

PLANNING DECISIONS – February 2019

Application No : 14/00401/FUL Decision : **Application Withdrawn**
Location : Belchamps Camp Holyoak Lane Hawkwell
Proposal : Construct Pitched Roofed Timber Building for use as
Dining Room/Kitchen in Connection With Adjacent
Residential Accommodation for use in Connection with Site
as an Activity Centre
Applicant : Belchamps Scout Centre - Nigel Ruse

Application No : 17/00043/FUL Decision : **Application Permitted**
Location : Holiday Huts At Brandy Hole Kingsmans Farm Road
Hullbridge
Proposal : Removal of Existing Chalets and Hardstanding Bases and
Provision of New Hardstanding Bases for Caravans
Applicant : Brandy Hole Moorings - Mr Curtis

Application No : 18/00259/FUL Decision : **Refuse Planning
Permission**
Location : Dozen and One Pudsey Hall Lane Canewdon
Proposal : Single Storey Front and Rear Extensions
Applicant : Mr & Mrs Petrescu

Reason(s) for Refusal

- 1 Policy DM17 of the Development Management plan states that proposals for extensions to existing dwellings in the Green Belt should not result in more than a 25% increase in internal floorspace of the original dwelling in order to avoid an adverse impact on Green Belt openness and character. The proposed development would result in an increase in internal floor area of the original dwelling of over 204%. It is therefore considered that the proposed extension would constitute a disproportionate addition over and above the size of the original dwelling in detriment to the character and openness of the Green Belt, contrary to policy DM17.

Application No : 18/00395/FUL Decision : **Refuse Planning
Permission**
Location : 91 Louis Drive Rayleigh SS6 9DY
Proposal : Proposed Front Dormer and Lowering of Front Pitched
Roof Over Front Bedroom
Applicant : Mr Damien McGee

Reason(s) for Refusal

- 1 The proposals involve the conversion of the hip-end of the existing bungalow to a flank gable and, thereby, the extension of the front roof-slope, on which the proposed front roof-extension, relies. This would unacceptably disrupt the symmetry of the design of the pair of bungalows, to the detriment of their appearance as a pair symmetrical about the party wall. In addition, the proposed roof-extension would be excessively large, to the detriment of the appearance of the property and the street-scene. The proposal to reduce the original hip-roofed front projection of the property to a crown-roof would also result in this element of the building taking-on a mean and ill-proportioned appearance that would be out-of-character with the design of the bungalow and the character of this section of the street, which consists of a run of similarly designed bungalows which, at their front, are unaltered from original.

In summary, the proposals would be harmful to the design/appearance of the existing property and to the street-scene. This would be contrary to policies CP1 of the Core Strategy 2011 and DM1 of the Development Management Plan 2014 and the guidance within Supplementary Planning Document 2.

Application No : 18/00576/FUL Decision : **Application Permitted**
Location : 10 Disraeli Road Rayleigh SS6 8XP
Proposal : Proposed Sub-division of Plot and Change of Use of
Existing Stable Block to 3-bed Dwelling, Associated Garden
and Parking. Including Alterations to Fenestration and Roof
and Extension to North Elevation
Applicant : Mr & Mrs Spicer

Application No : 18/00713/FUL Decision : **Application Permitted**
Location : 31 Cotswold Avenue Rayleigh SS6 8AW
Proposal : Two Bay Windows to Front
Applicant : Mr Harvey Gilbert

Application No : 18/00737/LDC Decision : **LDC Split Decision**
Location : The Olive Branch White Hart Lane Hawkwell
Proposal : Application for a Lawful Development Certificate (for an
existing use/operation) consisting of a detached three
bedroom bungalow with a detached garage.
Applicant : Mr Alex Thake

Application No : 18/00794/FUL Decision : **Application Permitted**
Location : Council Offices South Street Rochford
Proposal : Proposed removal of Existing Window and Replace with Security Door
Applicant : Rochford District Council

Application No : 18/00795/LBC Decision : **Application Permitted**
Location : Council Offices South Street Rochford
Proposal : Proposed Removal of Existing Window and Replace with Security Door
Applicant : Rochford District Council

Application No : 18/00809/FUL Decision : **Application Permitted**
Location : Greenacre Hyde Wood Lane Canewdon
Proposal : Proposed Hay Barn
Applicant : Mr J Morley

