



PLANNING DECISIONS – June 2010

Application No : 10/00091/COU Decision : **Application Permitted**
Location : 81 Grove Road Rayleigh
Proposal : Change of Use from A3 to A3 (Restaurant) and A5
(Takeaway) Uses
Applicant : Mr Emilios Karkaletsou

Application No : 10/00138/FUL Decision : **Application Permitted**
Location : 55 Oxford Road Rochford
Proposal : Single Storey Flat Roofed Rear Extension.
Applicant : Mr L Phillips

Application No : 10/00152/OUT Decision : **Refuse Outline
Planning Permission**
Location : York Bungalow Little Wakering Hall Lane Great Wakering
Proposal : Demolition of Existing Buildings and Construct Part Two
Storey, Part Three Storey Building Containing Three x Two
Bedroomed, Seven x Three Bedroomed and Three x Four
Bedroomed Houses with Associated Parking and New
Access.
Applicant : Mr Brian Strickland

Reason(s) for Refusal

- 1 The proposed development would result in the provision of on-site car parking spaces which would not meet the Council's preferred bay size, as detailed in the document entitled 'Parking Standards - Design and Good Practice (September 2009)', produced by Essex County Council. Failure to provide adequate on-site car parking is likely to result in the displacement of vehicles onto the highway, giving rise to on street parking to the detriment of highway and pedestrian safety.



INVESTORS IN PEOPLE

- 2 The proposal by way of the substantial under-provision of private amenity space throughout the site would not meet the Council's minimum garden space provisions, as detailed in Supplementary planning Document 2: Housing Design and would result in a layout detrimental the residential amenity of future occupiers and contrary to the aims of HP6 of the Replacement Local Plan.
- 3 The proposal by way of the number of dwellings proposed would lead to inadequate parking provision and a significant shortfall in private amenity space that is tantamount to an over development of the site and which in addition would be detrimental to residential and visual amenity.
- 4 The submitted layout due to the provision of roadside parking spaces at 90 degrees to a 4.8m wide road, an under sized turning head and the arrangement of the carport and adjacent parking bays to the northeast corner lacks sufficient space for the manoeuvring and parking of vehicles safely within the site, and is likely to result in vehicles being parking within the highway as well as conflict between users to the detriment of highway and pedestrian safety.

Application No : 10/00158/FUL Decision : **Refuse Planning Permission**

Location : 23 Albany Road Rayleigh
 Proposal : Single Storey Side Extension and Front Dormer
 Applicant : Mrs Sally Benjamin

Reason(s) for Refusal

- 1 The proposal, including the flat roofed front dormer, by way its position, size, design and appearance would be an intrusive alteration, out of scale and character with the dwelling. Furthermore the resultant roof profile to the side and rear forming in effect a first floor flat roofed boxed form would unbalance the appearance of the building and detract from the prevailing character of the adjacent row of semi-detached pairs of bungalows of which the site forms a part, to the detriment of the street scene.

Application No : 10/00160/FUL Decision : **Application Permitted**
 Location : Plumberow Primary School Hamilton Gardens Hockley
 Proposal : Construction of Play Equipment and Sun Shades in School Field.
 Applicant : Plumberow Primary School

Application No : 10/00161/FUL Decision : **Application Permitted**
 Location : St Teresa Connaught Road Rayleigh
 Proposal : Demolish Existing Bungalow and Erect a New 4-bed Bungalow.
 Applicant : Mr J And Mrs W Jarvis



INVESTORS IN PEOPLE

Application No : 10/00162/FUL Decision : **Application Permitted**
Location : 243 Little Wakering Road Little Wakering Southend-On-Sea
Proposal : Single Storey Side And Rear Flat Roof Extension And Loft
Conversion Incorporating Pitched Roof Rear Dormer
Applicant : Mr J O'Neil

Application No : 10/00163/LDC Decision : **Grant Lawful
Development
Certificate**
Location : Cobbins Helena Road Rayleigh
Proposal : Application for a Certificate of Lawfulness to Extend
Existing Garage.
Applicant : Mr Philip Wong

Application No : 10/00170/COU Decision : **Refuse Planning
Permission**
Location : 12 Station Road Rayleigh
Proposal : Change of Use from Class A1 (Retail) to Class A5
(Takeaway), New Ramp to Front Entrance
Applicant : Mr Ozcan

