

PLANNING DECISIONS – March 2019

Application No : 15/00594/FUL Decision : **Application Withdrawn**
Location : Riverrun 21 Kingsmans Farm Road Hullbridge
Proposal : Construct Mooring Pontoon With Access Platform
Applicant : Mr Mark Fry

Application No : 17/00709/DOC Decision : **Discharge Of
Conditions**
Location : Land Between the Athenaeum Health Club And Cherry
Orchard Way Rochford
Proposal : Discharge of Conditions 5, 10, 12 of approved application
16/00409/FUL: Construction Of A New Car Showroom,
With Drive Through Service Lane, External Landscaping,
Parking Areas Vehicle Display Areas, Valeting Facilities
And Associated Roadways
Applicant : Charter Projects (Developments) Limited - Mr Nigel Baylis

Application No : 17/01198/FUL Decision : **Application Permitted**
Location : Land South Of Brick House Barn Fambridge Road South
Fambridge
Proposal : Demolish existing building and construct one pair of semi-
detached houses, front boundary walls and recessed gates
Applicant : Mr Andy Figg

Application No : 18/00285/FUL Decision : **Application Permitted**
Location : Shangrila Caravan Site East Kingsmans Farm Road
Hullbridge
Proposal : Proposed use of land as a static caravan park for the siting
of static caravans, (on a year round basis and for
residential use for persons aged over 50 years)
Applicant : Leisure Parks Holdings Limited - Mr Crickmore

Application No : 18/00510/FUL Decision : **Application Permitted**
Location : Land At Montefiore Avenue Rayleigh
Proposal : Erection of Stables and Hay-Shed, Laying of Hard-Surfacing, Erection of Galvanised Steel Railings/Gates and Erection of Post and Rail Fencing

Applicant : Ms Alderslade

Application No : 18/00587/FUL Decision : **Application Permitted**
Location : Lynton Orchard Lower Road Hockley
Proposal : Replacement Dwelling
Applicant : Mr Kevin Nash

Application No : 18/00786/NMA Decision : **Application Permitted**
Location : 79 Clarence Road Rayleigh SS6 8TB
Proposal : Application for non material for Removal of the front first floor extension window, which was for the ensuite shower room. A similar sized window will be installed to the side elevation, however will have opaque glass, and a top light opening window no less then 1.7m above the first floor level.

Applicant : Mrs Sarah Rabey

Application No : 18/00832/ADV Decision : **Grant Advertisement Consent**
Location : Land West Of Oak Road And North Of Hall Road Rochford
Proposal : 1 X Mini-monolith sign, 6 x gantry signs, 5 x mesh banners for railings, printed hoarding panels surrounding the perimeter of the site, 1 x welcome to 'Eastbury Park' aluminium panel sign, 1 x set of external fret cut letters 'Eastbury Park' including 5 stars on the side elevation of existing house, 15 x Bellway flag poles (6000mm high), arms sleeves and finials including flags, 1 x vinyl flash to existing 1200 x 2400 'Notes' availability sign

Applicant : Bellway Thames Gateway Ltd

Application No : 18/00812/DOC Decision : **Discharge Of Conditions**
Location : Site Of Three Acres Anchor Lane Canewdon
Proposal : Discharge of condition no 21 of planning permission 16/00733/FUL Demolish Existing Dwelling and Outbuildings and Construct Development of 35 Dwellings and Associated Works

Applicant : Doe Jeffery Homes - Miss Clare Thomas

Application No : 18/00814/FUL

Decision : **Refuse Planning
Permission**

Location : Carpenters Driving Range Chelmsford Road Rawreth
Proposal : Formation of Adventure Golf Area in Part of Existing Golf
Driving Area, with New Car-Park and New Internal Access
Road and 2.4m High Mesh Fence
Applicant : Centre Golf - Mr Stephen Cole

Reason(s) for Refusal

- 1 The proposed adventure golf facility, together with associated car-parking and access-road thereto, would be provided in an isolated location in undeveloped countryside that is designated as Metropolitan Green Belt. The amount of building-works and paraphernalia required to support the adventure/crazy golf use sought means the use would not have an open character in itself. The proposal will introduce an intensive form of development that would be out-of-keeping with the undeveloped rural character of the location and would detract from the essential openness of the Metropolitan Green Belt, which it is the purpose of national and local Green Belt policy to protect.

