
Proposal : Application for Removal of Conditions no. 34 (Water  
Efficiency) and 35 (Energy Efficiency) of Approved  
Application Ref: 14/00813/OUT  
Applicant : Barratt David Wilson Homes (Eastern Counties) -Mr R  
Houghton

Application No : 18/00664/FUL      Decision : **Application Permitted**  
Location : Hillview Ulverston Road Ashingdon  
Proposal : Change of Use of Land From Paddock to Residential  
Gardens  
Applicant : Mr Ward

Application No : 18/00771/FUL      Decision : **Application Permitted**  
Location : Site Of Three Acres Anchor Lane Canewdon  
Proposal : Application to vary condition 20 (Construction operating  
times) to Planning permission 16/00733/FUL to redevelop  
site for 35 dwellings from;  
Approved Condition 20  
All construction, demolition, enabling and earth works are  
only permitted between 0800 hours to 1800 hours Monday  
to Friday and 0800 hours to 1300 hours on Saturday. No  
works are permitted at any time on Sundays, Bank or  
Public Holidays, unless agreed in writing by the Local  
Planning Authority or in accordance with agreed emergency  
procedures for deviation.  
No deliveries of construction materials or plant and  
machinery and no removal of any spoil from the site or  
similar collections from the site shall take place before 0700  
hours or after 1900 hours on Mondays to Fridays, before  
0800 hours or after 1400 hours on Saturdays, and not at all  
on Sundays or recognised Public Holidays.  
To proposed condition 20  
The hours of construction /operation on site including any  
deliveries or transfer of materials to or from any the site  
shall be restricted to the hours of 7.30am to 7.30pm  
(Monday to Friday) and between the hours of 8.30am to  
7.30pm on Saturdays and Sundays.

Applicant : Dove Jeffery Homes - Miss Clare Thomas

Application No : 18/00853/DOC      Decision : **Discharge Of  
Conditions**  
Location : Land West Of Oak Road And North Of Hall Road Rochford  
Proposal : Discharge of conditions 15,22,and 24 of planing permission  
10/00234/OUT dated 1st July 2013 Residential  
development (Class C3) of 600 dwellings, associated  
access and a new primary school on land north of Hall  
Road, including infrastructure associated with residential  
development, public open space and new vehicular and  
pedestrian access routes.  
Applicant : Bellway Homes Thames Gateway

Application No : 18/00886/DOC      Decision : **Discharge Of Conditions**  
Location : Land West Of Oak Road And North Of Hall Road Rochford  
Proposal : Discharge of conditions 07 09 10 11 12 13 15 20 21 22 24 33 following approval of 10/00234/OUT dated 1st July 2013 - Residential development (Class C3) of 600 dwellings, associated access and a new primary school on land north of Hall Road, including infrastructure associated with residential development, public open space and new vehicular and pedestrian access routes.  
Applicant : Bellway Homes Essex

Application No : 18/00953/FUL      Decision : **Application Withdrawn**  
Location : Little Stambridge Hall Farm Little Stambridge Hall Lane Stambridge  
Proposal : Redevelopment of existing commercial warehouses to provide purpose built warehouse units with associated parking  
Applicant : Little Hall Farms - Mr J Rankin

Application No : 18/00991/FUL      Decision : **Refuse Planning Permission**  
Location : 7 Boarded Row Paglesham Essex  
Proposal : Two Storey Rear Extension  
Applicant : Mr And Mrs Butcher

Reason(s) for Refusal

1 The application site lies within the Green Belt as defined in the Local Development Framework Allocations Plan (2014). In accordance with the National Planning Policy Framework inappropriate development within the Green Belt is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Extensions to existing buildings may not be inappropriate provided that it does not result in disproportionate additions over and above the size of the original building. Policy DM17 of the Local Development Framework Development Management plan (2014) sets the scale of extensions that would be appropriate in the Green Belt. Subject to not exceeding 25% of the internal floorspace of the original dwelling and meeting other criteria extensions will be considered favourably.

The proposed extension in this case would amount to an increase of 32% over the size of the original floorspace and as a consequence would amount to a disproportionate addition over the size of the original property which would therefore, amount to inappropriate development. It has not been demonstrated that very special circumstances exist that would clearly outweigh the harm that would be caused to the Green Belt by reason of inappropriateness. Accordingly, the development would be contrary to Policy DM17 of the Development Management Plan and the National Planning Policy Framework.