Reason(s) for Refusal

- 1 The proposed use of the site as a Class A5 takeaway is likely to lead to short term parking taking place on or around the junction of Castle Drive with Station Road, thereby causing obstruction and danger to other drivers to the detriment of highway safety. Furthermore, drivers may well park on the footway, thereby obstructing pedestrian movements resulting in pedestrian walking on the carriageway to the detriment of pedestrian and general highway safety.
- 2 The proposed use given the site's close proximity to residential properties, is likely to result in evening and late night noise, disturbance as well as emission of food smells, detrimental to the amenities of the adjoining residential dwellings.

Application No : 10/00172/FUL Decision : **Application Permitted**
Location : 17 Great Wheatley Road Rayleigh
Proposal : Single Story Rear Conservatory
Applicant : Mr Robinson



INVESTORS IN PEOPLE

Application No : 10/00176/FUL Decision : **Refuse Planning Permission**
Location : 13 Ronald Drive Rayleigh
Proposal : Conversion Of Existing Flat Roof To Summer House/Shed,
To Pitched Roof With 6 Solar Panels, New Fully Glazed
Porch To Entrance
Applicant : Mr S Fowler

Reason(s) for Refusal

- 1 The proposal to form a pitched roof over the existing building would result in increased height and bulk of the building which would have a detrimental impact on the amenity of the occupiers of No. 11 Ronald Drive by virtue of causing increased overshadowing and increased prominence of the building which would be overbearing to the rear garden of this neighbouring property, given the position of the building very close to the boundary and the location of the building to the south of No. 11 Ronald Drive contrary to part (ix) and (x) of Policy HP6 of the Rochford District Replacement Local Plan 2006. In addition, the increased height and bulk of the building, given the elongated form of the building would result in an unusually prominent building in the rear garden which would cause a visual intrusion to the character and appearance of the rear garden areas of surrounding residential properties.
- 2 The proposal by way of the front porch extension would result in an incongruous addition to the front elevation, incorporating a porch in-line with the foremost front elevation of the property which would be out of character with the original property and harmful to the character and appearance of the semi-detached pair and to the street scene generally, contrary to parts (ix) and (viii) of Policy HP6 of the Rochford District Replacement Local Plan (2006).

Application No : 10/00178/FUL Decision : **Application Permitted**
Location : 41 Albert Road Rochford
Proposal : Rear Conservatory
Applicant : Mr And Mrs Walker

Application No : 10/00179/COU Decision : **Application Permitted**
Location : 140A High Street Rayleigh
Proposal : Change of Use of Ground Floor From A1 (Retail) to A2
(Professional and Financial Services)
Applicant : Mr Tony Fowler



INVESTORS IN PEOPLE

Application No : 10/00182/FUL Decision : **Application Permitted**
Location : 74 - 78 West Street Rochford
Proposal : Install ATM (Automatic Teller Machine) to Front Elevation and Provide External Refrigeration Equipment (Condenser and Three x Air Conditioning Units) in Timber Hit and Miss Style Fencing Enclosure to Rear of Site. Relocate Entrance Door From Side Elevation to Front Elevation.
Applicant : Mr Steve Kirk

Application No : 10/00183/FUL Decision : **Application Permitted**
Location : Rouncefall The Chase Ashingdon
Proposal : Extend Existing Tower by 2.5 Metres and Add 6m High Climbable Mounting Pole (Overall Height 31 Metres) Install 4 Tiers of UHF Antennas , One x 0.75m Diameter Dish and Install One x Meter Cabinet and One x Feeder Gantry One x Equipment Cabin at Mast Base, and a Compound Extension.
Applicant : Arqiva Limited

Application No : 10/00184/LDC Decision : **Refuse Lawful Development Certificate**
Location : Meadow View Durham Road Rochford
Proposal : Application for a Certificate of Lawfulness for Use of Land as Domestic Garden and for the Stationing of a Caravan for Purposes Ancillary to the Enjoyment of the Dwelling House.
Applicant : Mr & Mrs Hayes

Application No : 10/00175/ADV Decision : **Refuse Advertisement Consent**
Location : Car Park Websters Way Rayleigh
Proposal : 26 x Acrylic Plaques Mounted on Existing Street Lighting Columns (2 per Column)
Applicant : Rayleigh Town Council

Reason(s) for Refusal

- 1 The proposed acrylic material and design for the signs proposed would result in the introduction of inappropriate material to this site that would appear as an unsympathetic and incongruous feature detrimental to the character of the Rayleigh Conservation Area and would fail to preserve or enhance the character and appearance of the Rayleigh Conservation Area.