The development would, therefore, be inappropriate development within the meaning of paragraph 143 of the National Planning Policy Framework (NPPF) (2019), which indicates that such development is by definition harmful and should not be approved except in very special circumstances. NPPF Paragraph 144 then goes on to indicate 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 would be caused. Moreover, whilst Paragraph 145 accepts the principle of facilities being provided to support open recreation in the Green Belt, it also states that such facilities should preserve the openness of the Green Belt and should not conflict with the purposes of including land within it.

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 Policies GB1 and GB2 of the Rochford District Council Local Development Framework (December 2011) which, although they support rural diversification and outdoor recreation and activity in principle, also require 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 proposals would be harmful to the visual amenity of the undeveloped countryside in this location, which is designated as Metropolitan Green Belt, by introducing an intensive form of development based around the installation of a range of inappropriate structures that would appear incongruous in this rural setting, to the detriment of the visual amenity of the countryside and Green Belt. This harm to visual amenity would be amplified by the fact that the site would be well-lit into the evening.

The proposals would, therefore, be contrary to paragraph 127 of the National Planning Policy Framework (2019) and to Policies DM1 and DM5 of the Rochford District Council Local Development Framework Development Management Plan (December 2014).

Application No : 18/01005/DOC Decision : **Discharge Of Conditions**
Location : 72 Hockley Road Rayleigh SS6 8EB
Proposal : Discharge of conditions 4 (Landscaping) and 21 (playing field enhancement works) of planning application 18/00521/FUL dated 17th September 2018
Applicant : Kier Construction (Eastern)

Application No : 18/01035/DOC Decision : **Discharge Of Conditions**
Location : 190 Down Hall Road Rayleigh SS6 9PD
Proposal : Discharge of Conditions 6 and 7 of approved planning application 17/01036/FUL (hard and soft landscaping) (tree planting).
Applicant : Silver City (Estates) LTD - Care Of Agent Johnson

Application No : 18/01052/FUL Decision : **Application Permitted**
Location : 132 Rectory Avenue Rochford Essex
Proposal : Proposed Loft conversion
Applicant : Mr Daniel Beard

Application No : 18/01093/FUL Decision : **Application Permitted**
Location : 4 Birch Close Rayleigh SS6 9LZ
Proposal : Proposed Attached Dwelling
Applicant : Price Projects Ltd - Mr H Price

Application No : 18/01095/FUL Decision : **Application Permitted**
Location : 9 Danbury Road Rayleigh SS6 9BQ
Proposal : Single storey rear extension. Hip to gable roof extension with new front and rear flat roof dormers, build-up existing wall on north side to fill in roof end above entrance
Applicant : Mr Adam Hossack

Application No : 18/01096/FUL Decision : **Application Permitted**
Location : 189 Main Road Hawkwell SS5 4EJ
Proposal : Single storey rear extension
Applicant : Mr John Dean SurrIDGE

Application No : 18/01110/FUL Decision : **Refuse Planning Permission**
Location : 43 Greensward Lane Hockley SS5 5HG
Proposal : Single Storey Front Extension for Use as Garage and Store
Applicant : Mr Lloyd Johnson

Reason(s) for Refusal

- 1 It is considered that the layout of residential properties located to the north of Greensward Lane with particular regards to their consistent building line relative to this highway is a unifying and characteristic feature of the built form layout which is contrived to promote an active street frontage. It is considered that the extension in terms of its siting, design and scale would constitute an incongruous and highly inappropriate addition which would not only detract from the character of the existing dwelling but also the prevailing character of the street scene to the detriment of its visual amenity. The development would therefore neither relate well to the host dwelling or its wider setting and would conflict with policy DM1 of the council's Local Development Framework's Development Management Plan (adopted December 2014) Policy CP1 of the council's Local Development Framework's Core Strategy (2011) and the council's Local Development Framework's Supplementary Planning Document 2 (Housing Design).

