

PLANNING DECISIONS – August 2019

Application No : 18/00092/DOC Decision : **Discharge Of Conditions**
Location : 126 Plumberow Avenue Hockley SS5 5AT
Proposal : Discharge of conditions no 3,4,7,10,11,14,16,19,17 of planning permission 17/00642/FUL dated 12 th September 2017
Applicant : Mr Oliver Hall - Eastway Homes Ltd

Application No : 18/00599/FUL Decision : **Refuse Planning Permission**
Location : Punch Bowl Inn Church End Paglesham
Proposal : Change of Use from Mixed Use as a Public House & Residential Use to C3 Residential Use and retention of fence and gates.
Applicant : Mrs Sian Payne

Reason(s) for Refusal

- 1 The development to change the use of the building would lead to the loss of a public house resulting in the loss of a valued community and tourism facility and would lead to the loss of local rural employment which would harm the surrounding community. Additionally, the development would also result in the loss of the historic public house use and would be significantly detrimental to the character of the Grade II listed building and Church End Conservation Area. It is considered that the development would be contrary to the National Planning Policy Framework.
- 2 The fence, by virtue of the its concrete posts and gravel boards, are considered to be unsympathetic and harmful to the setting of the designated heritage asset contrary to Policy DM1 part (viii) of the Development Management Plan 2014 and the NPPF.

Application No : 18/00862/FUL Decision : **Application Permitted**
Location : Ellesmere Ellesmere Road Ashingdon
Proposal : demolish existing dwelling erect two storey chalet, front boundary wall
Applicant : Mr Derek Coman

Application No : 18/01193/FUL Decision : **Application Permitted**
Location : 14 Western Road Rayleigh SS6 7AX
Proposal : Single storey rear extension and addition to existing side extension
Applicant : Mrs Corinna Brooks

Application No : 19/00061/FUL Decision : **Application Permitted**
Location : 67 Keswick Avenue Hullbridge SS5 6JP
Proposal : Single storey rear and side extension
Applicant : Mr J Bateman

Application No : 19/00074/FUL Decision : **Refuse Planning Permission**
Location : Land Opposite Hawthorn Lodge Highlands Road Rawreth
Proposal : Construct Single Storey Building to Provide Stables and Ancillary Facilities And Use of Land For Keeping Horses. Construct Haybarn and Entrance Driveway
Applicant : Miss Zoe Wash

Reason(s) for Refusal

- 1 The application site lies within the Metropolitan Green Belt and the Coastal Protection Belt as defined in the Council's 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. The provision of appropriate facilities for outdoor sport are appropriate in the Green Belt, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. Development within the Coastal Protection Belt (CPB) should not adversely affect the open and rural character of the CPB. Proposals for new equine facilities are subject to a range of criteria including minimising the impact on the character, appearance and openness of the Green Belt.

The proposed development in this case would significantly increase the amount of development on the site which by reason of its contrived layout amounting to a greater area of hardstanding than functionally necessary combined with its height would amount to a visually intrusive presence and influence within the wider Green Belt setting which by reason of its very physical presence when taking into account its location, orientation and scale would harm the prevailing openness. It is considered that the development by definition constitutes inappropriate development in the Green Belt thus contrary to paragraph 145 of the National Planning Policy Framework 2019, policies ENV2 and GB1 of the Local Development Framework's Core Strategy and policy DM15 of the Local Development Frameworks Development Management Plan

Application No : 19/00080/FUL Decision : **Application Permitted**
Location : 31 Downhall Park Way Rayleigh SS6 9QP
Proposal : Single storey rear extension with mono pitched roof

Applicant : Mr D Hussey

Application No : 19/00153/FUL Decision : **Refuse Planning
Permission**
Location : Clifton Church Road Hockley
Proposal : Part single, part double storey rear extension to provided
larger kitchen and additional bedroom.
Applicant : Mr Ian Duggan

Reason(s) for Refusal

- 1 The site is located within the Metropolitan Green Belt. The proposal by way of the extension of the original dwelling would be oversized and not in accord with the provisions set out in Policy DM17 to the Councils Development Management Plan. The proposal taken together with previous additions would result in an increase in size of the original dwelling amounting to an increase of 45% of the original dwelling floor space and significantly greater than the 25% limit considered appropriate and reasonable by policy DM17. The proposal would amount to inappropriate development leading to the further incremental increase in size of the existing dwelling further urbanizing the open and undeveloped character of the area.