INVESTORS IN PEOPLE

Application No : 10/00185/FUL Decision : **Refuse Planning
Permission**
Location : 20 The Westerings Hawkwell
Proposal : Front Extension Incorporating Flat Roofed Dormer to Side,
Revised Vehicle Access.
Applicant : Mr And Mrs Wright

Reason(s) for Refusal

- 1 The proposal, by virtue of the size, position and design of the proposed side dormer would be an intrusive addition of significant detriment to the character and appearance of the dwelling and the surrounding area.

Application No : 10/00187/FUL Decision : **Application Permitted**
Location : 31 Broad Walk Hockley
Proposal : Pitched Roof Dormer to Front Elevation Incorporating
Velux. Flat Roof Dormer To Rear Elevation
Applicant : Mrs S Sanders

Application No : 10/00190/FUL Decision : **Refuse Planning
Permission**
Location : 4 Brayers Mews Rochford
Proposal : Two Storey Pitched Roof Rear Extension With 2no Juliet
Balcony's
Applicant : Mr I Glover

Reason(s) for Refusal

- 1 The proposed two storey rear extension forms a horizontal angle greater than 45° with the nearest neighbouring ground floor fenestration at no. 5 Brayers Mews. If allowed the resultant extension would exacerbate the current over shadowing of the southern and eastern elevation of no. 5 and give rise to an unacceptable loss of light, to the rear rooms and rear garden, detrimentally affecting the amenities the occupiers of no. 5 ought reasonably expect to enjoy. The application is considered contrary to Policy HP6 part (ix) of the Rochford District Replacement Local Plan (2006).

Application No : 10/00191/FUL Decision : **Application Permitted**
Location : 27 Park Gardens Hawkwell
Proposal : First Floor Hipped Roofed Side Extension
Applicant : Miss L Birkumshaw

Application No : 10/00192/FUL Decision : **Application Permitted**
Location : 367 Eastwood Road Rayleigh
Proposal : Single Storey Pitched Roofed Side and Rear Extensions
Applicant : Mr Colin Cleaver



INVESTORS IN PEOPLE

Application No : 10/00195/FUL Decision : **Application Permitted**
Location : 12 Woodpond Avenue Hockley
Proposal : Ground Floor Extensions to Front and Rear, First Floor
Extension to Front
Applicant : Mr John Bowen

Application No : 10/00205/FUL Decision : **Application Permitted**
Location : Hyde Wood Farm Hyde Wood Lane Canewdon
Proposal : Construct Pitched Roofed Detached Single Storey Tool
Room And Pitched Roofed Stables To Accommodate 4 no
Ponies (Retrospective Application)
Applicant : Mrs S Noad

Application No : 10/00207/FUL Decision : **Application Permitted**
Location : Pope John Paul Hall London Road Rayleigh
Proposal : Construct Single Storey Extension to Existing Hall to
Provide Childrens Nursery and Resurface Park of Car Park.
Applicant : Our Lady Of Ransom Preschool

Application No : 10/00208/FUL Decision : **Application Permitted**
Location : Land North Of 36 High Road Rayleigh
Proposal : Construct Detached Three Bedroomed Dwelling
Applicant : Autosecond Ltd

Application No : 10/00209/FUL Decision : **Application Permitted**
Location : 176 Rawreth Lane Rayleigh
Proposal : Construct Single Storey Pitched Roofed Side Extension,
New Block Paved Front Drive, Raised Timber Patio to Rear
and Construct Detached Timber Outbuilding to Rear.
Applicant : Mr Peter Jones

