

PLANNING DECISIONS September 2008

- Application No : 08/00318/COU Decision : **Grant Planning Permission (COU)**
- Location : Unit 1 Crouchmans Business Yard Poynters Lane
- Proposal : Change of Use from B1 Office Use to D1 Non Residential Institution
- Applicant : Mr Trevor Flatts
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- Application No : 08/00329/FUL Decision : **Application Withdrawn**
- Location : Land Adjacent 63 Hawkwell Park Drive Hawkwell
- Proposal : Two Detached 3/4 Bedroomed Houses and Three Detached 2 Bedroomed Bungalows with Garages, Construct Private Drive with Access from Park Gardens and Re-route Existing Bridleway.
- Applicant : Flightline Essex Ltd
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- Application No : 08/00486/FUL Decision : **Refuse Planning Permission**
- Location : 89 High Street Rayleigh
- Proposal : Demolition of First Floor Leisure/Retail Use Accommodation, and Redevelopment into 12 x 2 Bedroom Apartments on New First and Second Floors; Plus New Associated Roof Gardens, Amenity Space, Ground Floor Landscaping and Minor Adjustments to Retained Ground Floor Market Hall.
- Applicant : Mr M Harkin
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- 1 There is no provision for parking for the residential development proposed. The lack of parking is contrary to Policy TP8 of the Local Plan which requires generally the maximum standard to be met. It may well lead to vehicles being parked within the public car parks which would reduce the available space for shoppers and others in the town centre and potentially lead to displaced parking onto the highway network, causing obstruction to other road users to the detriment of general highway safety.



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- 2 The design and appearance is inappropriate in the town centre Conservation Area, it is not in keeping with the street scene, nor does it preserve or enhance the character or appearance of the Conservation Area.
- 3 The proposal is contrary to Local Plan policy LT11, which seeks to encourage leisure and tourism uses, above ground floor level, within defined primary and secondary shopping areas. The application site is within the Rayleigh High Street primary shopping area and it is considered that the loss of the existing snooker use conflicts with the aims of the policy and would result in the loss of an important leisure facility from the town centre.

Application No : 08/00544/FUL Decision : **Application Permitted**
Location : 17 Bramerton Road Hockley
Proposal : Extend Existing Rear Conservatory
Applicant : Mr Briggs

Application No : 08/00545/LBC Decision : **Grant Listed Building Consent**
Location : Barringtons Hockley Road Rayleigh
Proposal : Remove One Georgian Box Sash Window and Replace with New Purpose Made Timber Sash Window and Remove French Doors and Replace with New Matching Replacement French Doors.
Applicant : Mr William Todman

Application No : 08/00547/FUL Decision : **Application Permitted**
Location : 12 Kings Road Rayleigh x
Proposal : Roof Alterations Including Raising Ridge Height and Insertion of Front and Rear Pitched Roof Dormers to Provide Rooms in Roof Space
Applicant : Mr Quince

Application No : 08/00555/FUL Decision : **Application Permitted**
Location : 38 Church Road Barling Magna
Proposal : Construct Conservatory to Side
Applicant : Mr S Taylor

Application No : 08/00556/FUL Decision : **Application Permitted**
Location : 27 Hambro Hill Rayleigh
Proposal : Construct New Vehicle Crossover. Extensions to Roof Incorporating Extending Gable End Walls with Flying Hip Roof, Extending Existing Front and Rear Dormers to Enlarge First Floor Living Space.
Applicant : Mr T Delf



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Application No : 08/00562/FUL Decision : **Application Permitted**
Location : 11 Ridgeway Rayleigh
Proposal : Two Storey Side Extension with Pitched Roof Extending Over Existing Flat Roof Rear Element and Extension of Rear Balcony. Construct New Pitched Roof Over Existing Porch.
Applicant : Mr And Mrs R Waite

Application No : 08/00565/FUL Decision : **Application Permitted**
Location : 289 Ferry Road Hullbridge
Proposal : Demolish Existing Dwelling and Construct Part Two Storey, Part Three Storey Building Containing 5 No. One Bedroomed and 12 No. Two Bedroomed Flats With Parking to Front and Revised Access.
Applicant : Mr Roger Huntley (R & J Developments)

Application No : 08/00566/FUL Decision : **Application Permitted**
Location : 12 Stanley Road Ashingdon Rochford
Proposal : Vary Condition 3 to Application no. 07/01101/FUL to Allow Clear Glazing to Side Window
Applicant : Mr And Mrs Jobson