Application No : 18/01127/FUL Decision : **Application Permitted**
Location : 11 Fairland Close Rayleigh SS6 9PA
Proposal : Two storey side extension
Applicant : Mr & Mrs Peter & Annette Greenaway

Application No : 18/01130/FUL Decision : **Refuse Planning
Permission**
Location : 7 Brookside Avenue Great Wakering SS3 0DE
Proposal : First Floor Rear Extension
Applicant : Mr & Mrs Burles

Reason(s) for Refusal

- 1 The proposed development, by reason of its siting, scale and bulk in close proximity to the northern boundary shared with no.5 Brookside Avenue 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 rear facing ground floor window closet to the boundary with the application site, having a detrimental impact upon the amenities of the occupiers at no.5 Brookside Avenue. The proposed development is therefore considered to be contrary to policy DM1 of the Development Management Plan.

Application No : 18/01137/FUL Decision : **Application Permitted**
Location : 83 Rochford Garden Way Rochford SS4 1QJ
Proposal : Flat Roofed Single Storey Rear Extension with Rooflight
Applicant : Miss R Forbes

Application No : 18/01139/FUL Decision : **Application Permitted**
Location : 9 High Elms Road Hullbridge SS5 6HB
Proposal : First floor extension to bungalow to form house
Applicant : Mr & Mrs Tracey and Mark Kelynack

Application No : 18/01143/FUL Decision : **Application Permitted**
Location : 38 Queens Road Rayleigh SS6 8JX
Proposal : Proposed two-storey side extension, form rooms in roof
with flat roofed dormer to rear
Applicant : Mr Collinson

Application No : 18/01161/FUL Decision : **Application Permitted**
Location : 54 Hillcrest Avenue Hullbridge Essex
Proposal : Loft conversion, dormers to front and rear elevation
Applicant : Mr B Galloway

Application No : 18/01155/FUL Decision : **Application Permitted**
Location : 139 Eastwood Road Rayleigh SS6 7LA
Proposal : Hip to gable loft conversion with rear dormer and Juliette
balcony.
Applicant : Mr & Mrs Atherton

Application No : 18/01160/FUL Decision : **Application Permitted**
Location : 15 Elm Drive Rayleigh Essex
Proposal : Extend front dormer
Applicant : Mr And Ms Cudby

Application No : 18/01206/FUL Decision : **Application Permitted**
Location : 30 Holly Tree Gardens Rayleigh Essex
Proposal : Two storey side extension
Applicant : Mr James Watson

Application No : 18/01162/FUL Decision : **Application Permitted**
Location : 19 Polstead Close Rayleigh SS6 9TW
Proposal : Convert garage to habitable room
Applicant : Mr & Mrs Crowhurst

Application No : 18/01165/FUL Decision : **Refuse Planning
Permission**
Location : 18 Lascelles Gardens Ashingdon SS4 3BP
Proposal : Proposed Granny Annex Outbuilding
Applicant : Mr Andy White