Application No : 10/00211/FUL Decision : **Application Permitted**
Location : Rochford Day Nursery 2 Ashingdon Road Rochford
Proposal : Construct New Pitched Roofed Link Building Between 2
and 4 Ashingdon Road, to Create Indoor Play Area,
Computer Study Area and New Kitchen.
Applicant : Mr Michael Bradley



INVESTORS IN PEOPLE

Application No : 10/00212/LDC Decision : **Grant Lawful Development Certificate**
 Location : 37 Clyde Crescent Rayleigh
 Proposal : Application for a Certificate of Lawfulness for Proposed Hipped to Gable Roof Extension and Loft Conversion Incorporating Rear Dormers.
 Applicant : Mrs C A Dockerill

Application No : 10/00214/FUL Decision : **Application Permitted**
 Location : 25 Mansted Gardens Rochford
 Proposal : Remove Existing Flat Roofed Front Dormer and Replace with Larger Pitched Roofed Front Dormer, Replace Existing Flat Roof to Rear Dormer with New Pitched Roof.
 Applicant : Mr B Whitehead

Application No : 10/00215/TIME Decision : **Application Permitted**
 Location : 89 Crouch Avenue Hullbridge
 Proposal : Application to Extend Time Limit for Implementation Following Approval at 07/00979/FUL Approved on 11/12/2007. (Demolish Existing Dwelling and Construct 2 No. Detached Four Bedroomed Houses With Integral Garages and Vehicular Accesses
 Applicant : Kemark Homes Ltd (Mr Mark Hale)

Application No : 10/00226/TIME Decision : **Application Permitted**
 Location : 52 Greensward Lane Hockley
 Proposal : Application to Extend Time Limit for Implementation of Previously Approved Application 07/01001/FUL, Approved on 28/12/2007
 Applicant : Mr Mark Hale

Application No : 10/00217/FUL Decision : **Refuse Planning Permission**
 Location : 1 Jubilee Cottages Paglesham Road Paglesham
 Proposal : Construct Part Single Storey Part Two Storey Rear Extension.
 Applicant : Miss M Baker



Reason(s) for Refusal

- 1 The Rochford District Replacement Local Plan (2006) shows the site to be within the Metropolitan Green belt. Within the Green Belt, planning permission will not be given, except in very special circumstances, for extensions that result in more than 35 square metres of additional habitable floor to the original property as detailed in Policy R5 of the Local Plan 2006.

The proposed extension is considered excessive, rather than reasonable by virtue of the proposed increase in habitable floor area over the original dwelling by more than 35 square metres which is considered to be inappropriate development, harmful to the openness and character of the Metropolitan Green Belt contrary to part (i) of Policy R5 of the Rochford District Replacement Local Plan (2006). No very special circumstances exist that would clearly outweigh the harm that would result to the Green Belt from the proposal and if allowed the proposal would set a precedent for similar inappropriate development which would cumulatively have a harmful effect, reducing the openness and character of the Green Belt.

Application No : 10/00218/FUL Decision : **Application Permitted**
Location : 272 Rectory Road Hawkwell
Proposal : Construct Single Storey Flat Roofed Rear Extension
Applicant : Mr Alan Cleary

Application No : 10/00219/FUL Decision : **Application Permitted**
Location : 129 Little Wakering Road Great Wakering
Proposal : Construct Vehicular Crossover into Little Wakering Road.
Applicant : Mr Maurice Waterhouse

Application No : 10/00220/FUL Decision : **Application Permitted**
Location : 159 New Road Great Wakering
Proposal : Loft Conversion Incorporating Pitched Roofed Front Dormers and Flat Roofed Rear Dormer Incorporating Juliet Balcony.
Applicant : Mr And Mrs Henley-Green

Application No : 10/00221/FUL Decision : **Application Permitted**
Location : 14 Ravenswood Chase Rochford
Proposal : Subdivide Plot and Construct New Three Bedroomed Detached Dwelling with Integral Garage, New Vehicular Access and Additional Paved Parking Area to Front.
Applicant : Mr Holliday



INVESTORS IN PEOPLE

Application No : 10/00222/ADV Decision : **Refuse Advertisement Consent**

Location : 99 Main Road Hockley
Proposal : Replacement Signage Comprising One x Externally Illuminated Post Sign, Two x Externally Illuminated Wall Signs, One x Non-Illuminated Wall Sign, Two x Non-Illuminated Post Signs and One x Lantern.
Applicant : Hayley Goodwin

Reason(s) for Refusal

- 1 The proposal by way of the use of inappropriate materials and colours together unsympathetic design and introduction of new signs would result in the proliferation of advertisements that would appear unsympathetic and visually detrimental to the character and amenity of the listed building and the surrounding area and giving rise to an undesirable amount of visual clutter. The proposal is, thus, considered contrary to Policies SAT9 and SAT11 of the Rochford District Replacement Local Plan (2006).

