



**Rochford District  
Council**

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**1988**

**January - December**

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**Rochford District  
Council**

# **ROCHFORD DISTRICT COUNCIL MINUTES**

**1988**

**December (Part 2)**

## ROCHFORD DISTRICT COUNCIL

### Minutes of the Planning Services Committee

At a Meeting held on 15th December 1988 Present: Councillors T. Fawell (Chairman), R.S. Allen, R.A. Amner, P.A. Beckers, C.I. Black, R.H. Boyd, Mrs. R. Brown, W.H. Budge, Mrs. P. Cooke, B.A. Crick, C.J.B. Faherty, Mrs. J. Fawell, D.F. Flack, J.A. Gibson, I.R. Godfrey, Mrs. P. Godsell, Mrs. V. Grigg, M.J. Handford, Mrs. E.M. Hart, Mrs. M. Hunnable, S.N. Jarvis, Mrs. S.J. Lemon, Miss B.G.J. Lovett, Mrs. E. Marlow, J.M. Roden, J.A. Sheaf, S.H. Silva, S.A. Skinner, C. Stephenson, Miss D.M. Stow, Mrs. L. Walker, P.F.A. Webster and D.C. Wood.

Apologies: Councillors N. Harris and G.J. Hooper.

#### 592. MINUTES

Resolved that the Minutes of the Meeting of 17th November 1988 be approved as a correct record and signed by the Chairman.

#### 593. MONITORING OF PERFORMANCE - MEETING OF 20TH OCTOBER 1988

The Committee were satisfied that all necessary action had been taken. Minutes 714/85 (DD), 249/86 (DD), 300/86 Para. S32 (DD), 466/87 (DD), 468/87 Para. 2 (SEC), 468/87 Para. 21 (DD), 469(1)/87 (SEC), 469(11)/87 (SEC), 469(111)/87 (SEC), 291/88 (SEC), 484/88 (DD) and 485/88 Para. 19 (DD) all related to enforcement matters and would henceforth be subject to separate reporting arrangements to the Audit Panel. (Minute 511 refers).

#### 594. SCHEDULE OF DEVELOPMENT APPLICATIONS AND RECOMMENDATIONS

The Director of Development submitted a Schedule for consideration and a list of planning applications and Building Regulation applications decided under delegation.

Resolved that decisions be made in accordance with the recommendations in the appended Schedule subject to:-

##### Para. 1 - ROC/576/88

Amend the reason for refusal by substituting the words "including access and" for "in particular" after the phrase "infrastructural improvements".

##### Para. 5 - ROC/956/88


Amend reason 1 for refusal by deleting the word "scene" towards the end of the first sentence.

##### Para. 8 - ROC/597/88

Consideration of this item was deferred to enable further negotiations to take place on the number and type of dwellings and improvements to the adjacent highway.

##### Para. 9 - ROC/930/88

Note: Councillor R.H. Boyd declared a non-pecuniary interest in this item but remained in the Meeting and participated in the discussion and voting thereon.





Planning Services Committee

Authority delegated to the Director of Development to approve subject to satisfactory negotiations, including servicing facilities and external colouring.

Para. 11 - ROC/870/88

Application approved subject to the following Condition:-

Permission is granted for a temporary period expiring on 5th November 1990 by which date the building shall be removed from the site.

Para. 19 - ROC/611/88

Application refused for the following reasons:-

1. The proposal involves an unacceptable and piecemeal form of backland development contrary to Policy H.12 of the Rochford District Local Plan resulting in overlooking and privacy problems and development which would be unduly obtrusive to the outlook of surrounding development.
2. The proposal would result in the erosion of the urban fringe of this part of Rayleigh bordering an extensive tract of open countryside situated within the Metropolitan Green Belt to the south of the town to the detriment of the appearance of the built-up area and the adjacent Green Belt.
3. The proposal would produce a development totally out of harmony with the pattern, setting and character of the existing development which in the main takes the form of housing fronting Eastwood Road, the respective curtilages of which extend to abut open countryside at the rear.
4. The development is dependent on a narrow access road extending alongside and behind existing properties which as proposed will cause severe detriment to the amenities of the adjoining properties not only by visual intrusion and loss of privacy but also by noise and general disturbance caused by vehicles and general activities within the new curtilages.
5. The proposal if permitted would encourage further similar developments along Eastwood Road leading to the establishment of numerous small pockets of isolated housing served by narrow access roads to the detriment of the existing environment and highway safety interests.