Application No : 19/00225/FUL Decision : **Application Permitted**
Location : Land At Rear Of 4 To 10 Golden Cross Road Rochford
Proposal : Form access between Nos 4 and 6 Golden Cross Road and
construct three detached bungalows and garage on land to
rear of Nos 4 -10 Golden Cross Road
Applicant : Network Construction GB1 Ltd - Mr Martin Keys

Application No : 19/00228/FUL Decision : **Refuse Planning
Permission**
Location : 77 The Drive Hullbridge SS5 6LZ
Proposal : Proposed replacement outbuilding for ancillary living use
Applicant : Siobhan Colvill

- 1 The proposed outbuilding for ancillary living, by way of its function as a separate residential unit independent of the main dwelling would constitute a tandem form of backland development with a poor relationship to the street contrary to Policy H1 of the Rochford District Council Core Strategy and parts (v) and (ix) to Policy DM3 of the Rochford District Council Development Management Plan.
2. The proposed outbuilding would be tantamount to the formation of an independent dwelling. The submitted plans indicate that the proposed building would contain primary living accommodation and all the facilities required for independent living. 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. There is space to the rear of the proposed dwelling that could provide potential independent access to the proposed annexe in the future leading to subdivision of the plot and the potential formation of an independent dwelling. The resulting development would poorly relate to the character and layout of existing development.

Application No : 19/00265/FUL Decision : **Application Permitted**
Location : 2 Belgrave Close Rayleigh Essex
Proposal : Construct Two Storey Side Extension, Single Storey Rear
Extension and Garage Conversion
Applicant : Mr Barry Taylor

Application No : 19/00340/FUL Decision : **Application Permitted**
Location : 8 Elizabeth Gardens Rochford SS4 1FX
Proposal : Single storey pitched roof rear extension and pitched roof
front dormer
Applicant : Miss Katie Mills

Application No : 19/00358/DOC Decision : **Discharge Of
Conditions**
Location : 147 Ferry Road Hullbridge Essex
Proposal : Application to discharge conditions 3 (external materials) 4
Part G water efficiency) 8 (Landscaping) 10 (discharge of
surface water onto highway) and 11 (surface treatment to
access) to application 17/01190/FUL approve don 6th
December 2018 for development of Two One Bedroomed
Bungalows with Associated Parking
Applicant : Mr Carl Cantor - Cantor Properties Limited

Application No : 19/00397/DOC Decision : **Discharge Of Conditions**
Location : Site Of Bullwood Hall Bullwood Hall Lane Hockley
Proposal : Application to discharge of condition 11 (Means to restrict surface water discharge onto the highway) on application 17/00964/FUL approved on 17th December 2018 for Redevelopment of former prison complex to provide 72 dwellings comprising 14 No. five bedroomed, 13 No. four bedroomed, 18 No. three bedroomed, 9 No. two bedroomed houses, and 9 No. two bedroomed and 9 No. one bedroomed apartments.
Applicant : Hill Partnership - Mr Joseph Mullhare

Application No : 19/00455/FUL Decision : **Application Permitted**
Location : Land Between Windermere Avenue And Lower Road Malyons Lane Hullbridge
Proposal : Temporary Installation of a Sales Area Including the Construction of Bespoke Sales Pod and 10 Car Parking Spaces
Applicant : Barratt David Wilson Homes Eastern

Application No : 19/00457/DOC Decision : **Deemed Consent**
Location : Holiday Huts At Brandy Hole Kingsmans Farm Road Hullbridge
Proposal : Application for discharge of condition no 6 (Landscaping) of planning permission 17/00043/FUL dated 6th February 2019 - Removal of Existing Chalets and Hardstanding Bases and Provision of New Hardstanding Bases for Caravans.
Applicant : Mr & Mrs Curtis - Brandy Hole Moorings