Reason(s) for Refusal

- 1 The proposed annexe would have an internal floor area of approximately 57 square metres and would have a separation distance from the main dwelling of approximately 35 metres. Given the scale of the proposed building and the degree of separation with the main dwelling, it is considered that the proposed outbuilding would be tantamount to the formation of an independent dwelling. The submitted plans indicate that the proposed building would contain all the facilities required for independent living. This it is considered would allow for the structure to be considered as a functionally separate unit of living accommodation. There would be no need for any future occupants of the building to enter the main dwelling for the purposes of day to day living. Although initially the occupants of the proposed building may well be relatives of the applicants, this may change in the future, and it is considered would be difficult to enforce against. There is a space to the side of the application host dwelling, with a width of approximately 3 metres, this would be sufficient to enable a vehicle to pass through to the rear of the site where the proposed annexe would be located. There is therefore considered to be the potential for an independent means of access to be created to the proposed building, further confirming that the proposed building has the characteristics of an independent dwelling. The above factors clearly indicate that the proposed development should be considered as a separate unit of residential accommodation on an infill plot as opposed to an annexe in incidental use to the main dwelling. Page 2 of 3 18/01165/FUL
- 2 Policy DM3 of the Council's Development Management Plan states that proposals for residential intensification and infilling should include a design in line with the existing street pattern and density of development within the locality. It is considered that the proposed building would increase the density of the locality, by substantially reducing the size of the existing rear garden of 18 Lascelles Gardens and increasing the intensity of the built form, creating a potential tandem relationship between the proposed building and 18 Lascelles Gardens. Dwellings along Lascelles Gardens are characterised by rear gardens of a substantial length, it is considered that the proposal would erode this character by substantially reducing the depth of the rear garden of the application host dwelling. If the proposal were to be approved it is considered that it would have the potential to set a precedent for further 'back land development' to be approved within the vicinity of the application site, in significant detriment to the character of the area.

Application No : 18/01167/FUL Decision : **Application Permitted**
Location : 38 Albany Road Rayleigh SS6 8TE
Proposal : Loft conversion
Applicant : Mr Stewart Cull

Application No : 18/01173/FUL Decision : **Application Permitted**
Location : 34 Nelson Road Rayleigh SS6 8HB
Proposal : Proposed side extension and loft conversion with front and rear dormers
Applicant : Mr Thomas Wong

Application No : 18/01175/FUL Decision : **Application Permitted**
Location : 11 Hawkwell Park Drive Hawkwell SS5 4HA
Proposal : Proposed Loft Conversion comprising of Hip to Gable alterations and Rear/Front facing Dormer Windows
Applicant : Mr Duboux

Application No : 18/01176/LDC Decision : **Refuse Lawful Development Certificate**
Location : 77 Eastwood Rise Eastwood SS9 5BU
Proposal : Application for a certificate of lawfulness for a proposed Rear Dormer
Applicant : Mr Colin Reynell

Reason(s) for Refusal

- 1 Condition 8 attached to the original planning consent for the dwelling (reference: ROC/073/85) has removed permitted development rights for the enlargement or alteration of the dwelling. Therefore, as permitted development rights have been removed, a full planning application would be required.

Application No : 18/01178/FUL Decision : **Application Permitted**
Location : 69 Rayleigh Avenue Eastwood SS9 5DN
Proposal : Hip to gable end loft conversion, with an extended rear dormer
Applicant : Mr Aylott

Application No : 18/01180/FUL Decision : **Application Permitted**
Location : 68 Keswick Avenue Hullbridge SS5 6JW
Proposal : Single storey rear extension
Applicant : Kyle Ryan

Application No : 18/01212/NMA 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 : 18/01213/NMA Decision : **Application Permitted**
Location : 72 Hockley Road Rayleigh Essex
Proposal : Non material amendment following planning 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 : 18/01188/FUL Decision : **Application Permitted**
Location : 11 Blackmore Walk Rayleigh SS6 8YL
Proposal : Proposed First Floor Side Extension
Applicant : Mr & Mrs Ben Partridge

Application No : 18/01190/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Scaldhurst Farm Lark Hill Road Canewdon
Proposal : Application for a certificate of lawfulness for a proposed
part single storey and two storey rear extension with a
crown roof over. Proposed single storey side extension with
a pitched and flat roof over with lantern
Applicant : Mr Gavin French