Application No : 18/00878/FUL Decision : **Application Permitted**
Location : Land Opposite Rectory Farm House Fambridge Road Ashingdon
Proposal : Construct Stable, Feed Store and Tack Room Building and Change Use of Land for the Keeping of Horses
Applicant : Mr J McKinnon

Application No : 18/00889/FUL Decision : **Refuse Planning Permission**
Location : 28 Chestnut Close Hockley SS5 5EQ
Proposal : Single storey pitched roofed front extension and porch
Applicant : Mr Richard Carlow

Reason(s) for Refusal

- 1 The proposed addition would have an excessive depth that would appear out of scale with the existing dwelling and would appear incongruous within the existing street scene. As a result it is considered that the proposal would constitute a poor design, contrary to policy CP1 of the Council's Core Strategy and policy DM1 of the Development Management Plan, together with the guidance set out in SPD2 Housing Design.

Application No : 18/00904/FUL Decision : **Refuse Planning
Permission**
Location : Land At Rear Of 4 To 10 Golden Cross Road Rochford
Proposal : Form access between no 4 and 6 Golden Cross Road and
construct three detached bungalows and garage on land to
rear of no 4 -10 Golden Cross Road
Applicant : Network Construction GB1 Ltd - Mr Martin Keys

Reason(s) for Refusal

- 1 The proposed development would amount to inappropriate infill development within a residential garden which would not achieve a high standard of design and layout and would not contribute positively to the locality contrary to Policy H1 of the Core Strategy (2011) and parts (iii), (ix) and (x) of Policy DM1 and parts (i), (ii), (iv) and (viii) of Policy DM3 of the Development Management Plan (2014).
- 2 It is considered that due to the length of the proposed dwelling for 'plot 3', and its close proximity to the boundary to neighbouring properties, that the proposed dwelling would create an unacceptable form of enclosure, creating an unacceptable overbearing impact to the occupants of 'Courtlands' and 'Five Chimneys', contrary to Policy DM3 and the guidance set out in 'SPD2' Housing Design.
- 3 There is not sufficient space available to expand the proposed access drive to provide a sufficient width for vehicles to pass each other safely. Therefore, as it is not considered possible for the applicant to comply with the suggested condition, and given that compliance with the proposed condition would require relatively significant alterations to the submitted plan, it is considered that the proposal would provide an inadequate width access road, that would be detrimental to highway safety, contrary to highways advice and the guidance set out in 'SPD2' Housing Design.

Application No : 18/00906/FUL Decision : **Application Permitted**
Location : 55 Victoria Road Rayleigh SS6 8EG
Proposal : Single Storey Rear Extension
Applicant : Mrs Michelle Rayner-todd

Application No : 18/00951/FUL Decision : **Refuse Planning
Permission**
Location : 5 Pearsons Avenue Rayleigh Essex
Proposal : Proposed Two Storey Side and Rear Extension with
Pitched Roofed Front Dormers
Applicant : Mr Ian Meddle

Reason(s) for Refusal

Application No : 18/00926/FUL Decision : **Refuse Planning
Permission**
Location : 6 Danbury Road Rayleigh SS6 9BG
Proposal : Proposed Single Storey Side and Rear Extensions, Front
Porch. Loft Conversion with Rear Dormer and Pitched Roof
Front Dormers and Demolish Existing Outbuilding
Applicant : Mr Ashley Davies

Reason(s) for Refusal

- 1 It is considered that the proposed development by reason of the design and scale, in particular the height, bulk and extent of projection relative to the existing dwelling would constitute inappropriate additions which would be disproportionate and out of scale, form and character when compared with the existing dwelling and harmful to visual amenity. The unattractive flat roofed form of the two storey rear extension, the large and unattractive very slack pitched roofs of the two front dormers and the lack of retention of any separation to the southern boundary would together result in extensions that would appear unsympathetic to the character of the host dwelling and its wider setting, harmful to visual amenity and contrary to Policy DM1 of the Local Development Framework Development Management Plan (Adopted 16 December 2014), CP1 of the Local Development Framework Core Strategy Adopted Version December 2011) and the guidance set out by the Council's Local Development Framework Supplementary Planning Document 2 Housing Design (January 2007).