Application No : 19/00474/LDC Decision : **Grant Lawful Development Certificate**
Location : 3 Rawreth Hall Cottages Rawreth Lane Rawreth
Proposal : Application for a Certificate of Lawfulness for a Proposed Single Storey Side Extension
Applicant : Ms Anne Cottis

Application No : 19/00480/DPDP1 Decision : **Prior Approval of Details Not Required**
Location : 164 Lower Road Hullbridge Essex
Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 5.063m from Original Rear Wall, Eaves Height 2.70m, Maximum Height 3.90m
Applicant : Mrs Leah Wagstaff

Application No : 19/00483/FUL Decision : **Application Permitted**
Location : 299 Rectory Road Hawkwell Essex
Proposal : Single storey rear extension with roof lantern (Orangery)
Applicant : Mr Sturch

Application No : 19/00481/FUL Decision : **Refuse Planning Permission**
Location : 28 St Andrews Road Rochford Essex
Proposal : Two storey side and rear extension, first floor front extensions and alterations
Applicant : Miss Karen Summers

Reason(s) for Refusal

- 1 The proposal by way of the excessive depth to the eastern rear side element of the building at first floor level would result in a poor relationship between the resultant building and the adjoining bungalow No.26 St. Andrews Road in conflict with part (x) to Policy DM1 to the Council's Development Management Plan (2014). If allowed, the proposed extensions would be overbearing and over dominant proving detrimental to the amenity that adjoining occupiers ought reasonably expect to enjoy.

Application No : 19/00484/FUL Decision : **Refuse Planning Permission**
Location : 24 South Street Rochford SS4 1BQ
Proposal : Proposed installation of 2no air conditioning units
Applicant : Mr David McNeill

Reason(s) for Refusal

- 1 It is considered that the internal siting of the units is inappropriate and detracts from the aesthetic value and architectural interest of the principal ornate room in the building. The room they are proposed to be sited in is considered to be of importance, not only in its current use but also in appreciating the building's original purpose as a court house. The proposed units will detract from the original ornate decorative scheme in this room which is largely intact. It is considered that the proposal would cause harm which in term of the degree of harm is considered to cause less than substantial harm to a designated heritage asset which on the basis of the advice of paragraph 193 and 196 of the National planning Policy Framework (February 2019) Conserving and Enhancing the Historic Environment. conflicts with national planning policy advice and the fundamental principles of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Application No : 19/00485/LBC Decision : **Refuse Planning Permission**
Location : 24 South Street Rochford SS4 1BQ
Proposal : Proposed installation of 2no air conditioning units
Applicant : Mr David McNeill

Reason(s) for Refusal

- 1 It is considered that the internal siting of the units is inappropriate and detracts from the aesthetic value and architectural interest of the principal ornate room in the building. The room they are proposed to be sited in is considered to be of importance, not only in its current use but also in appreciating the building's original purpose as a court house. The proposed units will detract from the original ornate decorative scheme in this room which is largely intact. It is considered that the proposal would cause harm which in term of the degree of harm is considered to cause less than substantial harm to a designated heritage asset which on the basis of the advice of paragraph 193 and 196 of the National planning Policy Framework (February 2019) Conserving and Enhancing the Historic Environment. conflicts with national planning policy advice and the fundamental principles of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Application No : 19/00486/FUL Decision : **Application Permitted**
Location : 132 Shoebury Road Great Wakering SS3 0AZ
Proposal : Proposed removal of existing first floor chimney breast and replacement with new brick faced chimney breast, replacement timber windows and doors.
Applicant : Mr S Thorby

Application No : 19/00487/LBC Decision : **Grant Listed Building Consent**
Location : 132 Shoebury Road Great Wakering SS3 0AZ
Proposal : Proposed removal of existing first floor chimney breast and replacement with new brick faced chimney breast, replacement timber windows and rear door.
Applicant : Mr S Thorby

Application No : 19/00489/LBC Decision : **Grant Listed Building Consent**
Location : 132 Shoebury Road Great Wakering SS3 0AZ
Proposal : Proposed replacement front door
Applicant : Mr Stuart Thorby

Application No : 19/00490/FUL Decision : **Application Permitted**
Location : 41A Brooklyn Drive Rayleigh SS6 9LW
Proposal : Part single/part two storey side extension
Applicant : Mr & Mrs Lee Baker