Application No : 10/00223/LBC Decision : **Refuse Listed Building Consent**

Location : 99 Main Road Hockley
Proposal : Remove Old Signs and Lighting and Install New Signs and Lighting.
Applicant : Hayley Goodwin

Reason(s) for Refusal

- 1 The proposal by way of the use of inappropriate materials and colours together unsympathetic design would be detrimental to the character of this statutory listed building. Furthermore, it does not preserve or enhance the character of the building.

Application No : 10/00224/FUL Decision : **Application Permitted**

Location : 118B Rawreth Lane Rayleigh
Proposal : Construct New Conservatory to Rear
Applicant : Mr C Brown



INVESTORS IN PEOPLE

Application No : 10/00225/FUL Decision : **Refuse Planning
Permission**
Location : 45 Truro Crescent Rayleigh
Proposal : Loft Conversion Incorporating Flat Roofed Dormer to Rear
and Roof Lights to Front.
Applicant : Mr And Mrs Mapp

Reason(s) for Refusal

- 1 The proposal, by virtue of the scale, form and design of the rear dormer would result in an incongruous addition to the host property out of character and scale with the host property and harmful to the character and appearance of the street and to the visual amenity of the occupiers of neighbouring properties to the site, contrary to parts (viii) and (x) of Policy HP6 of the Rochford District Replacement Local Plan 2006.

Application No : 10/00229/FUL Decision : **Refuse Planning
Permission**
Location : Hyde Wood Farm Hyde Wood Lane Canewdon
Proposal : Demolish Existing House and Bungalow Annex and Erect
One Four Bedroomed House. Construct Temporary
Building (Retrospective) to Accomodate Family during
Construction.
Applicant : Mrs S Noad

Reason(s) for Refusal

- 1 The site is located within an area of Metropolitan Green belt as defined in The Rochford District Replacement Local Plan as adopted on 16th June 2006 and as saved by Direction of the Secretary of State for Communities and Local Government and dated 5th June 2009 in exercise of the power conferred by paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004.

The proposal is considered excessive, rather than reasonable, resulting in a substantial change in the appearance and character of the property and a replacement dwelling disproportionate in size over and above the size of the original building and that existing or that can lawfully exist on the site. The proposed building would be materially larger in terms of floorspace and the bulk of the building proposed in comparison with the existing dwelling on the site and as such the proposal would result in a significant increase in the visual mass of the new dwelling significantly greater than the existing dwelling and detrimental to the openness, visual amenity and character of the Metropolitan Green Belt contrary to Local Plan policy R6 parts (i) and (ii) and PPG 2.



INVESTORS IN PEOPLE

- 2 The proposal by way of the provision of a temporary building on the site of permanent and substantial construction for residential purposes would be tantamount to the formation of a second independent dwelling on the site that would if established form a separate additional dwelling on the site to the detriment of the open and undeveloped character of the Metropolitan Green Belt as defined in the Council's saved Local Plan (2006). If allowed the proposed temporary building would further urbanize on a peice meal basis that part of the Metropolitan Green Belt in which the site is situated. Such a substantial building in size and floorspace would result in a significant increase in the visual mass of the built form on the site detrimental to the openness, visual amenity and character of the Metropolitan Green Belt.

Application No : 10/00231/FUL Decision : **Refuse Planning
Permission**
Location : Land Rear Of 27 To 31 Broadlands Road Hockley
Proposal : Construct Three Bedroomed Detached Dwelling with
Attached Double Garage, In and Out Access from
Greensward Lane (Amended Proposal to 09/00557/FUL).
Applicant : Mr And Mrs B. Mead

Reason(s) for Refusal

- 1 There is a lack of adequate visibility onto the adjoining highway (Greensward Lane) to the west of the site access which it is proposed to use due to the curvature of the highway. Such a lack of visibility is likely to be detrimental to highway safety.