Application No : 08/00568/FUL Decision : **Application Permitted**
Location : Mascot Lodge Magnolia Road Rochford
Proposal : Demolish Existing Dwelling and Construct One Three Bedroomed Bungalow
Applicant : Mr. D. Wood

Application No : 08/00573/ADV Decision : **Application Permitted**
Location : Greensward College Greensward Lane Ashingdon
Proposal : Externally Illuminated Sign
Applicant : Board Of Governors

Application No : 08/00587/LBC Decision : **Grant Listed Building Consent**
Location : 66 London Hill Rayleigh
Proposal : Single Storey Pitched Roofed Side Extension and First Floor Pitched Roofed Rear Extension and Internal Alterations, Including Additional Staircase. Demolish Part of Existing Garage.
Applicant : Miss Nadja Miles



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Application No : 08/00588/FUL Decision : **Refuse Planning Permission**
Location : 17 Southend Road Hockley
Proposal : Two Storey Side Extension with Juliette Balconies to Side and New Porch. First Floor Rear Extension with Pitched Roof Part Glazed End Wall and the Insertion of Rooflights to Create Rooms in Roof Space.
Applicant : Mr Martin Barratt-Bentley

- 1 The proposal by reason of the inclusion of the second floor glazing to the rear facing wall of the play room within the roof and the design of the flank windows facing Holly Court would give rise to a material loss of amenity through direct overlooking into adjacent and adjoining properties/plots contrary to policy HP6 of the Rochford District Replacement Local Plan.

Application No : 08/00589/FUL Decision : **Application Permitted**
Location : 30 Louis Drive East Rayleigh
Proposal : Single Storey Rear Extension, Hip to Gable With Rear Dormer. Demolish Rear Garage.
Applicant : Mrs Helen Timmis

Application No : 08/00591/FUL Decision : **Refuse Planning Permission**
Location : 38 Hamilton Gardens Hockley
Proposal : Construct Single Storey Flat Roofed Rear and Side Extension and Convert Into Nursery.
Applicant : Mr Andrew Redman

- 1 The proposal would result in the material net loss of an existing dwelling in a residential area which in turn would give rise to increased pressure for the release of Greenfield sites for development and as such would be contrary to Policy HP15 to the Rochford District Replacement Local Plan (2006).

Application No : 08/00599/FUL Decision : **Application Permitted**
Location : 43 Greensward Lane Hockley
Proposal : Construct Conservatory and Porch Fronting Onto Graham Close
Applicant : Mr Lloyd Johnson



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Application No : 08/00600/FUL Decision : **Application Permitted**
Location : 137 Hockley Road Rayleigh
Proposal : Single Storey Rear Extension to Create Indoor Pool
Applicant : Mr Gary Cole

Application No : 08/00603/FUL Decision : **Application Permitted**
Location : 21 Hullbridge Road Rayleigh
Proposal : Two Storey Front Extension with Pitched Roof
Applicant : Mr T Morgan

Application No : 08/00606/LBC Decision : **Application Withdrawn**
Location : 10 Churchend Foulness Island
Proposal : Carry Out Repairs to The Existing Foundations, Renew
Timber Sole Plate and Studs, Strengthen First Floor Joists
Replace Suspended Ground Floor.
Applicant : Defence Estates East

Application No : 08/00608/FUL Decision : **Refuse Planning
Permission**
Location : Alfoxton House 217 Hockley Road Rayleigh
Proposal : Two Storey Pitched Roof Rear Extension with Single Storey
Flat Roof Projection Forming a Roof Terrace/Balcony .
Construction of Basement to Rear to be Used as Games
Room and Gym.
Applicant : Mr Morgan

- 1 The proposed use of the roof area as a balcony/roof terrace would lead to an unacceptable degree of overlooking to the detriment of the occupants of the neighbouring properties.
- 2 The Rochford District Replacement Local Plan shows part of the development to be within the Metropolitan Green Belt and the proposal is considered to be inappropriate development and contrary to Policy R1 of the Local Plan. Within the Green Belt, as defined in this policy, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R5 and R6 of the Local Plan). Any development which is permitted shall be of a scale, design and siting such that the appearance of the countryside is not impaired, in this instance the openness of the green belt would be harmed.