- 2 The proposed extension would have a materially adverse impact on the neighbour at no. 8 Boarded Row by reason of its depth and height in close proximity to the shared boundary which would result in a serious loss of light to the nearest ground floor habitable room. Accordingly, the proposed development would not be in accordance with the Rochford District Council Local Development Framework Supplementary Planning Document 2 Housing Design, Policy CP1 of the Core Strategy and Policy DP1 of the Development Management Plan.
  
3. The proposal by way altering the unaltered front footprint and front of the building is considered to constitute an aesthetically incongruous addition which would exacerbate previous harm to the terrace and considerable harm to the non – designated heritage asset comprising No. 7 Boarded Row and will cause harm to the character and appearance of the conservation area. It is considered that the proposal will have ‘less than substantial harm’ to the designated heritage asset (Paglesham Conservation Area) thus conflicting with the provisions of policy DM23 of the Development Management Plan and paragraphs 190-197 of the National Planning Policy Framework (February 2019).

Application No : 18/01000/FUL                      Decision : **Application Permitted**  
 Location : 523 Ashingdon Road Ashingdon SS4 3HE  
 Proposal : Revised Application to Demolish Existing Bungalow and Construct Two Storey Building to Provide 2no. 1-bed Flats and 2no. 2-bed Flats With Parking and Vehicular Access Off York Road  
 Applicant : Mr Steven Reid

Application No : 18/01026/REM                      Decision : **Application Permitted**  
 Location : Land Between 7 And 13 Cagefield Road Stambridge  
 Proposal : Application for Reserved Matters relating to Access, Layout, Appearance and Scale for Proposed 3 No. Self-contained Apartments with Associated Access, Parking, Soft and Hard Landscaping following Outline Planning Permission ref 17/0070/OUT.  
 Applicant : Rochford District Council - Mr Harwood-White

Application No : 18/01054/FUL                      Decision : **Refuse Planning Permission**  
 Location : 53 Pollards Close Rochford Essex  
 Proposal : Convert part of carport to habitable accommodation  
 Applicant : Miss Isobel Worsnop

Reason(s) for Refusal

- 1 The proposal by reason of its location in relation to the lay-out of the dwellings within the close and the existing distance between the front of the car port and the abutting foot path, would not provide adequate replacement parking to replace the existing car port resulting in parking congestion detrimental to

residential amenities of neighbours and occupiers of the site contrary to Policy DM1 and DM30 of the Rochford District Council Development Management Plan (2014) along with the Parking Standards Design and Good Practice (2009).

Application No : 18/01046/LBC                      Decision : **Grant Listed Building Consent**

Location : 2 The Chaseway The Chase Paglesham  
Proposal : Roof repairs  
Applicant : Mrs Berrecloth

Application No : 18/01047/FUL                      Decision : **Refuse Planning Permission**

Location : Downswood Hooley Drive Rayleigh  
Proposal : Retrospective Application for the Proposed Use of a Building as an Annexe  
Applicant : Mr J Miller

#### 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. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. The construction of new buildings in the Green Belt should be regarded as inappropriate development and is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Very special circumstances will not exist unless potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The proposal constitutes inappropriate development in the Metropolitan Green Belt tantamount to the formation of two independent dwellings contrary to paragraph 143 to the National Planning Policy Framework (February 2019) and policy GB1 to the Rochford District Council Local Development Framework Core Strategy (2011). If allowed the proposal would add to piecemeal urbanisation of the site detrimental to the open nature of the site locality.