Application No : 19/00495/FUL Decision : **Application Permitted**
Location : 2 Sutton Court Drive Rochford SS4 1HS
Proposal : Demolition of single storey extension and construction of new single storey extension
Applicant : Mr James Harvey

Application No : 19/00498/DOC Decision : **Discharge Of Conditions**
Location : Site Of Bullwood Hall Bullwood Hall Lane Hockley
Proposal : Application to discharge condition 7 (surface water drainage scheme) and condition 8 (surface water maintenance plan) to Permission granted under application 17/00964/FUL for Redevelopment of former prison complex to provide 72 dwellings comprising 14 No. five bedroomed, 13 No. four bedroomed, 18 No. three bedroomed, 9 No. two bedroomed houses, and 9 No. two bedroomed and 9 No. one bedroomed apartments.
Applicant : Mr Joseph Mullhare - Hill Partnership

Application No : 19/00503/FUL Decision : **Refuse Planning Permission**
Location : 144 Stambridge Road Rochford SS4 1DP
Proposal : Demolition of single storey rear extension and conservatory and construction of new part single-storey part two-storey side and rear extension.
Applicant : Mrs Angela Treacy

- 1 The proposed extension, by virtue of its lack of a 1m separation distance between the flank elevation at first floor and the eastern 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. Additionally, the proposed extension, by virtue of its flat roof form would be detrimental to the appearance of the dwelling and wider streetscene. The proposal development would be significantly detrimental to 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.
2. The proposed development, by reason of its siting, scale and bulk in close proximity to the western boundary shared with no.142 Stambridge Road would be unreasonably overbearing and overshadowing impact. The massing of the proposed development would result in a significant increase in sense of enclosure due to over dominance, having a detrimental impact upon the amenities of the occupiers at no.142 Stambridge Road. The proposed development is therefore considered to be contrary to policy DM1 of the Development Management Plan.
- 3 The proposed development would lack in a sufficient amount of off-street car parking required for the two-bed plus dwelling. The proposed development is contrary to policy DM1 and DM30 of the Development Management Plan and the Parking Standards Design and Good Practice Guide (2010).

Application No : 19/00505/FUL Decision : **Application Permitted**
Location : 2 Pemberton Field South Fambridge SS4 3BF
Proposal : Proposed rear extensions and internal alterations.
Applicant : Mr & Mrs Sexton

Application No : 19/00510/FUL Decision : **Application Permitted**
Location : 3 Walls Yard Riverside Industrial Estate South Street
Proposal : Proposed first floor extension linking 'Units 3 & 4'
Applicant : Cottis House Limited.

Application No : 19/00511/FUL Decision : **Application Permitted**
Location : 58 Daws Heath Road Rayleigh SS6 7RN
Proposal : Proposed garage conversion, rear extension
Applicant : Mr Simon Stanton

Application No : 19/00516/DPDP1 Decision : **Prior Approval
Required - Approved**
Location : 93 Lower Lambricks Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 5m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3.5m
Applicant : Thomas Groombridge

Application No : 19/00518/FUL Decision : **Application Permitted**
Location : Castle Point And Rochford Adult Community College
Rocheway Rochford
Proposal : Revised design of house to include proposed car port to
plot 7 as amendment on application 17/00102/FUL:
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 : 19/00519/FUL Decision : **Refuse Planning
Permission**
Location : 11 Queen Annes Grove Hullbridge SS5 6DS
Proposal : Construct single story rear extension
Applicant : Mr Steven Zirfas

- 1 The site is located in the Metropolitan Green Belt. The proposal by way of the further incremental extension of the original dwelling would be oversized and not in accord with the provisions set out in Policy DM17 to the Councils Development Management Plan. With the proposal taken together with previous additions and demolitions, it would result in an

increase in size of the original dwelling house amounting to an increase of 39% of the original dwelling floor space. Therefore, it would be significantly higher than the 25% limit considered appropriate and reasonable by the Policy DM17. The proposed ground floor rear/side extension would add further visual harm to the openness of the Green Belt by way of volume, bulk and massing. Therefore, the proposal would amount to inappropriate development, leading to further incremental increase in size of the existing dwelling further urbanizing the open and undeveloped character of the area.