Application No : 18/01199/FUL Decision : **Application Permitted**
Location : 11 Copelands Ashingdon SS4 3EE
Proposal : Conversion of part of the garage to habitable room
Applicant : Mr Geoffrey Downing

Application No : 18/01200/FUL Decision : **Application Permitted**
Location : 35 Cagefield Road Stambridge SS4 2BE
Proposal : Two storey rear extension, single storey side extension,
front porch
Applicant : Lisa Jacques

Application No : 19/00008/FUL Decision : **Application Permitted**
Location : 50 Hillside Road Eastwood Leigh-on-Sea
Proposal : Proposed single storey rear extension for additional kitchen
,dining ,utility and living space
Applicant : Mr Collinson

Application No : 19/00005/FUL Decision : **Application Permitted**
Location : 17 Hillcrest Road Hockley SS5 4QB
Proposal : PROPOSED SIDE EXTENSION
Applicant : Mr George Fitzgerald

Application No : 19/00006/FUL Decision : **Application Permitted**
Location : 12 Minton Heights Ashingdon SS4 3EQ
Proposal : Application for Planning Permission for Conversion of the
Garage (retrospective) and to Remove the Garage Door
and Replace with a Window.
Applicant : Mr Steven Belton

Application No : 19/00010/FUL Decision : **Application Permitted**
Location : 33 Wellsfield Rayleigh SS6 8DW
Proposal : Proposed two storey side extension incorporating garage
(remove existing garage)
Applicant : Mr & Mrs Stuart Cole

Application No : 19/00017/FUL Decision : **Application Permitted**
Location : 12 Gosfield Close Rayleigh SS6 9HB
Proposal : Construct Single Storey Side and Rear Extensions, Convert
Existing Integral Garage to Habitable Room and Construct
Pitched Roofed Front Porch.
Applicant : Mrs Pamela Whittle

Application No : 19/00039/FUL Decision : **Application Permitted**
Location : 51 Glebe Drive Rayleigh Essex
Proposal : Demolition of existing rear conservatory. Addition of single
storey rear extension and front elevation fenestration
changes
Applicant : Miss A Stepney

Application No : 19/00035/FUL Decision : **Application Permitted**
Location : Nicholas House Hall Road Rochford
Proposal : Proposed Gates, Piers and fencing to front of property.
Block off one side of existing in/out driveway
Applicant : Mr & Mrs Croxford

Application No : 19/00036/FUL Decision : **Application Permitted**
Location : 78 Stambridge Road Rochford SS4 1EB
Proposal : Construct Single Storey Flat Roofed Rear/Side Extension
With Roof Lantern
Applicant : BDA

Application No : 19/00048/NMA Decision : **Application Permitted**
Location : Land Rear Of 93 The Chase Rayleigh
Proposal : Non material amendment following approval 18/00541/FUL
dated 20/09/2018 to change the external finish to white
render and stone cladding
Applicant : Hilton Homes

Application No : 19/00040/FUL Decision : **Refuse Planning
Permission**
Location : Barn At Eastwood Nurseries Arterial Road
Proposal : The erection of 1.8m steel palisade fence and gates
(retrospective).
Applicant : Mr Barrie Stone

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 the proposed substantial fence and hard standing area in the Green Belt should be regarded would be inappropriate development and, 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 fence represents inappropriate development within the Green Belt having a significant detrimental impact upon the openness of the Green Belt resulting in the objectives of Green Belt being adversely impaired. Furthermore, no 'very special circumstances' have been submitted sufficient to justify the development. The proposal is considered to be contrary to the NPPF.