Application No : 10/00232/FUL Decision : **Application Permitted**
Location : 69 Heron Gardens Rayleigh
Proposal : Two Storey Pitched Roofed Side Extension
Applicant : Mrs Theresa Upton

Application No : 10/00233/LDC Decision : **Refuse Lawful
Development
Certificate**
Location : The Bungalow Merton Road Hockley
Proposal : Application for a Certificate of Lawfulness for Use of
Application Site as Residential Curtilage. (Existing Use)
Applicant : Mr Jose Linazasoro



INVESTORS IN PEOPLE

Application No : 10/00235/FUL Decision : **Application Permitted**
Location : 54 Ferndale Road Rayleigh
Proposal : Two Storey Pitched Roofed Front and Side Extensions,
New Porch, Vehicular Crossing and New Hardstanding,
Remove Chimney Stack.
Applicant : Ms Dee King

Application No : 10/00242/FUL Decision : **Application Permitted**
Location : 16 Leasway Rayleigh
Proposal : Flat Roofed Side Extension to Form Attached Garage.
(Revised Application Following Approval at 09/00708/FUL)
Applicant : Mr Gary Clark

Application No : 10/00369/PD Decision : **Permitted Development**
Location : London Southend Airport Southend Airport Rochford
Proposal : New Steel and Wire Mesh Perimeter Security Fencing to
Northern Boundary.
Applicant : London Southend Airport Company Ltd

Application No : 10/00243/ADV Decision : **Refuse Planning
Permission**
Location : 74 - 78 West Street Rochford
Proposal : Internally Illuminated Fascia Signs, 2 no. internally
illuminated projecting hanging signs to shop unit under
construction
Applicant : Sainsbury's Supermarkets

Reason(s) for Refusal

- 1 The proposal by way of the internally illuminated box fascias and projecting signs proposed in Perspex and Aluminium material with internal illumination would fail to result in a proper relationship to the building on which they are displayed and the Rochford Conservation Area more generally directly to the detriment of the character and amenity of the area in conflict with Policy SAT 10 to the saved Rochford District Replacement Local Plan (2006) by way of inappropriate design and materials for the Rochford Conservation Area.

Application No : 10/00244/NMA Decision : **Application Permitted**
Location : 67 Hilary Crescent Rayleigh Essex
Proposal : Application for a Non-Material Amendment Following
Approval at 09/00246/FUL.
Applicant : Mr Lee Grainger



INVESTORS IN PEOPLE

Application No : 10/00245/FUL Decision : **Application Permitted**
Location : 19 Butts Paddock Canewdon Rochford
Proposal : Convert Garage to Habitable Space.
Applicant : Mr Mark Dumont

Application No : 10/00246/FUL Decision : **Application Permitted**
Location : 66 Ferry Road Hullbridge
Proposal : Single Storey Part Pitched Roofed/Part Flat Roofed Side
and Rear Extension, Pitched Roofed Porch and Front
Canopy.
Applicant : Mr Fabid Margrotta

Application No : 10/00247/FUL Decision : **Refuse Planning
Permission**
Location : 30 Rectory Road Rochford
Proposal : Two Storey Pitched Roofed Side Extension to Create
Attached Garage and First Floor Study.
Applicant : Chris Blackwell

Reason(s) for Refusal

- 1 The proposed development fails to provide a satisfactory side isolation space between the resultant building and the site boundary at first floor level. The proposal conflicts with policy HP6 of the Rochford District Replacement Local Plan (2006) and the Council's supplementary Planning Guidance (2007) which seek to provide a minimum sidespace of 1m between the outside face of the resultant dwelling and the plot boundary at first floor level to prevent the coalescence, or future coalescence of dwellings at first floor level. If permitted the proposal would erode the space about the building extending the built form to the full extent of the width of the site, visually detrimental to the character and appearance of the site and the street scene more generally and creating an unacceptable relationship with no. 28 Rectory Road. In addition the design and appearance of the extension is considered to be out of character with the original property, appearing as an incongruous addition, detrimentally effecting the visual amenity afforded to the dwelling and the street scene contrary to parts (x) and (viii) of Policy HP6 of the Rochford Replacement Local Plan (2006).