Application No : 18/00956/FUL Decision : **Application Permitted**
Location : Almshouses At 90 To 100 West Street Rochford
Proposal : Construct Vehicle Crossover With Recessed Gates and
Front Garden Wall Extension with Car Parking to Rear
Applicant : The Trustees (Almshouses)

Application No : 18/00957/LBC Decision : **Application Permitted**
Location : Almshouses At 90 To 100 West Street Rochford
Proposal : Construct Vehicle Crossover With Recessed Gates and
Front Garden Wall Extension with Car Parking to Rear
Applicant : The Trustees

Application No : 18/00972/DOC Decision : **Discharge Of
Conditions**
Location : Birch Lodge Anchor Lane Canewdon
Proposal : Application to discharge condition 15 "submission of
external materials" for permission granted on 24th July
2018 under reference 17/00258/FUL for residential
development.
Applicant : Marks Heeley Ltd - Mr Graham Newman

Application No : 18/01028/FUL Decision : **Refuse Planning
Permission**
Location : Land South Of The Limes Church Road Hockley
Proposal : Demolish existing garage and build two new 6-bed
detached houses
Applicant : Mr S Page

Reason(s) for Refusal

- 1 The Rochford District Council Local Development Framework Allocations Plan (2014) shows the site to be within the Metropolitan Green Belt where permission will not be given, except in very special circumstances, for the construction of new buildings (other than the reasonable extension of existing buildings or the replacement of existing buildings) as defined at paragraph 145 to the National Planning Policy Framework (2018).

The two proposed dwellings would be of a substantial and imposing size representing a considerable increase in the footprint, volume and scale of the development that had previously been allowed on appeal and that the development would exceed what could be reasonably regarded as limited infilling. The proposal for the development of the site does not fall within any of the other excepted categories of paragraph 145 and is inappropriate development which would cause significant harm to openness. It is the opinion of the Local Planning Authority that no very special circumstances have been presented to sufficiently outweigh the harm to the Metropolitan Green Belt by way of inappropriateness and the harm to openness to clearly outweigh the harm to the Green Belt.

Application No : 18/01071/FUL Decision : **Application Permitted**
Location : 20 Stanley Road Ashingdon SS4 3JB
Proposal : Proposed two storey rear extension and internal alterations
to extend floor area of the two existing flat
Applicant : Mr Darryl Shepard

Application No : 18/01076/FUL Decision : **Application Permitted**
Location : 258 Main Road Hawkwell SS5 4NW
Proposal : Demolish existing garage and replace with single storey
outbuilding to be used as annex dependent on host
dwelling.
Applicant : Mr & Mrs Sutton

Application No : 18/01077/FUL Decision : **Refuse Planning
Permission**
Location : 8 Daws Heath Road Rayleigh SS6 7QH
Proposal : Proposed two storey side/rear extensions, roof alterations
to 8 and 10 and loft conversion with front rooflights to No
10.
Applicant : Mr & Mrs Chapman and Holland

Reason(s) for Refusal

- 1 The proposal by reason of the roof design resulting from a combination of the raised gables and the pitched roof over the two storey side extensions would appear unsympathetic to the host house, uncharacteristic to the local area contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and Policy DM1 of the Rochford District Council Development Management Plan (2014) together with the guidance in the Supplementary Planning Document 2: Housing Design (2007).
- 2 The of the proposed two storey side and rear wraparound extension would be overbearing on the adjoining neighbours adversely affecting their visual amenity contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and Policy DM1 of the Rochford District Council Development Management Plan (2014) together with the guidance in the Supplementary Planning Document 2: Housing Design (2007).

Application No : 18/01086/FUL Decision : **Refuse Planning
Permission**

Location : 23 Oak Road Rochford SS4 1NS

Proposal : Single storey side and rear extensions, alter front elevation
and extend porch

Applicant : Mr & Mrs M Huntley

Reason(s) for Refusal

- 1 The proposed development by virtue of its scale, bulk, mass and appearance would be an incongruous, disproportionate and overly dominant addition to the detriment of the host dwelling which would have a poor visual relationship with the host dwelling and surrounding streetscene contrary to policies CP1 of the Core Strategy and DM1 and DM3 of the Development Management Plan and the NPPF.