Application No : 18/01058/DOC      Decision : **Discharge Of Conditions**  
Location : 72 Hockley Road Rayleigh SS6 8EB  
Proposal : Discharge of Condition 22 of approved application 18/00521/FUL; Partial demolition (buildings EFAB & EFAJ) and remodelling of access, entrance and reception area, (including temporary reception, lobby and external stairs during construction). Erection of a new three storey teaching block with new dining facilities and qualitative improvements to existing playing fields including the resurfacing of the existing multi-use games area (MUGA). Associated hard and soft landscaping works, and temporary construction and staff access from Helena Road.  
Applicant : Kier Construction (Eastern)

Application No : 18/01068/FUL      Decision : **Application Permitted**  
Location : Claverham Cottage Paglesham Road Paglesham  
Proposal : Demolition of existing dilapidated stable block and the erection of ancillary building on the same site for use in association with Claverham Cottage, including an extension of the existing residential garden.  
Applicant : Mr Trevor Denton

Application No : 18/01074/FUL      Decision : **Application Permitted**  
Location : 257 Main Road Hawkwell SS5 4NP  
Proposal : Demolish front conservatory entrance and rear extension. Construct single storey front and side extension and single storey rear extension with roof lanterns  
Applicant : Mr & Mrs Panther

Application No : 18/01099/FUL      Decision : **Application Permitted**  
Location : Newlands Preston Gardens Rayleigh  
Proposal : Proposed single storey pitched roof rear extension  
Applicant : Mr Spencer Gilbert

Application No : 18/01108/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 : 18/01135/LDC      Decision : **Grant Lawful Development Certificate**  
Location : Land Junction Blountswood Road Lower Road Hullbridge  
Proposal : Application for a Lawful Development Certificate for Existing Siting of a Mobile Home and Market Garden, Animals  
Applicant : Mr L Lindsey

Application No : 18/01122/LDC      Decision : **Refuse Lawful Development Certificate**  
Location : The Bungalow The Common Great Wakering  
Proposal : Application for aproposed certificate of lawfulness for a proposed rear dormer  
Applicant : Mr Jason Marshall

Reason(s) for Refusal

- 1 The development has been considered under Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Application No : 18/01141/FUL      Decision : **Refuse Planning Permission**  
Location : 78 High Road Rayleigh SS6 7AE  
Proposal : Erect single storey front extension and extend width of existing single storey rear extension and erect first floor side extension and alter all elevations  
Applicant : Mr Mohan

Reason(s) for Refusal

- 1 The proposed first floor side extension by virtue of its siting, scale and height and lack of a 1m separation distance between the flank elevation at first floor and the southern flank boundary would significantly close the gap between the two properties at first floor level creating a poor visual relationship to the detriment of the characteristic of the street scene. The proposal would have an unacceptable effect on the character and appearance of the streetscene. The proposal therefore fails to comply with policies DM1 and DM3 of the Development Management Plan, the Council's SPD2 - Housing Design and the NPPF.

Application No : 18/01136/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 22 (Tree Protection) of approved  
 planning application ref: 15/00362/OUT  
 Applicant : Countryside Properties (UK) Ltd

Application No : 18/01149/FUL      Decision : **Application Permitted**  
 Location : 175 Ferry Road Hullbridge SS5 6JH  
 Proposal : Proposed First Floor Front Extension, new Ground Floor  
 Canopy and rear passenger lift.  
 Applicant : Conner & Partners - Mr Martyn White

Application No : 18/01157/FUL      Decision : **Application Permitted**  
 Location : 78 High Street Rayleigh Essex  
 Proposal : Remove 9no existing air conditioning units to the rear flat  
 roof of the building and replace with a VRV IV system  
 incorporating 1no condenser unit and 1no BS Box located  
 as shown on the proposed drawings.  
 Applicant : MITIE - Mr Paul Dowsett

Application No : 18/01158/LBC      Decision : **Grant Listed Building Consent**  
 Location : 78 High Street Rayleigh Essex  
 Proposal : Remove 9no existing air conditioning units to the rear flat  
 roof of the building and replace with a VRV IV system  
 incorporating 1no condenser unit and 1no BS Box located  
 as shown on the proposed drawings.  
 Applicant : MITIE - Mr Paul Dowsett

Application No : 18/01207/FUL      Decision : **Application Permitted**  
 Location : Lonsdale Lark Hill Road Canewdon  
 Proposal : Proposed single storey side and rear extension and first  
 floor rear extension  
 Applicant : Mr James Phipps

Application No : 18/01163/FUL      Decision : **Application Permitted**  
 Location : 68 Windsor Way Rayleigh SS6 8PF  
 Proposal : Single Storey side and rear extension with roof lantern  
 Applicant : Mr Thomson

Application No : 18/01183/FUL      Decision : **Refuse Planning Permission**  
Location : 55 Shakespeare Avenue Rayleigh Essex  
Proposal : Single storey side extension incorporating garage, first floor side extension and canopy roof and porch to front