Application No : 19/00043/FUL Decision : **Refuse Planning
Permission**
Location : 6 Copford Avenue Rayleigh Essex
Proposal : Loft Conversion Incorporating Flat Roofed Front and Rear
Dormers and Front Rooflights
Applicant : Mr Paul Newman

Reason(s) for Refusal

- 1 The proposed rear dormer over the existing rear extension would result in a first floor extension that would be overbearing and unsympathetic to the character of the area resulting in an adverse impact on the visual amenity of neighbours contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) along with the guidance in the Supplementary Planning Document 2: Housing Design (2007).

- 2 The proposal would result in a five bedroom house that would fail to provide adequate car parking provision contrary to Policy DM30 and the Parking Standards Design and Good Practise (2009)

Application No : 19/00044/LDC Decision : **Grant Lawful Development Certificate**
Location : 26 Upper Lambricks Rayleigh SS6 8BP
Proposal : Application for a Lawful Development Certificate for proposed single storey rear extension and extend existing side dormer
Applicant : Mr Memhet Hassain

Application No : 19/00047/FUL Decision : **Application Permitted**
Location : 9 Hanningfield Close Rayleigh SS6 9EL
Proposal : Single Storey Rear Extension
Applicant : Mrs Gemma Sullivan

Application No : 19/00051/FUL Decision : **Application Permitted**
Location : 12-24 Eastwood Road Rayleigh
Proposal : Installation of flue to accommodate new plant machinery
Applicant : Marks and Spencer

Application No : 19/00064/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 20 Queens Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 3.3m from Original Rear Wall, Eaves Height 2.794m, Maximum Height 3.894m
Applicant : Mr And Mrs Robert McNicholas

Application No : 19/00067/FUL Decision : **Refuse Planning Permission**
Location : Land Rear Of Camelia Lodge High Street Canewdon
Proposal : Sub-divide plot and construct one two bedroomed bungalow
Applicant : Mr A Ryback

Reason(s) for Refusal

- 1 The proposal by reason of its frontage, location and lay-out would result in a cramped development, uncharacteristic of the area it is located in, contrary to Policy CP1 of the Rochford District Council Core Strategy (2011), Policy DM3, DM9 of the Rochford District Council Development Management Plan (2014) along with the Supplementary Planning Document 2: Housing Design (2007).

- 2 The proposal would compromise the privacy of neighbours due to windows serving habitable spaces that would be located in elevations facing each other and at a close distance contrary to Policy DM3 of the Rochford District Council Development Management Plan (2014) along with the Supplementary Planning Document 2: Housing Design (2007).

Application No : 19/00069/DPDP1 Decision : **Prior Approval
Required - Approved**

Location : 29 The Bramleys Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 2.85m, Maximum Height 3.2m
Applicant : Mr Neil Clary

Application No : 19/00077/FUL Decision : **Refuse Planning
Permission**

Location : 35 Southview Road Hockley SS5 5DY
Proposal : Construct Two Storey Rear Extension, Flat Roofed Rear
Dormer and 2 No. Pitched Roofed Front Dormers
Applicant : Mr Paul Goldman

Reason(s) for Refusal

- 1 The proposed rear extension by reason of its siting, scale and design would be unsympathetic to the existing dwelling and form an awkward, uncharacteristic relationship with the adjoining pairing half of the semi-detached property resulting in a detrimental impact on the character of the area contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and the guidance in the Supplementary Planning Document 2: Housing Design (2007).
- 2 The proposed rear extension by reason of its siting, scale and design would be unsightly, adversely affecting the visual amenity of neighbours in the vicinity contrary to Policy CP1 of the Rochford District Council Core Strategy (2011) and the guidance in the Supplementary Planning Document 2: Housing Design (2007).