Para. 20 - ROC/632/87/1


Authority delegated to the Director of Development to approve following further examination of the degree of impact of the development on any side windows in the adjacent dwelling.

Para. 21 - ROC/675/88

Application deferred at applicant's request.

Para. 22 - ROC/674/88

Amend Condition 6 by inserting the words "or Building Regulation Approved Document E" after the phrase "Building Research Establishments Digest".



Planning Services Committee

Para. 31 - ROC/2029/88/LB

Application withdrawn at the applicant's request.

Para. 35 - ROC/762/88

Consideration of this application was deferred for further negotiation to secure an amended scheme comprising two bungalows.

Para. 36 - ROC/554/88

Note: Councillor R.H. Boyd declared a non-pecuniary interest in this item but remained in the Meeting and participated in the discussion and voting thereon.

Amend Condition 2 by substituting the word "car" for "vehicle" in the last line.

Para. 41 - ROC/825/88

NOTE: Councillor Mrs. E.M. Hart declared a non-pecuniary interest by virtue of living within the vicinity of the application site but remained in the Meeting and participated in the discussion and voting thereon.

Para. 44 - ROC/804/88

Amend reason 1 for refusal to read:-

The development as proposed would be out of keeping and character with the surrounding development by reason of the size and scale of the development in relation to the more modest properties in this part of Alexandra Road.

Para. 47 - ROC/1002/88

Consideration of this application was deferred for further discussion with the applicant.

Para. 48 - ROC/828/88

Consideration of this application was deferred for further negotiations on the number of bungalows and a detailed survey of existing trees.

Para. 49 - ROC/2022/88/LB


Para. 50 - ROC/891/88

Amend Condition 4 by adding the concluding phrase "without the prior approval of the local planning authority".

Amend Condition 5 by the insertion of the words "and colour" after the phrase "plaster of a mix".

Para. 51 - ROC/936/88/CM

The County Planner to be informed that the local planning authority objects to the proposal because of the prominent location of the proposed kiln and its visual impact on the landscape.



Planning Services Committee

Para. 56 - ROC/089/88

Authority delegated to the Director of Development to approve in accordance with the terms of the recommendation following advertisement of the application as a minor departure from the Local Plan and subject to the satisfactory outcome of negotiations with the applicant on alternative temporary access for construction vehicles and the provision of a temporary car park on adjacent land for use by existing residents in Alexandra Road during the construction period.

Para. 58 - ROC/699/88

Permission refused for the following reasons:-

1. The site fronts the access road leading to Wyburns Primary School and the proposal would generate additional traffic movements and thereby a road safety hazard to children and persons attending the school.
2. The proposal represents an over-development of the curtilage of 224 Eastwood Road and would produce a development out of character with existing housing.
3. The proposed dwelling would be visually obtrusive in the aspect of adjoining properties.

Para. 59 - ROC/277/86/2

Consideration of this application was deferred to a subsequent Meeting.

Para. 60 - ROC/917/88

Application withdrawn at the applicant's request.

595. SUSPENSION OF STANDING ORDERS

During discussion of Para. 56 on the Schedule of Development Applications and Recommendations it was

Resolved that Standing Order 1.8 be suspended to allow transaction of the remaining business.

596. REPORTING ARRANGEMENTS FOR PLANNING APPLICATIONS

Arising out of their consideration of the Schedule of Development Applications and Recommendations the Committee noted that the practice of including the name of the applicant within the details reported to Committee had been discontinued recently and expressed the wish for it to be reinstated.

Resolved that arrangements be made accordingly. (DD)

597. NEW PLANNING LEGISLATION AND ADVICE  
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988

The Committee noted the appended report of the Director of Development on the above planning legislation which took effect from 5th December 1988 and consolidated and clarified the existing Orders and strengthened certain areas of control.

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 15th DECEMBER, 1988

All planning applications are considered against the background of current town and country planning legislation, rules, orders and circulars, and any development, structure and local plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule and any attached list of applications which have been determined under powers delegated to the Director of Development is filed with all papers including representations received and consultation replies as a single case file.

All building regulation applications are considered against the background of the relevant building regulations and approved documents, the Building Act, 1984, together with all relevant British Standards.

The above documents can be made available for inspection as Committee background papers at the office of the Director of Development, Acacia House, East Street, Rochford.