Applicant : Mr Kevin Cox

Reason(s) for Refusal

- 1 The proposed first floor side extension, by virtue of its lack of a set back from the facade and a 1m separation distance between the flank elevation of the extension at first floor level and the western flank boundary. The proposed first floor side extension would over-dominant the host dwelling and significantly increase the scale. The overall mass of the dwelling would appear cramped within its plot creating a poor visual relationship with the surrounding streetscene. It is therefore considered that the proposed first floor side extension is contrary to DM1 and DM3 of the Development Management Plan, the Council's SPD2 - Housing Design and the NPPF.

Application No : 18/01211/NMA      Decision : **Application Permitted**  
Location : Wedgwood Court Wedgwood Way Ashingdon  
Proposal : Non-Material Amendment Application to Application Ref: 17/00148/FUL to Provide for a change in Height, roof alterations, alterations to windows and doors and insertion of two roof lights

Applicant : Sanctuary Group- Tony O'Neil

Application No : 18/01177/DOC      Decision : **Discharge Of Conditions**  
Location : 72 Hockley Road Rayleigh SS6 8EB  
Proposal : Discharge of condition 3 on approved application 18/00521/FUL: Partial demolition (buildings EFAB & EFAJ) and remodelling of access, entrance and reception area, (including temporary reception, lobby and external stairs during construction). Erection of a new three storey teaching block with new dining facilities and qualitative improvements to existing playing fields including the resurfacing of the existing multi-use games area (MUGA). Associated hard and soft landscaping works, and temporary construction and staff access from Helena Road.  
Applicant : Kier Construction (Eastern)

Application No : 18/01187/FUL      Decision : **Application Permitted**  
Location : Pear Tree 750 New Park Road Hockley  
Proposal : Change Use Of Land For Siting Of Caravans For Residential Occupation As a Private Gypsy/Traveller Site Comprising One Static Mobile Home And Three Touring Caravans With Hard Standing And Cess Pool (retrospective).  
Applicant : Mr & Mrs F and A Doran

Application No : 19/00009/FUL      Decision : **Application Permitted**  
Location : 32 West Street Rochford SS4 1AJ  
Proposal : Change use of building from bank ( Use Class A2) to use as office ( Use Class B1a) and external alterations  
Applicant : Wentworth Developments Ltd

Application No : 19/00001/FUL      Decision : **Application Permitted**  
Location : 40 Victoria Avenue Rayleigh Essex  
Proposal : Proposed alterations to existing flat roof extension (rear) and internal alterations  
Applicant : Mr And Mrs Walton

Application No : 19/00027/LDC      Decision : **Refuse Lawful Development Certificate**  
Location : 125 Shoebury Road Great Wakering SS3 0BA  
Proposal : Application for a Lawful Development Certificate for proposed conversion of existing integral garage and remodelling of first floor above to form an annexe to the main dwelling  
Applicant : Mr Saxon

Reason(s) for Refusal

- 1      Condition 3 attached to the planning consent for the existing side addition (ref: ROC/876/89) that is to be converted has removed permitted development rights for the conversion of the existing garage to any other purpose incidental to the enjoyment of the dwellinghouse.
2.      The submitted plans indicate that the proposed development would be tantamount to the formation of an independent dwelling. Therefore, as it is not considered that the proposal would be used for a purpose incidental to the enjoyment of the dwellinghouse, an application for full planning permission would be required.

Application No : 19/00031/FUL      Decision : **Application Permitted**  
Location : 163 Ashingdon Road Rochford SS4 1RP  
Proposal : Proposed Part Single Storey/Part Two Storey Side and  
Rear Extension  
Applicant : Mr & Mrs Wakeling

Application No : 19/00045/FUL      Decision : **Application Permitted**  
Location : 6 Victor Gardens Hawkwell SS5 4DR  
Proposal : Extend first floor and construct two storey rear extension re-  
roof to provide a two storey house  
Applicant : Mr & Mrs Stuart and Nicola Pippens

Application No : 19/00046/FUL      Decision : **Application Permitted**  
Location : 3 Abbey Road Hullbridge SS5 6DG  
Proposal : Construct 2 No. Flat Roofed Front Dormers Incorporating  
Carport Beneath and Pitched Roofed Front Porch  
Applicant : Mr Jamie Lunan