Application No : 19/00520/FUL Decision : **Application Permitted**
Location : 23 Park Gardens Hawkwell SS5 4HE
Proposal : Demolition of existing 2 storey dwelling and replaced with proposed 2 no. dwellings.
Applicant : Mr & Mrs Wall

Application No : 19/00521/FUL Decision : **Application Permitted**
Location : 15 Padgetts Way Hullbridge SS5 6LR
Proposal : Proposed front & rear extensions with internal alterations and the remodel of the existing dormers.
Applicant : Mr Robert Smillie

Application No : 19/00523/FUL Decision : **Refuse Planning Permission**
Location : 103 Rectory Road Rochford SS4 1UG
Proposal : Convert garage into habitable accommodation
Applicant : Rosie Williamson

- 1 The proposed garage conversion would result in the property having only one off-street car parking space that meets the Parking Standards and Good Practice guide and no opportunity to add an extra parking space. This would be in contrary to part (v) of Policy DM1 and DM30 of the Development Management plan and would not comply with the Parking Standards Design and Good Practice Supplementary Planning Document (2010).

Application No : 19/00525/COU Decision : **Application Permitted**
Location : 7 West Street Rochford SS4 1BE
Proposal : Change of use from a Tanning shop to a Nails and Beauty Salon (Sui Generis).
Applicant : Mr Hoang Nguyen

Application No : 19/00527/FUL Decision : **Application Permitted**
Location : 26 Stuart Close Great Wakering SS3 0JD
Proposal : Single storey side extension and pitch roof overhang to front and side to create car port
Applicant : Mr Alan Pomroy

Application No : 19/00528/FUL Decision : **Application Permitted**
Location : 5 Connaught Road Rayleigh Essex
Proposal : Construct Flat Roofed Detached Building For Use as
Games Room
Applicant : Mr & Mrs Cooper

Application No : 19/00529/FUL Decision : **Application Permitted**
Location : 5 Harrow Close Hawkwell Essex
Proposal : Construct First Floor Rear Extension Incorporating Side
Dormer
Applicant : Mr David Edmunds

Application No : 19/00533/FUL Decision : **Application Permitted**
Location : 164 Lower Road Hullbridge SS5 6BJ
Proposal : Proposed front porch extension
Applicant : Mrs Leah Wagstaff

Application No : 19/00536/FUL Decision : **Application Permitted**
Location : 11A Grange Gardens Rayleigh SS6 9BD
Proposal : Construct Front Dormer
Applicant : Mr _ Mrs Mathew And Tracey Weames

Application No : 19/00537/FUL Decision : **Application Permitted**
Location : 46 Holt Farm Way Rochford SS4 1SU
Proposal : Construct Single Storey Side Extension
Applicant : Ms Sarah Dunn

Application No : 19/00538/FUL Decision : **Application Permitted**
Location : 90 Priory Chase Rayleigh SS6 9NF
Proposal : Proposed loft conversion with front dormers & internal
alterations.
Applicant : Mr & Mrs Mellor

Application No : 19/00544/FUL Decision : **Application Permitted**
Location : 48B Main Road Hockley Essex
Proposal : Proposed side extension with car port beneath and first
floor extension over, and extend existing rear dormer
window
Applicant : Mr G Peate

Application No : 19/00545/FUL Decision : **Application Permitted**
Location : Block 11 To 17 Golden Cross Parade Ashingdon Road
Rochford
Proposal : External Alterations to Golden Cross Parade Ashingdon
Road Flats 11-17 New Cladding and Windows
Applicant : London And Cambridge Properties Limited

Application No : 19/00546/FUL Decision : **Application Permitted**
Location : 41 Church Road Rayleigh SS6 8PL
Proposal : Demolish existing rear and side extension and replace with
a two-storey side extension and single storey rear
extension
Applicant : Mr Brock

Application No : 19/00552/FUL Decision : **Application Permitted**
Location : 55 High Street Rayleigh Essex
Proposal : Application to vary condition 3 on application 18/00630/FUL
granted 12 September 2018 for external alterations.
Proposal to allow revised drawings to allow for new
windows to the entire first floor front elevation
Applicant : IPT Property Holdings Ltd