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PLANNING SERVICES COMMITTEE 15th DECEMBER 1988

SCHEDULE INDEX

<u>ITEM NO.</u>	<u>PROPOSAL</u>	<u>CASE OFFICER</u>
1. ROC/576/88	Outline application to erect one four bed detached house. R/O 14, St. Thomas Road, South Fambridge.	JAW
2. ROC/516/88	Four bed detached house with garage. Redlynch, Chapel Lane, Great Wakering.	JAW
3. ROC/936/88	Erect detached house and garage. 230, Hockley Road, Rayleigh.	SA
4. ROC/894/87/1	Erection of a detached house and garage (details). R/O 154, Bull Lane, Rayleigh.	NACB
5. ROC/956/88	Outline application for the demolition of existing house and construction of 14 No. sheltered housing units and warden accommodation. 35, White Hart Lane, Hockley.	JAW
6. ROC/401/88	Outline application for 2 storey building comprising 2 shop and 2 flats with car parking and services area, 1 detached dwelling and garage fronting York Road. 519/521, Ashingdon Road, Rochford.	NACB
7. ROC/1031/88	Detached Four bedroomed house. 25, Warwick Road, Rayleigh.	SA
8. ROC/597/88	Six four-bed houses with semi-integral garages. Adj. 8, Malyons Lane, Hullbridge.	NACB
9. ROC/930/88	Erection of light industrial unit, offices and ancillary parking/servicing areas. Plot D, Aviation Way, Eastwood.	JW
10. ROC/1055/88	Use of land for the siting of caravans on occasional dates. Ashingdon United Free Church, Canewdon Road, Ashingdon.	LG
11. ROC/870/88	Temporary Hut. Witherdens Farm, Chelmsford Road, Rawreth.	TMM
12. ROC/1010/88/DP	Erection of 2 new bungalows. Land junction of Mercer Avenue and Twyford Avenue, Rayleigh.	JAW
13. ROC/1022/88	Single storey side extension. 3a, Great Wheatley Road, Rayleigh.	SA
14. ROC/733/88	Outline application to erect detached chalet bungalow. Bet. 10 & 12, Albert Close, Rayleigh.	MS
15. ROC/914/88	Demolition of 2 bungalows and erection of 8 flats. 316/318, Ashingdon Road, Rochford.	NACB

- |                    |  |      |
|--------------------|--|------|
| 16. ROC/1023/88    | Outline application to demolish bungalow and erect 2 houses with garages.<br>48, Hillcrest Avenue, Hullbridge.   | LG   |
| 17. ROC/995/88     | Outline application for 2 detached houses with linked garages.<br>26, Clifton Road, Ashington.   | LG   |
| 18. ROC/1060/88    | Outline application to erect 2 detached bungalows and detached garages.<br>R/O 145, Daws Heath Road, Rayleigh.   | SA   |
| 19. ROC/611/88     | Outline application to erect 4 detached houses and garages with private drive access.<br>300, Eastwood Road, Rayleigh.   | NACB |
| 20. ROC/632/87/1   | 1 detached chalet with attached garage. (Details).<br>51, Highams Road, Hockley.   | SA   |
| 21. ROC/675/88     | Convert dwelling house into self contained flats erect 2 storey building comprising 2 flats.<br>59, The Drive, Rochford.   | NACB |
| 22. ROC/674/88     | Convert dwelling house into 2 self contained flats erect single storey rear extension and layout parking area.<br>2, Jubilee Road, Rayleigh.   | NACB |
| 23. ROC/990/88     | Construction of domestic sewage disposal plant.<br>Lower Hockley Hall Farm, Lower Road, Hockley.   | LG   |
| 24. ROC/892/88     | Continue existing permission to hold open market on Tuesday of each week.<br>Market Square, West Street, Rochford.   | NACB |
| 25. ROC/767/88     | Outline application to erect detached house and garage.<br>Cedar Lodge, Kingsman Farm Road, Hullbridge.  | NACB |
| 26. ROC/3028/88/AD | Projecting Fascia sign.<br>Rumbelows, 50, West Street, Rochford.   | HL   |
| 27. ROC/1019/88    | Single storey lobby extension.<br>63, West Street, Rochford.   | SJK  |
| 28. ROC/2028/88/LB | Single storey lobby extension.<br>63, West Street, Rochford.   | SJK  |
| 29. ROC/909/88     | Amended application to approval ROC/503/86 to convert 20 to 2 self-contained flats for general purpose and to erect 4 x 2-bed and 8 x 1-bed flats of which 6 to be general purpose and 6 O.A.P.<br>20 and 22, East Street, Rochford. | JAW  |
| 30. ROC/2024/88/LB | Demolish lean-to buildings at rear to convert 20, East Street, Rochford into 2 self-contained flats.<br>20, East Street, Rochford.   | JAW  |
| 31. ROC/2029/88/LB | Demolition of two timber framed barns and the erection of a 7ft high close boarded fence.<br>The Kings Head Public House, West Street, Rochford.   | SJK  |