Application No : 19/00049/FUL      Decision : **Application Permitted**  
Location : Windfield Church Road Hockley  
Proposal : Proposed detached double garage  
Applicant : Mr And Mrs Christmas

Application No : 19/00050/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : 51 Temple Way Rayleigh SS6 9PP  
Proposal : Application for a Lawful Development Certificate for  
proposed single storey flat roof rear extension  
Applicant : Mr & Mrs Turbitt

Application No : 19/00068/ADV      Decision : **Application Permitted**  
Location : 32 High Street Rayleigh SS6 7JB  
Proposal : replace existing signage with 1 no internally illuminated  
fascia sign, 1 no internally illuminated projecting sign and 1  
no internally illuminated ATM surround sign  
Applicant : Mr Paul Wells - Nationwide Building Society

Application No : 19/00070/FUL      Decision : **Application Permitted**  
Location : 30 Central Avenue Hullbridge SS5 6AT  
Proposal : Construct Front Porch With a Hipped Roof Over. Construct  
Flat Roofed Front Dormer.  
Applicant : Mr Paul Spencer

Application No : 19/00073/LDC      Decision : **Grant Lawful Development Certificate**

Location : 7 Ironwell Close Rochford Essex  
Proposal : Application for a Lawful Development Certificate for Proposed Single Storey Rear Extension  
Applicant : Mr Alan Coughlan

Application No : 19/00076/FUL      Decision : **Application Permitted**

Location : Avonside Eastwood Rise Eastwood  
Proposal : Demolish existing dwelling and construct two detached dwellings  
Applicant : Danny Pyner

Application No : 19/00082/NMA      Decision : **Application Permitted**

Location : Land East Of Rugby Club Aviation Way Rochford  
Proposal : Application for Non-Material Amendments to Planning Consent Ref 18/00584/REM to; Make Changes to Elevations and to Amend Conditions 2, 4, 5 and 8 to require that the Development be Constructed wit this NMA Application in Respect of Landscaping, Parking Provision for Powered Two-Wheeled Vehicles, Materials for Use in External Construction and Details of Outbuildings Respectively.

Applicant : Henry Boot Developments Ltd

Application No : 19/00078/LDC      Decision : **Grant Lawful Development Certificate**

Location : 30 Central Avenue Hullbridge SS5 6AT  
Proposal : Application for a Lawful Development Certificate for proposed single storey rear extension and flat roof rear dormer  
Applicant : Mr Paul Spencer

Application No : 19/00081/LDC      Decision : **Refuse Lawful Development Certificate**

Location : 33 Deepdene Avenue Rayleigh SS6 9LF  
Proposal : Application for a Lawful Development Certificate for proposed flat roof side dormers  
Applicant : Mr & Mrs M Burrell

Reason(s) for Refusal

- 1 The development has been considered under Schedule 2, Part 1, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Application No : 19/00095/FUL      Decision : **Application Permitted**  
Location : 44 Manor Road Hockley Essex  
Proposal : Single storey infill side extension  
Applicant : R Jeffery & D Roberts

Application No : 19/00097/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 44 Manor Road Hockley Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 6m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 3m  
Applicant : R Jeffery & D Roberts

Application No : 19/00100/LBC      Decision : **Grant Listed Building  
Consent**  
Location : The Bull Inn 99 Main Road Hockley  
Proposal : Rebuilding Of Public House Following Fire Incorporating  
New Extensions to Rear, New Extract System and  
Enlargement of Attached Building  
Applicant : Greene King PLC

Application No : 19/00090/FUL      Decision : **Application Permitted**  
Location : 58 Woodlands Road Hockley SS5 4PY  
Proposal : Proposed Lower Ground Floor Extension to Rear Below  
Proposed Terrace. Single Storey Rear Extension, First  
Floor Rear Extension and Addition of Rear Dormer  
Window.  
Applicant : Mr Wright

Application No : 19/00092/FUL      Decision : **Application Permitted**  
Location : 38 South Street Rochford Essex  
Proposal : Replacement Front Door  
Applicant : Mr Richard Coombes

Application No : 19/00102/FUL      Decision : **Application Permitted**  
Location : 48 Rosslyn Close Hockley Essex  
Proposal : Construct Single Storey Rear Extension  
Applicant : Mr Steven Winston



Application No : 19/00104/FUL      Decision : **Refuse Planning Permission**

Location : 15 Wellington Road Rayleigh Essex  
Proposal : Raise roof and convert bungalow into Chalet Style dwellinghouse with front dormers and alter existing rear conservatory to brick built flat roof.