Application No : 18/01088/FUL Decision : **Application Permitted**

Location : 44 Nelson Road Rayleigh SS6 8HB

Proposal : Demolish Existing Bungalow and Construct 3-bedroom
Detached Bungalow with Attached garage

Applicant : Mr Richard Watts

Application No : 18/01091/FUL Decision : **Application Permitted**

Location : 23 Woodlands Road Hockley SS5 4PL

Proposal : Extensions to front and rear, including the raising of ridge
height to convert existing chalet into 4/5 bedroom house,
incl dormers to rear and rooflights to front elevation

Applicant : Mr And Mrs Field

Application No : 18/01097/FUL Decision : **Application Permitted**

Location : 14 London Hill Rayleigh SS6 7HP

Proposal : Proposed 4-bed detached house with parking

Applicant : Mr Peter Spicer

Application No : 18/01105/FUL Decision : **Application Permitted**
Location : Tilneys Hall Road Rochford
Proposal : Application to vary Condition 2 of planning permission ref 18/0655/FUL to allow for amended alterations to the dwellinghouse consisting of lof conversion
Applicant : Mr A Smith

Application No : 18/01106/FUL Decision : **Application Permitted**
Location : 147 London Road Rayleigh SS6 9DL
Proposal : Demolition of existing detached garage, new side extension on ground floor and pitched roof detail to front elevation
Applicant : J Stanford

Application No : 18/01124/FUL Decision : **Application Permitted**
Location : 103 Weir Gardens Rayleigh SS6 7TE
Proposal : Proposed hip-to-gable roof extension, two pitched roof front dormers, flat roof rear dormer
Applicant : Mr Andy Heath

Application No : 18/01134/FUL Decision : **Application Permitted**
Location : 2 Wadham Park Cottages Church Road Hockley
Proposal : Single Storey Rear Extension with Roof Lantern and Open Canopy Porch to Front
Applicant : Mr Michael White

Application No : 18/01144/OUT Decision : **Application Permitted**
Location : 41 Crown Hill Rayleigh SS6 7HQ
Proposal : Outline Application with All Matters Reserved for Demolition of Existing Dwelling and Construction of Two Storey Building for 5 Flats
Applicant : Lewis and Mark Wilkinson and Beckford

Application No : 18/01204/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Holmfield Trenders Avenue Rayleigh
Proposal : Application for a certificate of lawfulness for an existing use for a two storey outbuilding
Applicant : Mrs Donna Frewer

Application No : 18/01147/FUL Decision : **Application Permitted**
Location : 25 Barnwell Drive Hockley SS5 4UZ
Proposal : Single Storey Side extension
Applicant : Mr Mr Cooper

Application No : 18/01151/FUL Decision : **Application Permitted**
Location : Catholic Church Of St Pius X Southend Road Hockley
Proposal : Side extension and infill extension to create children's
toilets and separate adult toilets
Applicant : Mrs Sarah Drummond

Application No : 18/01156/FUL Decision : **Refuse Planning
Permission**
Location : 25 Barnwell Drive Hockley SS5 4UZ
Proposal : Proposed Two Storey Side Extension
Applicant : Mr M Cooper

Reason(s) for Refusal

- 1 The proposed development, by reason of its siting, scale and bulk in close proximity with no.23 Barnwell Drive would be unreasonably overbearing to this neighbouring property. The massing of the proposed development would result in a significant increase in sense of enclosure due to over dominance, and would give rise to unreasonable overshadowing to the front facing ground floor window closest to the host dwelling having a detrimental impact upon the amenities of the occupiers at no.23 Barnwell Drive. The proposed development is therefore considered to be contrary to policy DM1 and DM3 of the Development Management Plan.