32. ROC/722/88 Outline application to erect five detached bungalows and garages with private drive access.  
R/O 59-73, Louis Drive, Rayleigh. NACB
33. ROC/874/88 Single storey building to provide office/storage space, together with W.C. and kitchen facilities.  
52, Ashington Road, Rochford. JAW
34. ROC/1068/88 Demolish bungalow and erect chalet.  
32, Mortimer Road, Rayleigh. MS
35. ROC/762/88 Two 4-bed detached houses with part integral garages.  
336, (Greenacres), Eastwood Road, Rayleigh. JW
36. ROC/554/88 Change of use from workshop to offices and associated alterations to north and south elevations.  
Tow-a-home, Land Adj. Plot 14, Aviation Way, Rochford. JW
37. ROC/889/88 Outline application for alterations and extension to provide office accommodation with associated parking and access.  
165/167, High Street & 2/4, Castle Road, Rayleigh. JW
38. ROC/791/88 Four bed. detached house with part integral garage.  
Adj. 47, St. Johns Road, Great Wakering. JW
39. ROC/868/88 Erection of 5 houses and garages with access road.  
Land adj. Doggetts Close, Doggetts Close, Rochford. NACB
40. ROC/1041/88 Two semi-detached bungalows.  
44, Golden Cross Road, Rochford. LG
41. ROC/825/88 Three detached bungalows and garages with private drive.  
R/O 56a & 58, Aldermans Hill, Hockley. JW
42. ROC/474/87/1 Rebuild existing dwelling.  
"Sharon", Pooles Lane, Hullbridge. JAW
43. ROC/1058/88 Outline application to erect 1 4-bed detached house.  
R/O 94, Woodstock, Eastwood Rise, Rayleigh. MS
44. ROC/804/88 Two detached 4-bed houses with part-integral garages.  
73, Alexandra Road, Ashington. LG
45. ROC/796/88 Outline application to erect 1-bed detached bungalow with integral garage.  
Adj. 17, Philbrick Crescent East, Rayleigh. NACB
46. ROC/1004/88 Convert dwelling into 2 self-contained flats.  
29, Stambridge Road, Rochford. LG
47. ROC/1002/88 11Kv. overhead line.  
O.S. Parcels 6709 & 5688, Chelmsford Road, Rawreth LG
48. ROC/828/88 Two pairs of 2-bed semi-detached bungalows for aged persons.  
R/O 5-11, Selbourne Road, Hockley. NACB
49. ROC/2022/88/LB First floor rear extension, removal of internal ground floor wall & stairs, external alterations, reduce chimney height.  
91, High Street, Rayleigh. SJK

50. ROC/891/88	Construct first floor side and rear extension and alterations to shop front. 91, High Street, Rayleigh.	SJK
51. ROC/936/88/CM	Erect kiln. Star Lane Brickworks, Star Lane, Great Wakering.	SJK
52. ROC/935/88/CM	Erect kiln. Cherry Orchard Brickworks, Cherry Orchard Lane, Rochford.	SJK
53. ROC/888/88	Use of dwelling without compliance with condition restricting occupancy to agricultural worker. Fairfields, Lower Road, Hockley.	NACB
54. ROC/1052/88	2 detached 3-bedroomed houses with integral garages. R/O 8, Plumberow Mount Avenue, Hockley.	LG
55. ROC/943/88	Change of use from public footpath to private garden. 5, Wellsfield, Rayleigh.	NACB
56. ROC/089/88	Construction of estate roads and erection of 27 dwellings and garages. Former Gun site at land end of Alexandra Road, Great Wakering.	JAW
57. ROC/903/88	Erection of 1 detached house and 2 semi-detached houses. Land adj. Glendale, Alfreda Avenue, Hullbridge.	NACB
58. ROC/699/88	Outline application to erect detached house and garage. R/O 224, Eastwood Road, Rayleigh.	NACB
59. ROC/277/86/2	Erection of one residential home for four adults recovering from mental illness. Junction of Victoria Avenue and London Road, Rayleigh.	JAW
60. ROC/917/88	Erect detached single storey building to enclose electricity sub-station. 230-238, High Street, Great Wakering.	SA

5



PLANNING SERVICES COMMITTEE

15th DECEMBER, 1988

SCHEDULE OF DEVELOPMENT APPLICATIONS, WITH DIRECTOR'S  
RECOMMENDATIONS, FOR DETERMINATION AT THIS COMMITTEE

1. ROC/576/88 ASHINGDON

REAR OF 14, ST. THOMAS ROAD, SOUTH FAMBRIDGE, ROCHFORD

OUTLINE APPLICATION TO ERECT ONE FOUR-BED DETACHED HOUSE.