Applicant : Mr Gary Gibson

Reason(s) for Refusal

- 1 The proposed development, by virtue of its appearance would incorporate a pitched roof two storey front projection and two pitched roof dormer windows that would appear slack within the front roof slope. At the rear, the roof form would have an unacceptable shallow roof slope at odds with and resulting in a poor visual relationship with the host dwelling. The lack of a 1m separation between the flank elevation and the northern flank boundary would result in the dwelling appearing cramped within its plot. The proposed development results in an contrived, over-dominant and incongruous form of development detrimentally out of character with the host dwelling and surrounding character and appearance of the streetscene contrary to policy DM1 and DM3 of the Development Management Plan, the Council's SPD2-Housing Design and the NPPF.
  
- 2 The proposed development, by virtue of its siting up to the shared northern flank boundary measuring 5.5m deep would result in an increase of loss of light and create a sense of enclosure, creating an overbearing and overshadowing impact upon the occupiers of (no.11) to the north. The addition of a first-floor extension which increases the bulk and scale of the dwelling in close proximity to the neighbouring property (no.11) would be visually intrusive creating an overbearing and oppressive impact and would overshadow the conservatory to an unreasonable degree contrary to policy DM1 of the Development Management Plan.

Application No : 19/00103/FUL      Decision : **Application Permitted**  
Location : 19 Chase End Rayleigh Essex  
Proposal : Construct Two Storey Pitched Roofed Side Extension, New Driveway and Vehicular Access  
Applicant : Mr M Clark

Application No : 19/00106/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 : 19/00134/DPDP1      Decision : **Prior Approval of  
Details Not Required**

Location : 6 Greenlands Rochford Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 5m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 3.m  
Applicant : Mrs Ann Fisher

Application No : 19/00136/FUL      Decision : **Application Permitted**  
Location : 22 Caernarvon Close Hockley SS5 4XH  
Proposal : Construct Single Storey Rear and Side Extensions.  
Applicant : Ms Laura Ross

Application No : 19/00141/FUL      Decision : **Application Permitted**  
Location : 26 Upper Lambricks Rayleigh SS6 8BP  
Proposal : Demolish existing garage and construct two storey side  
extension  
Applicant : Mr M Hassain

Application No : 19/00144/FUL      Decision : **Application Permitted**  
Location : 3 Macintyres Walk Ashingdon SS4 3ED  
Proposal : Convert garage to habitable room and construct single  
storey front extension with lean to roof  
Applicant : Mr & Mrs Starkey

Application No : 19/00145/FUL      Decision : **Application Permitted**  
Location : 7 Ashcombe Rochford SS4 1SW  
Proposal : Single storey rear and side extension  
Applicant : Mr & Mrs Blackman

Application No : 19/00148/LDC      Decision : **Grant Lawful  
Development  
Certificate**  
Location : Kilburn Lodge Barrow Hall Road Barling Magna  
Proposal : Application for a Certificate of Lawfulness for Proposed  
Single Storey Rear Extension  
Applicant : Mr Sean Lynch & Ms Amy Spencer

Application No : 19/00151/FUL      Decision : **Application Permitted**  
Location : 46 Hambro Avenue Rayleigh SS6 9NJ  
Proposal : extension to existing outbuilding and convert into granny  
annex  
Applicant : Mr & Mrs Gray

Application No : 19/00177/DPDP1      Decision : **Prior Approval  
Required - Approved**

Location : 23A Leslie Road Rayleigh Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4m from Original Rear Wall, Eaves  
Height 2.79m, Maximum Height 3m  
Applicant : Mr Curtis Anderson

Application No : 19/00170/LDC      Decision : **Grant Lawful  
Development  
Certificate**

Location : 73 High Road Hockley Essex  
Proposal : Application for a Certificate of Lawfulness for Proposed  
Single Storey Side Extension and Flat Roofed Dormers  
Applicant : Mr C Rixon