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Application No : 08/00610/COU Decision : **Grant Planning
Permission (COU)**
Location : 257 Ferry Road Hullbridge
Proposal : Change Of Use From Shop (A1) to Veterinary Practice
Applicant : Mr Andrew Bennett

Application No : 08/00612/FUL Decision : **Application Permitted**
Location : 12 Mendip Close Rayleigh
Proposal : Single Storey Rear and Side Extension with Flat Roof. Roof
Alterations to Extend Existing Rooms in Roof, Including
Changing Part Hipped Roof to Gable End and Extend Front
and Rear Dormers.
Applicant : Mr Allan Catteral

Application No : 08/00613/FUL Decision : **Refuse Planning
Permission**
Location : The Chequers Inn High Street Canewdon
Proposal : Construct First Floor Rear/Side Extension and Make
Alterations to Convert Into 4 No. Two Bedroomed Flats and
Construct 2 No. One Bedroomed Bungalows at Rear With
Revised Parking Layout and Amenity Areas.
Applicant : C & M Oliver

- 1 The proposal would result in an over development of the site failing to provide sufficient private amenity space for the flats and bungalows proposed. If allowed the development would provide insufficient private amenity space for sitting out, limited open storage, drying and limited recreation for future occupiers of those dwellings detrimental to the expectations those future occupiers ought reasonably expect to enjoy.
- 2 The proposed bungalows by reason of their design are considered to be inappropriate and unsympathetic to the Conservation Area, ignoring the established character of the area. Bungalows of hipped slated roofs and white rendered walls are considered to be more suitable. The proposal is therefore considered to be contrary to Policy BC1 of the Rochford District Replacement Local Plan (2006).
- 3 The proposed loss of the public house is contrary to Policy R9 of the Local Plan and, in particular, paragraphs (iv) and (vii), and would amount to a serious loss to the social life of the village of Canewdon; no reasonable attempts have been made to secure a continuation of the business use prior to the submission of the application.



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Application No : 08/00614/FUL Decision : **Refuse Planning Permission**
Location : 17 Greensward Lane Hockley
Proposal : Construct Two Storey Pitched Roofed Side Extension With Semi-Integral Garage.
Applicant : Mr Micky Clark

- 1 The proposed development results in insufficient space within the site to enable a vehicle to turn and approach the highway in forward gear resulting in a development that would lead to vehicles backing out onto or from the highway and into the flow of traffic on Greensward Lane, detrimental to highway safety and contrary to Policy 1.1 (Safety) Appendix G:Development Control Policies and Processes, Essex Local Transport Plan 2006/2011.

Application No : 08/00616/FUL Decision : **Application Permitted**
Location : 15 Mey Walk Hockley
Proposal : Construct Rear Conservatory
Applicant : Miss Jackie Prigmore

Application No : 08/00618/FUL Decision : **Application Permitted**
Location : 3 Gayleighs Rayleigh
Proposal : Construct Single Storey Pitched Roofed Side Extension and New Porch and Bay Window to Front. Construct Canopy Roof Above New Folding Doors to Rear. Convert Part of Existing Integral Garage to Habitable Room.
Applicant : Mr J Bond

Application No : 08/00620/FUL Decision : **Application Permitted**
Location : 39 Bull Lane Rayleigh
Proposal : Construct Single Storey Rear Extension
Applicant : Mr N. Smith

Application No : 08/00623/FUL Decision : **Refuse Planning Permission**
Location : 63 Down Hall Road Rayleigh
Proposal : Two Storey Rear Extension, First Floor Side Extensions, New Roof Over, Porch to Front, Infill Front Recess.
Applicant : Mr Paul Cutler



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- 1 The proposal by way of the flat roofed form and mass of the extensions proposed would prove a dominant and overbearing addition out of scale and character with the dwelling to which it would relate proving to the detriment of the character and appearance of the locality and the street scene in conflict with parts (ix) and (x) to Policy HP 6 to the Rochford District Replacement Local Plan (2006).