Zoning: Primarily for Residential Use.

Frontage: 14.5m.

Depth: 24.4m.

REFUSAL:

1. The Rochford District Local Plan allocates release of land at South Fambridge from the Green Belt to use for primarily residential purposes subject to inter alia policy H6 "until such time as foul and surface water drainage problems have been overcome.... development.... will be refused." At the present time, this proposal is considered by the Local Planning Authority premature to that objective as infrastructural improvements, in particular, foul drainage are yet to be implemented.

REPORT:

The principle issue here is the matter of drainage infrastructure and the Rochford District Local Plan Policy H6 which states that until these problems have been overcome development will be refused. Accordingly taken individually this proposal is considered premature. However, once the improvement particularly to the Foul Drainage negotiated in association with the Engineering Works permissions are effected, (at present there is no indication of timescale involved) the principles of the development would be acceptable.

Members should note though that Anglian Water and Head of

Cond....

Environmental Services take a more pragmatic view raising no objection to the development at the present time in advance of the infrastructural improvement. On the basis, that the Foul drainage is disposed to an appropriate cesspool for an interim period then to the new main sewer once available other cesspools are used nearby without apparent problems. However, this falls outside the policy remit and on an accumulative basis this could lead to a proliferation of such inferior arrangements.

Turning to amenity issues the "house type" and first floor window arrangement will need careful consideration to ensure compatability with properties to the rear, however, this would be a matter for consideration at the detail stage. It is a matter raised by one of two neighbouring occupiers who have responded to this proposal, neither object outright and the other issue raised is that of access arrangements.

Ashington Parish Council: Object premature until decisions taken on Engineering Works and due to access across private land.

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2. ROC/516/88 GREAT WAKERING

REDLYNCH, CHAPEL LANE, GREAT WAKERING

FOUR-BED DETACHED HOUSE WITH GARAGE.

Zoning: Residential - adjacent to Conservation Area.

Frontage: 15.2m.

Depth: 34.9m.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit materials schedule.
3. The development hereby permitted shall be constructed in strict accordance with the revised plans Drawing Nos. KS2A/2B & 2C received on the 21/11/88, unless as otherwise required by conditions imposed hereon.
4. Std. Cond. 12a - Garage to be incidental to enjoyment of dwelling.

Cond...

5. The existing buildings on site shall be demolished prior to the commencement of the development hereby granted permission.
6. The external woodwork shall be finished with a paint finish in a colour to be agreed with the Local Planning Authority.
7. The render treatment on the building shall be a smooth render finish.

REPORT:

The revised plans have been submitted following two letters of objection from neighbours and detailed design advice from the County Planner (Specialist Advisor). The effect of these plans is to reduce the impact of the proposal on the United Reform Church.

Neighbour objectors addresses - Dormer Lodge & United Reform Church, Chapel Lane.

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3. ROC/926/88 RAYLEIGH

230, HOCKLEY ROAD, RAYLEIGH

ERECT DETACHED HOUSE AND GARAGE.

Zoning: Residential.

Frontage: 23.8m.

Depth: 52m.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 4 - Hedgerows to be retained.
3. Std. Cond. 7 - All trees, shrubs and hedges to be protected by fencing.
4. Std. Cond. 8 - Submit materials schedule.
5. Std. Cond. 10 - Details of screening.

Cond...

6. The proposed accesses shall be constructed a minimum of 2.5m. in width at the highway boundary and splayed to dropped kerb crossing a minimum of 4m. in width at the carriageway edge.
7. Any gates erected shall be recessed a minimum of 4.5m. from the carriageway edge.
8. Vehicular turning facilities shall be provided within the site.
9. Prior to the occupation of the dwelling hereby permitted, provision shall be made within the curtilage of the dwelling for a minimum of three parking spaces, two of which can be within the detached garage indicated on the submitted drawing No. 1260.4. Each hardstanding shall be a minimum of 2.5m. x 5m. and the floorspace of the garage shall be used for no other purposes incidental to the enjoyment of the dwelling hereby permitted.