Application No : 19/00556/FUL Decision : **Application Permitted**
Location : 32 Western Road Rayleigh SS6 7AX
Proposal : Single storey rear extension with roof lanterns
Applicant : Mr Lee Reader

Application No : 19/00560/FUL Decision : **Refuse Planning
Permission**
Location : 41 Keswick Avenue Hullbridge SS5 6JL
Proposal : Part ground and part first floor front, side and rear
extension
Applicant : Mr & Mrs Johnson

1 The proposal would cause an overshadowing and overbearing impact to the neighbouring property, which would be considered to harm the resident's amenity to an unacceptable degree. This is due to the proposal failing the 45-degree overshadowing test. Therefore, the proposal would not comply with 6.2 of the SPD2 and part (xi) of Policy DM1 of the Development Management Plan 2014.

Application No : 19/00562/FUL Decision : **Application Permitted**
Location : 78 High Road Rayleigh SS6 7AE
Proposal : 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

Application No : 19/00563/ADV Decision : **Refuse Planning
Permission**

Location : 15 West Street Rochford SS4 1BE

Proposal : 1no. Non-illuminated lettering sign to front and 1no.
illuminated fascia sign and 1no. illuminated projecting sign
to rear

Applicant : Samri Pharma Ltd

Reason(s) for Refusal

- 1 The proposed signage and projection box sign, by virtue of their siting, scale, style and design including materials are considered to appear excessive and incongruous additions that would adversely harm and detract from the fabric of the listed building. The proposed external illumination at the rear is considered to excessively bright and would appear visually obtrusive. As the Grade II listed building has a strong historical importance and contributes significantly to Rochford's Conservation Area, it is considered that the advertisement signs proposed to the front and rear of the building detracts from the historical importance and special character of the listed building and conservation area as they would cause demonstrable harm contrary to policy CP2 of the Core Strategy, policies DM37 and DM38 of the Development Management Plan and the NPPF.

Application No : 19/00565/FUL Decision : **Refuse Planning
Permission**

Location : 1 Beech Avenue Rayleigh SS6 8AE

Proposal : First floor side extension

Applicant : Mr R Merrigan

- 1 The proposed first-floor extension would not maintain a 1m separation between the first-floor extension proposed and the boundary of the site with the neighbouring property. If allowed, the proposal would lack sufficient space at first floor level between the resulting external wall and the plot boundary resulting in a poor setting for the resultant building and proving dominant to the occupiers of No. 6 Elm Drive and failing to have a satisfactory relationship with the neighbouring plot in conflict with part (x) of policy DM1 of the Development Management Plan.

Application No : 19/00568/LDC Decision : **Grant Lawful Development Certificate**

Location : 58 Victoria Road Rayleigh SS6 8EL
 Proposal : Application for a certificate of lawfulness for a proposed single storey side extension
 Applicant : P & R Bourne & Beighton

Application No : 19/00587/FUL Decision : **Application Permitted**

Location : 5 Cherry Close Hockley Essex
 Proposal : Two Storey Rear Extension, Flat Roof Front Dormer and Proposed Brick Built Outbuilding
 Applicant : Mr Jason Tustain

Application No : 19/00574/FUL Decision : **Application Permitted**

Location : 15 Wellington Road Rayleigh SS6 8EX
 Proposal : Single storey rear extension and garage conversion
 Applicant : Mr Gary Gibson

Application No : 19/00576/DPDP1 Decision : **Prior Approval Required - Refused**

Location : 138 Victoria Avenue Rayleigh Essex
 Proposal : Householder Prior Approval for Single Storey Rear Extension. Projection 4.2m from Original Rear Wall, Eaves Height 3.1m, Maximum Height 3.6m
 Applicant : Mr And Mrs Tundell

1 In accordance with the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, I hereby confirm that Prior Approval is **REFUSED** as the proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A as it exceeds the limits in paragraph A.1(i). This is because the extension would be within 2m of the boundary of the curtilage of the dwellinghouse and would have an eaves height which would exceed 3 metres measuring 3.1m.