Application No : 19/00079/LDC Decision : **Grant Lawful
Development
Certificate**

Location : 3 Hilltop Close Rayleigh SS6 7TD
Proposal : Application for a Lawful Development Certificate for
proposed Flat Rear Dormer
Applicant : Mr Taylor

Application No : 19/00085/FUL Decision : **Application Permitted**
Location : Bracken Eastwood Rise Eastwood
Proposal : Construct Single Storey Flat Roofed Rear Extension
Applicant : Mr Paul Dormer

Application No : 19/00084/FUL Decision : **Application Permitted**
Location : 1 Badgers Mount Hockley SS5 4SA
Proposal : Proposed Outbuilding
Applicant : Mr Tim Cripps

Application No : 19/00086/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Outbuilding Rear Of 14 Main Road Hawkwell
Proposal : Lawful Development Certificate for proposed single storey
extension to rear
Applicant : Mr Partick Boxell

Application No : 19/00094/FUL Decision : **Application Permitted**
Location : Foxhunters Main Road Hawkwell
Proposal : External Alterations to Existing Dwelling, New Roof, First
Floor Rear Extension to Form Terrace, Block up One
Existing Vehicle Crossing and Layout New Driveway.
Applicant : Mr & Mrs Watson

Application No : 19/00099/FUL Decision : **Application Permitted**
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 to North East of Building
Applicant : Greene King PLC

Application No : 19/00093/FUL Decision : **Refuse Planning
Permission**
Location : 68 Daws Heath Road Rayleigh Essex
Proposal : Proposed First Floor Incorporating a Two-Storey Side
Extension. Re-Roof To Create Two-Storey House.
Applicant : Miss Vicky Stone

Reason(s) for Refusal

- 1 The proposed development, by virtue of its scale and bulk elongates and increase the overall footprint of the existing dwelling resulting in a significantly larger and more dominant property than the adjacent dwellings in the street scene. The lack of a 1m separation between the flank elevation and the western flank boundary would result in the dwelling appearing cramped within its plot. Additionally, the appearance lacks visual interest. The proposed development results in an 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.

Application No : 19/00096/FUL Decision : **Application Permitted**
Location : 74 Victoria Avenue Rayleigh Essex
Proposal : Extension to Existing Garage
Applicant : Mr Jason Sands

Application No : 19/00105/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : Ponside Lark Hill Road Canewdon
Proposal : Householder Prior Approval for Single Storey Side
Extension. Projection 8m from Original Rear Wall, Eaves
Height not exceeding 3m, Maximum Height 4m
Applicant : Mr Peter Finch

Application No : 19/00117/LDC Decision : **Grant Lawful
Development
Certificate**
Location : 28 Copford Avenue Rayleigh Essex
Proposal : Application for a Certificate of Lawfulness for Proposed
Rear Extension and Loft Conversion Incorporating Rear
Dormer
Applicant : Mr & Mrs Howard

Application No : 19/00111/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 56 York Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 6m from Original Rear Wall, Eaves
Height 2.6m, Maximum Height 4.0m
Applicant : Mrs Natalie Pullen

Application No : 19/00118/FUL Decision : **Application Permitted**
Location : 8 Osborne Avenue Hockley Essex
Proposal : Demolish Existing Conservatory and Construct Single Storey Rear Extension
Applicant : Mr Matthams

Application No : 19/00140/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 60 Weir Gardens Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4m from Original Rear Wall, Eaves Height 3m, Maximum Height 4m
Applicant : Mr Paul Gardiner

Application No : 19/00149/LDC Decision : **Grant Lawful Development Certificate**
Location : 17 Wyburns Avenue Rayleigh Essex
Proposal : Application for a Lawful Development Certificate to demolish existing lean-to and construct rear brick built single storey rear extension with roof lantern
Applicant : Miss Alex Hatcher

Application No : 19/00147/FUL Decision : **Application Permitted**
Location : 151 Daws Heath Road Rayleigh SS6 7QT
Proposal : Convert garage into habitable room, construct linking extension between main house and garage and single storey extension (porch)
Applicant : Mr & Mrs David and Claire Joseph

Application No : 19/00150/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 11 Chelmer Avenue Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.3m from Original Rear Wall, Eaves Height 2.3m, Maximum Height 3.2m
Applicant : Mr & Mrs Brush