Application No : 10/00250/FUL Decision : **Application Permitted**
Location : 166 Alexandra Road Great Wakering Southend-on-Sea
Proposal : Two Storey Pitched Roofed Rear Extension
Applicant : Mr And Mrs Gillett



INVESTORS IN PEOPLE

Application No : 10/00251/FUL Decision : **Application Permitted**
Location : Fair Meadows Hall Road Rochford
Proposal : Two Storey Side Extension With Pitched Roof Dormers
Front And Rear. Pitched Roof Single Storey Rear and Side
Extension With Roof Lights, and New Porch. New Door To
Side Elevation.
Applicant : Mr And Mrs Ashcroft

Application No : 10/00252/FUL Decision : **Application Permitted**
Location : 35 Little Wheatley Chase Rayleigh
Proposal : Construct Single Storey Pitched Roofed Rear
Conservatory.
Applicant : Mr P S Jessen

Application No : 10/00253/FUL Decision : **Application Permitted**
Location : 130 The Chase Rayleigh
Proposal : Part Single Storey Part Two Storey Front, Side and Rear
Extensions, Loft Conversion Incorporating Flat Roofed
Dormer to Rear and Rooflights to Front.
Applicant : Mr And Mrs Birch

Application No : 10/00255/ADV Decision : **Application Permitted**
Location : 41 Eastwood Road Rayleigh
Proposal : One Fascia Sign, One Projecting Sign and One Internal
Window Sign
Applicant : Dominos Pizza Group Ltd

Application No : 10/00204/FUL Decision : **Application Permitted**
Location : 7 Brayers Mews Rochford
Proposal : Single Storey Side and Rear Extensions. Construct Infill
Extension Between Existing Bungalow and Garage.
(Revised Application Following Approval at 08/00832/FUL)
Applicant : Ms Gillian Drake

Application No : 10/00261/FUL Decision : **Application Permitted**
Location : 17 Queens Road Rayleigh
Proposal : Construct Single Storey Rear Extension Incorporating Roof
Lantern.
Applicant : Mr Daniel Groom



INVESTORS IN PEOPLE

Application No : 10/00262/OUT Decision : **Refuse Planning Permission**
Location : Land Adjacent To 8 Preston Gardens Rayleigh
Proposal : Construct a Pair of Semi-Detached 4 Bedroomed Houses
With Integral Garages.
Applicant : Mr & Mrs N Sparks

Reason(s) for Refusal

- 1 The level of on-site parking is considered insufficient given that the three on site car parking spaces proposed for each of the proposed dwellings would not all be provided at the preferred bay or garage size detailed 'Parking Standards- Design and Good Practice' September 2009, Essex County Council. The lack of sufficient on site car parking would result in inadequate on-site car parking to the detriment of highway safety and residential amenity.
- 2 The Highways Authority require works to be undertaken to a substantial part of the land directly adjoining the northern boundary of the application site, to ensure the provision of an acceptable vehicular access to the application site such that the proposal would not result in any detrimental impact upon the adjoining highway, Preston Gardens. Given that this area of land lies outside the applicants control the proposal cannot achieve an acceptable vehicular access to the site to the detriment of highway safety.
- 3 The proposal by virtue of the significant depth and height of the proposed dwellings would be visible from Preston Gardens causing significant impact and harm to the character and appearance of the street scene. Furthermore this together with the proposed siting of the dwelling on plot 2 close to the boundary of No. 8 Preston Gardens which is a bungalow; would result in an unsatisfactory relationship to No. 8 Preston Gardens resulting in a detrimental impact on the amenity that ought to be reasonably expected by the occupiers of No. 8 Preston Gardens by way of being overbearing and causing overshadowing, contrary to parts (ix) and (x) of Policy HP6 of the Rochford District Replacement Local Plan 2006.

Furthermore the proposal by virtue of the proposed difference in site levels with the site, between plots 1 and 2 and the proposed depth of the dwelling on plot 1 in relation to the dwelling on plot 2 would result in an unsatisfactory relationship between the proposed dwellings, causing an unacceptable degree of overshadowing to the ground floor rear windows of the dwelling on plot 2 and an imposing eastern side boundary treatment to the proposed dwelling on plot 2.