Application No : 19/00577/DPDP1 Decision : **Prior Approval of Details Not Required**

Location : 25 Hawkwell 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 : Mr S Richards

Application No : 19/00579/DPDP1 Decision : **Prior Approval
Required - Refused**

Location : Ayrshire The Chase Ashingdon
Proposal : Householder Prior Approval for Single Storey Rear
 Extension. Projection 8m from Original Rear Wall, Eaves
 Height 2.4m, Maximum Height 4m
Applicant : Mr And Mrs Cox

In accordance with the provisions of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, I hereby confirm that Prior Approval is **REFUSED** as the proposed development does not comply with the conditions, limitations or restrictions applicable to development permitted by Class A. The reason for refusal is as follows:

REASON

Part (j)(iii) of Class A to Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that development is not permitted by Class A if the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. The proposed extension would extend an existing side extension to the original dwelling. *Part (ja) states that any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).* Therefore, part (j) has to be considered as collectively this would generate a side and rear extension. As a result the proposed enlarged part of the dwelling taken together with its attachment to the side extension would exceed half the width of the original dwelling failing criterion (j)(iii).

Application No : 19/00588/FUL Decision : **Application Permitted**
Location : 2 Lincoln Way Rayleigh Essex
Proposal : Proposed two storey rear extension
Applicant : Mr And Mrs Murrell

Application No : 19/00589/DPDP1 Decision : **Prior Approval
Required - Approved**

Location : 8 Disraeli Road Rayleigh Essex
Proposal : Householder Prior Approval for Single Storey Rear
 Extension. Projection 6m from Original Rear Wall, Eaves
 Height 3.1m, Maximum Height 3.45m
Applicant : Mr Woodford

Application No : 19/00592/FUL Decision : **Application Permitted**
Location : 15 Wellington Road Rayleigh SS6 8EX
Proposal : Single storey rear extension and convert garage to
 habitable accommodation
Applicant : Mr Gary Gibson

Application No : 19/00595/FUL Decision : **Application Permitted**
Location : 11 Sheridan Close Rayleigh Essex
Proposal : Front ground floor extension to form W.C.
Applicant : Mr L Saunders

Application No : 19/00596/FUL Decision : **Application Permitted**
Location : 15 Ducketts Mead Canewdon SS4 3QS
Proposal : Two storey front extension with pitched roofs over and
change of external materials
Applicant : Mr Dean Baxter

Application No : 19/00599/FUL Decision : **Application Permitted**
Location : 14 Mortimer Road Rayleigh SS6 9NX
Proposal : Proposed ground floor replacement side extension with roof
lantern, and new front dormer to match existing dormer
Applicant : Mr & Mrs Milchard

Application No : 19/00604/NMA Decision : **Application Permitted**
Location : New Buildings Farm Mucking Hall Road Barling Magna
Proposal : Non-material amendment to approved application
18/00676/FUL to install roof lights into refurbished storage
outbuilding
Applicant :

Application No : 19/00600/DOC Decision : **Discharge Of
Conditions**
Location : Site Of Bullwood Hall Bullwood Hall Lane Hockley
Proposal : Discharge of condition 3 (Materials) on approved
application 17/00964/FUL: Redevelopment of former prison
complex to provide 72 dwellings comprising 14 No. five
bedroomed, 13 No. four bedroomed, 18 No. three
bedroomed, 9 No. two bedroomed houses, and 9 No. two
bedroomed and 9 No. one bedroomed apartments.
Applicant : Hill Partnership - Mr Joseph Mulhare

Application No : 19/00613/DPDP1 Decision : **Prior Approval of
Details Not Required**
Location : 2 Potash Cottages Hall Road Rochford
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 2.70m, Maximum Height 3.8m
Applicant : Mrs Heaver

Application No : 19/00627/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 129 Rectory Road Hawkwell Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 8m from Original Rear Wall, Eaves
Height 3m, Maximum Height 3.2m
Applicant : Mr Ben Kern

Application No : 19/00640/DPDP1 Decision : **Prior Approval of
Details Not Required**

Location : 35 Oak Road Rochford Essex
Proposal : Householder Prior Approval for Single Storey Rear
Extension. Projection 4m from Original Rear Wall, Eaves
Height 2.23m, Maximum Height 2.23m
Applicant : Mr Alan Hughes