Application No : 19/00193/NMA      Decision : **Application Permitted**  
Location : Land West Of Oak Road And North Of Hall Road Rochford  
Proposal : Application for a non-material amendment following a grant  
of planning permission 16/00183/REM dated 17th June  
2016 for Details of 307 Dwellings Plus Associated Roads,  
Paths, Driveways, Car Parking, Landscaping and Public  
Open Space. Change to approved bricks (replacement of  
Forterra Oakthorpe Buff Stock with Ibstock Leicester Multi  
Yellow Stock).  
Applicant : Bellway Homes

Application No : 19/00183/LDC      Decision : **Grant Lawful  
Development  
Certificate**

Location : 49 Brocksford Avenue Rayleigh SS6 8RH  
Proposal : Application for a certificate of lawfulness for a proposed hip  
to gable roof extension with flat roofed rear dormer  
Applicant : Mr Daniel Pilgrim

Application No : 19/00192/DPDP1      Decision : **Prior Approval  
Required - Approved**

Location : 51 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 Ron Large

Application No : 19/00194/DPDP1      Decision : **Prior Approval  
Required - Approved**  
Location : 51 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 Ron Large

Application No : 19/00196/FUL      Decision : **Refuse Planning  
Permission**  
Location : Land South Of 370 Eastwood Road Rayleigh  
Proposal : Proposed detached bungalow  
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 a dwelling 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).

Application No : 19/00198/FUL      Decision : **Application Permitted**  
Location : 35 Caversham Park Avenue Rayleigh SS6 9QA  
Proposal : Single storey extensions to side and rear  
Applicant : Mr Andrew Osborne

Application No : 19/00205/FUL      Decision : **Application Permitted**  
Location : 76 Temple Way Rayleigh SS6 9PP  
Proposal : Single storey flat roof rear extension  
Applicant : Mr Michael Burton

Application No : 19/00207/FUL      Decision : **Application Permitted**  
Location : 39 High Mead Rayleigh Essex  
Proposal : Extension of Existing Side Dormers  
Applicant : Mr Andrew Tebbutt

Application No : 19/00209/FUL      Decision : **Refuse Planning  
Permission**  
Location : 14 Hampstead Gardens Hockley SS5 5HN  
Proposal : Two storey front and side extension, replace roof, raise the  
ridge height and convert garage into habitable space  
Applicant : Mr & Mrs Williams

Reason(s) for Refusal

- 1 The proposal by reason of its raised roof ridge would appear unsightly and out of character within the established street scene contrary to Policy CP1 of the Core Strategy Adopted Version (December 2011) and the Supplementary Planning Document 2 (January 2007).

Application No : 19/00252/DPDP1      Decision : **Prior Approval of  
Details Not Required**  
Location : 67 Oxford Road Rochford Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 6m from Original Rear Wall, Eaves  
Height 3m, Maximum Height 4m  
Applicant : Mr Leon Ebner

Application No : 19/00270/PRINCI      Decision : **Refuse Planning  
Permission**  
Location : Ivanhoe Nurseries Ironwell Lane Hawkwell  
Proposal : Application for Permission in Principle for the  
Redevelopment of the Site to Provide Between 3 to 5 No.  
Dwellinghouses  
Applicant : Mr Simon Roger & Mr John Roger - Roger & Sons Ltd

Reason(s) for Refusal

- 1 The application represents inappropriate development within the green belt which is by definition harmful and prejudicial to the openness of the green belt. No very special circumstances have been evidenced sufficient to justify a departure from the National Planning Policy Framework (NPPF).
- 2 The application is therefore contrary to the NPPF. The application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed development would not have a detrimental impact Hockley Woods SSSI. The cumulative impact of the development in combination with other new development in proximity to the SSSI is likely to be significant and therefore amounts to habitats development for which Permission in Principle may not be granted.

Application No : 19/00271/DPDP1      Decision : **Not Permitted  
Development**

Location : 2 Harewood Avenue Rochford Essex  
Proposal : Householder Prior Approval for Single Storey Rear  
Extension. Projection 4.5m from Original Rear Wall, Eaves  
Height 3.0m, Maximum Height 3.0m  
Applicant : Mrs Ginette Stoker