Application No : 18/01164/FUL Decision : **Application Permitted**
Location : 63 Brocksford Avenue Rayleigh SS6 8RH
Proposal : Enlargement of existing front dormer
Applicant : Mr & Mrs Steve Mates

Application No : 18/01169/FUL Decision : **Application Permitted**
Location : 9 Winbrook Close Rayleigh SS6 7PB
Proposal : Loft conversion with front and rear dormer
Applicant : Mr & Mrs Thomson

Application No : 18/01174/DOC Decision : **Discharge Of
Conditions**
Location : Castle Point And Rochford Adult Community College
Rocheway Rochford
Proposal : Discharge of Conditions 3 (External Materials) and 10
(Lighting) of Approved Application Ref: 17/00102/FUL
Applicant : Essex Housing Essex County Council, C/O Agent

Application No : 18/01182/DOC Decision : **Discharge Of**
Conditions
Location : 32 West Street Rochford Essex
Proposal : Discharge of Conditions 3 (Fenestration Details) and 6
(Loading/Unloading) of Approved Application Ref:
17/00166/FUL: Change of Use of Bank (Use Class A2) to
Restaurant/Snack Bar/Cafe (Use Class A3) and External
Alterations
Applicant : Wentworth Developments Ltd - Mr A Hunt

Application No : 18/01186/LDC Decision : **Refuse Lawful**
Development
Certificate
Location : Ponside Lark Hill Road Canewdon
Proposal : Application for a certificate of lawfulness for a proposed
single storey side extension
Applicant : Mr Peter Finch

Reason(s) for Refusal

- 1 The proposed extension would extend 8 metres beyond the rear elevation of the original dwelling. 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, it must be concluded that, at the time of writing, the proposed extension fails to comply with part (g) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO) (as amended).

Application No : 18/01198/FUL Decision : **Application Permitted**
Location : 9 Chase End Rayleigh Essex
Proposal : Single Storey Side Extension
Applicant : Mrs S Trotman

Application No : 18/01194/FUL Decision : **Application Permitted**
Location : Ranworth Hall Road Rochford
Proposal : Single storey rear extension replace roof to form rooms in
the loft new glazed entrance lobby and timber car port
Applicant : Mr & Mrs Corderoy

Application No : 18/01196/LDC Decision : **Grant Lawful Development Certificate**

Location : The Old Parsonage Ironwell Lane Hawkwell
Proposal : Application for a certificate of lawfulness for proposed extensions and detached garage.
Applicant : Mr & Mrs Bill Carter

Application No : 18/01201/DPDP3M Decision : **Prior Approval Required - Refused**

Location : Ancillary Building Rear Of 319 Rectory Road Hawkwell
Proposal : Prior notification for a proposed change of use of agricultural building (potting shed) to a dwelling house (C3)
Applicant : Mr Ian Lemon

Reason(s) for Refusal

- 1 In the absence of adequate details of the development works that are proposed, it is deemed that inadequate information has been provided in support of the development. Therefore the development would fail accord with the criteria set out by Schedule 2, Part 3, Class Q and Paragraph W of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use of agricultural building to a dwellinghouse (Use Class C3).

Application No : 18/01203/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 43 High Road Hockley Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 2.350m, Maximum Height 3.350m
Applicant : Mr Mark Hartigan

Application No : 19/00004/FUL Decision : **Application Permitted**

Location : 100 Lower Lambricks Rayleigh SS6 8BX
Proposal : Rear single storey extension, garage conversion and internal alterations
Applicant : Miss K Fletcher & Mr K Donovan

Application No : 19/00034/DPDP1 Decision : **Prior Approval Required - Approved**

Location : 143 New Road Great Wakering Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 2.70m, Maximum Height 3.15m
Applicant : Miss Michelle Parker

Application No : 19/00033/DPDP1 Decision : **Prior Approval
Required - Approved**

Location : Outbuilding Rear Of 14 Main Road Hawkwell
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5.8m from Original Rear Wall, Eaves
Height Not Exceeding 3.0m, Maximum Height Not
Exceeding 3.0m

Applicant : Mr Patrick Boxell

Application No : 19/00053/DPDP1 Decision : **Not Permitted
Development**

Location : 76 Temple Way Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 3m, Maximum Height 4m

Applicant : Mr Michael Burton

Application No : 19/00042/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 3 Royer Close Hawkwell Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.7m from Original Rear Wall, Eaves
Height 2.6m, Maximum Height 4m

Applicant : Mr R And L Mrs Day

Application No : 19/00054/DPDP1 Decision : **Prior Approval
Required - Approved**

Location : Outbuilding Rear Of 14 Main Road Hawkwell
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4.8m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3m

Applicant : Mr Patrick Boxell