Application No : 08/00624/FUL Decision : **Application Permitted**
Location : 64 Rectory Road Hawkwell
Proposal : Construct Single Storey Side and Rear Extension and
Provide Brick Finish to Front Elevation of Existing Property.
Applicant : Mr Adam Bowen

Application No : 08/00625/FUL Decision : **Application Permitted**
Location : Land Adjacent 57 Trinity Road Rayleigh
Proposal : Construct One Detached Three Bedroomed House With
Carport. Construct Vehicular Crossover.
Applicant : Mr T. Spraggon

Application No : 08/00626/FUL Decision : **Application Permitted**
Location : Land Fronting 55 High Street Rayleigh
Proposal : Replace Existing Public Telephone Kiosk with Kiosk
Combining Public Payphone Service and Bybox Locker
Facility
Applicant : BT Payphones

Application No : 08/00628/FUL Decision : **Application Permitted**
Location : 87 Harewood Avenue Rochford
Proposal : Form Rooms in Roofspace With Flat Roofed Rear Dormer,
Rooflight to Front and First Floor Window to Side.
Applicant : Mr And Mrs Liddell

Application No : 08/00629/FUL Decision : **Application Permitted**
Location : 3 Weir Gardens Rayleigh
Proposal : Demolish Existing Conservatory. Erect Single Storey Front,
Side and Rear Extensions with Pitched Roof
Applicant : Mrs Tyna Aldous

Application No : 08/00630/FUL Decision : **Application Permitted**
Location : 20 The Approach Rayleigh
Proposal : Construct Rear Conservatory
Applicant : Mr And Mrs Tasman



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Application No : 08/00631/FUL Decision : **Application Permitted**
Location : 18 Kingsmans Farm Road Hullbridge
Proposal : Three Storey Flat Roofed Building to Provide House With
Basement and Front Wall /Gates With Detached Garage to
Front.
Applicant : Mr Mark Hale

Application No : 08/00632/FUL Decision : **Application Permitted**
Location : 29 Rosslyn Close Hockley
Proposal : Convert Integral Garage to Habitable Room
Applicant : Mr Barry Bridge

Application No : 08/00634/FUL Decision : **Application Permitted**
Location : 10 Cheapside East Rayleigh
Proposal : Construct Single Storey Side Extension
Applicant : Mr Steve Pitt

Application No : 08/00639/FUL Decision : **Application Permitted**
Location : 58 High Street Great Wakering
Proposal : Install Loftroom Door to Gable and Construct Spiral
Staircase to Rear
Applicant : Mr Gary Reece

Application No : 08/00643/FUL Decision : **Application Permitted**
Location : 23 Alexandra Road Ashingdon Rochford
Proposal : Extend Existing Rear Dormer With Pitched Roof and
Construct New Sloping Roof to Existing Front Dormer
Applicant : Mr Clive Wells

Application No : 08/00645/FUL Decision : **Application Permitted**
Location : 25 Alexandra Road Ashingdon Rochford
Proposal : Extend Existing Rear Dormer With Pitched Roof and
Construct New Sloping Roof to Existing Front Dormer.
Applicant : Mr Keith Hedges

Application No : 08/00635/FUL Decision : **Application Permitted**
Location : 108 Louis Drive West Rayleigh
Proposal : Construct Detached Garage to Rear
Applicant : Mr Peter Osborne



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Application No : 08/00637/FUL Decision : **Application Permitted**
Location : 31 Exmouth Drive Rayleigh
Proposal : Construct Two Storey Pitched Roofed Side Extension With
Flat Roofed Dormers to Front and Rear and Single Storey
Rear Extension.
Applicant : Mrs Louise Race

Application No : 08/00640/FUL Decision : **Application Permitted**
Location : Land Between 20 And 22 Clyde Crescent Rayleigh
Proposal : Construct Block of 6 No. Garages
Applicant : Carter & Ward Of Wickford Ltd.

Application No : 08/00642/FUL Decision : **Application Permitted**
Location : Travellers Joy Down Hall Road Rayleigh
Proposal : Form External Play Area With Play Equipment on Part of
Existing Car Parking Area.
Applicant : Greene King Pub Co.