Application No : 10/00263/FUL Decision : **Application Permitted**
Location : 17 Branksome Avenue Hockley
Proposal : Loft Conversion Incorporating First Floor Pitched Roofed
Extension to Rear and Pitched Roofed Dormers to Side
and Front.
Applicant : Mr And Mrs Emmerton



INVESTORS IN PEOPLE

Application No : 10/00264/FUL Decision : **Application Permitted**
Location : 41 Castle Road Rayleigh
Proposal : Retrospective Application for Changes to Application
08/00412/FUL namely: Replace Conservatory with
Decking, Remove Porch and Reduce the Size of the Rear
Extension and Change From a Flat Roof to a Mono Pitch
Roof.
Applicant : Mr And Mrs Bass

Application No : 10/00269/FUL Decision : **Application Permitted**
Location : Greensward Surgery Greensward Lane Ashingdon
Proposal : Construct Two Storey Pitched Roofed Rear Extension
Incorporating New Access Steps to Fire Exit, Revised
Parking Layout.
Applicant : Mr Trevor Rees

Application No : 10/00270/FUL Decision : **Refuse Planning
Permission**
Location : 4 Broad Close Hockley
Proposal : Erection of Single Storey Rear Extension and Loft
Conversion with Roof Dormer following Demolition of
Existing Conservatory and Garage.
Applicant : Mr Rick Kerr

Reason(s) for Refusal

- 1 The proposal by way of the hip to gable roof alteration would be out of character with the original dwelling and would detract from the strong-hipped roofed character of dwellings in the street, detrimentally affecting the visual amenity of the street scene; Furthermore the alteration would undermine the symmetry of this pair of semi detached properties, proving detrimental to the visual amenity afforded to the street scene arising from the established character of the dwellings in the street, contrary to parts (x) and (viii) of Policy HP6 of the Rochford District Replacement Local Plan 2006. The development would set an undesirable precedent for similar extensions which cumulatively would result in further damage to the appearance of the area.
- 2 The proposed rear dormer by reason of its size and appearance and by not maintaining substantial verges below and to both side of the dormer would result in an intrusive and excessive addition out of scale and character with the existing dwelling and contrary to Policy HP 6 of the Councils Replacement Local Plan (2006).



INVESTORS IN PEOPLE

Application No : 10/00272/FUL Decision : **Application Permitted**
Location : 66 Nelson Road Rayleigh
Proposal : Demolish Existing Conservatory and Outbuildings and
Construct Single Storey Flat Roof Rear Extension With
Linear Roof Light. Hipped To Gable With Roof Lights To
Front Elevation, Pitched Roof Dormer To Rear.
Applicant : Mr Richard Hope

Application No : 10/00277/FUL Decision : **Application Permitted**
Location : 8 The Spinneys Hockley
Proposal : Single storey rear extension
Applicant : Mr & Mrs S Adkins

Application No : 10/00280/FUL Decision : **Application Permitted**
Location : 31 Folly Lane Hockley
Proposal : Single Storey Side and Rear Extension and Rear Flat Roof
Dormer
Applicant : Mr And Mrs M Wimsett

Application No : 10/00283/FUL Decision : **Application Permitted**
Location : New Hall Nursery Lower Road Hockley
Proposal : Change Use of Part of Existing Store/Office To Tea Room
And Conversion Of Free Standing Store To Disabled
Person Toilet
Applicant : J Hargreaves

Application No : 10/00284/FUL Decision : **Application Permitted**
Location : 98 Kestrel Grove Rayleigh
Proposal : Loft Conversion Incorporating Pitched Roof To Front/Side
Elevation, 4 no Velux to Side Elevations
Applicant : Mr Michael Buzza

Application No : 10/00326/NMA Decision : **Application Permitted**
Location : 50 Hilary Crescent Rayleigh
Proposal : Non-Material Amendment to Remove 9 no. Windows from
Approved Application for Bungalow Conversion to Two
Storey Dwelling and Single Storey Extension
(10/00049/FUL)
Applicant : Mr Victor Tull



INVESTORS IN PEOPLE