Application No : 08/00644/FUL Decision : **Application Permitted**
Location : 57 High Road Hockley
Proposal : Construct Detached Pitched Roofed Double Garage
Applicant : Mr Howard P Snell

Application No : 08/00646/FUL Decision : **Application Permitted**
Location : Anne Boleyn Public House 93 Southend Road Rochford
Proposal : Single Storey Pitched Roofed Canopy Structure to Provide
Smoking Shelter
Applicant : Greene King Brewing Ltd

Application No : 08/00647/FUL Decision : **Application Permitted**
Location : 50 Main Road Hockley
Proposal : Construct Detached Pitched Roofed Garage.
Applicant : Mr And Mrs D M Davies



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Application No : 08/00650/FUL Decision : **Refuse Planning Permission**
Location : 22 South Street Rochford
Proposal : Change Of Use From Offices to Form 6 No. One
Bedroomed Flats With Alterations to Building. Raise Walls
and Construct New Roof to Stable and Convert to 1 No.
Two Bedroomed House.
Applicant : Parabar Muir Developments Ltd.

- 1 The proposal by way of the increased height and new pitched roof proposed to the stable conversion in close proximity to the adjoining dwelling No. 20 South Street would result in a development overpowering and dominating the rear aspect of the adjoining dwelling No. 20 South Street proving to the detriment of the amenity those adjoining residents ought reasonably expect to enjoy.

Application No : 08/00651/LBC Decision : **Application Permitted**
Location : 22 South Street Rochford
Proposal : Alterations to Building to Convert to 6 No. One Bedroomed Flats Including Revised Window Details and New Doorway, Raise Walls and Construct New Roof to Convert Stable to Two Bedroomed House.
Applicant : Parabar Muir Developments Ltd.

Application No : 08/00653/FUL Decision : **Application Permitted**
Location : 2 Sycamore Way Canewdon Rochford
Proposal : Construct Conservatory to Side of Dwelling.
Applicant : Mr D Wharton

Application No : 08/00666/FUL Decision : **Application Permitted**
Location : 23 Avondale Road Rayleigh
Proposal : Two Storey Rear/Side Extension and Single Storey Side Extension to Form Garage (Demolish Existing Detached Garage) and Add Porch
Applicant : Mr Angus Campbell

Application No : 08/00671/FUL Decision : **Application Permitted**
Location : White House Farm Lark Hill Road Canewdon
Proposal : Demolish Existing Outbuilding and Construct Replacement Timber Barn to be Used as Garage, Storage, Toilet and Shower Room as Changing Facilities for Existing Pool.
Applicant : Mr Jason Lyons



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Application No : 08/00676/FUL Decision : **Application Permitted**
Location : 32 Queens Road Rayleigh
Proposal : Single Storey Rear Extension and Window Alterations to Side Elevations
Applicant : Mr Colin Cleaver

Application No : 08/00678/ADV Decision : **Grant Advertisement Consent**
Location : Rayleigh Methodist Church 78 Eastwood Road Rayleigh
Proposal : Remove 2 x Existing Signs and Erect Triple Bay Non-Illuminated Aluminium Notice Board Mounted on Two Posts
Applicant : Rayleigh Methodist Church

Application No : 08/00681/FUL Decision : **Application Permitted**
Location : 3 Balmoral Gardens Hockley
Proposal : Single Storey Front Extension
Applicant : Mr Stockbridge

Application No : 08/00682/FUL Decision : **Application Permitted**
Location : 231 - 233 Eastwood Road Rayleigh
Proposal : Install New Sliding Door to Front Entrance and Shop Front Alterations. Relocation of Existing Plant.
Applicant : Co-operative Group Ltd

Application No : 08/00686/FUL Decision : **Application Permitted**
Location : 32 Down Hall Road Rayleigh
Proposal : Construct Single Storey Pitched Roofed Side Extension and New Porch to Front. Widen Existing Vehicular Access.
Applicant : Mr And Mrs Oldfield

Application No : 08/00691/FUL Decision : **Refuse Planning Permission**
Location : Walkers Farm Barling Road Barling Magna
Proposal : Construct New Pitched Roofed Garage/Cart Lodge
Applicant : K Massow



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- 1 The Rochford District Replacement Local Plan shows the site to be within the Metropolitan Green Belt and the proposal is considered to be contrary to Policy R1 of the Local Plan. Within the Green Belt, as defined in this policy, planning permission will not be given, except in very special circumstances, for the construction of new buildings or for the change of use or extension of existing buildings (other than reasonable extensions to existing buildings, as defined in Policies R2 and R5 of the Local Plan).

The proposed roof form of the cart lodge is considered to be of an inappropriate form, scale and height that would create a bulky roof form in a prominent roadside location at the front of the site. This would be detrimental to the open character of the Metropolitan Green Belt and also introduce the potential for extra habitable floorspace at first floor level.



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