REPORT:

A letter has been received from 1, Wellington Road, regarding drainage matters and the retention of a boundary hedge which is covered by Condition 2.

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4. ROC/894/87/1 RAYLEIGH

REAR OF 154, BULL LANE, RAYLEIGH

ERECTION OF A DETACHED HOUSE AND GARAGE (DETAILS).

Zoning: Residential

Frontage: 16m (52')

Depth: 26m. (85')

APPROVAL:

1. Std. Cond. 8 - Submit materials schedule.
2. The bathroom windows indicated "X" on the submitted drawing no. 7010.1D shall be obscure glazed and be non-opening save for a top vent.

REPORT:

This application follows the grant of outline planning permission which Members considered in January this year.

No objections received.

5.

ROC/956/88 HOCKLEY

35, WHITE HART LANE, HOCKLEY

OUTLINE APPLICATION FOR THE DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF 14 SHELTERED HOUSING UNITS AND WARDEN ACCOMMODATION.

Zoning: Residential

Frontage: White Hart Lane - 30m.

Frontage: Hawkwell Road - 34m.

Acreage: 0.42 density 33.3 units per acre.

REFUSAL:

1. Notwithstanding the outline form of the application and in the absence of adequate indicative details, the Local Planning Authority are not satisfied that the proposed development of this scale or continuous build from extending as proposed from virtually one flank boundary to the other can, in principle, be satisfactorily accommodated on this site without undue detriment to the character and visual amenities of the street scene hereabouts, the area generally and the amenities presently scene enjoyed by surrounding residents. Furthermore, the Local Planning Authority is also not satisfied that the development would be satisfactory in character or appearance appropriate to elevated setting of this prominent corner site set as it is substantially in front of the properties in White Hart Lane, and at a point in the street scene which is arcadian and spacious in character.
2. The proposed car parking occupying such an obtrusive forward position on this prominent corner site would be detrimental to the appearance and character of the area.
3. The proposed access points to serve this development located close to the existing staggered junction as considered unsatisfactory to the detriment of general highway safety.

Cond...

4. the proposed development would be in conflict with the Council's adopted policy for private sheltered accommodation for the following reasons :-

- (i) The density of the development would be considerably in excess of the density of the existing adjoining housing.
- (ii) The application lacks adequate accompanying detail to enable its assessment in relation to the Council's policy, in particular, in regard to the number of bed spaces proposed, the number of units with more than two bed spaces, provision of appropriate communal facilities and wardens accommodation.

REPORT:

Hawkwell Parish Council - object - overdevelopment & poor location for sheltered accommodation.

Hockley Parish Council - object - accesses would lead to traffic hazard, car parking provision inadequate, unsuitable location and infrastructure inadequate to support such development.

The application site comprises an irregular shaped corner site at the junction of White Hart Lane and Hawkwell Road. The present house on the site and those adjoining to the west are set a long way back from the road frontage and present attractively landscaped frontages to White Hart Lane. The general appearance at this point is of substantial dwellings on generous plots, spaciouly set one to another.

The County Surveyor would not raise objection in principle subject to access being gained to the site on to Hawkwell Road as far as possible from the junction, closure of existing access and turning space on site. As the access arrangements differ from this, an additional reason for refusal is included.

The Hockley Ratepayers Association objects in the strongest terms.

46 letters of objection have been received from 45 householders within Hawkwell Road, White Hart Lane, Highams Road, Southend Road, & Victor Gardens. The grounds of objection are mainly centered on traffic hierarchy, traffic congestion and hazard at the adjacent junction, strain of local services eg. Doctors, proposal out of character and overdevelopment.

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6.

ROC/401/88 HAWKWELL

519/521, ASHINGDON ROAD, ROCHFORD

OUTLINE APPLICATION FOR 2 STOREY BUILDING COMPRISING 2 SHOPS & 2 FLATS WITH CAR PARKING AND SERVICES AREA, 1 DETACHED DWELLING & GARAGE FRONTING YORK ROAD.

Zoning: Residential.

Frontage: at building line 16.6m (54.5')

Depth: 46.6m. (153')

REFUSAL:

1. The Local Planning Authority considers that the proposal would appear cramped and an overdevelopment out of character with the surrounding area and detrimental to the amenities of adjacent residences as well as visual amenity generally by reason of:
  - a) the frontage building's size and position close to the adjacent bungalow;
  - b) the excessive amount of hard-surfaces, parking and servicing area;
  - c) the noise and disturbance from vehicles and customers using the latter;
  - d) the lack of any amenity provision to the proposed flats as well as the limited amount of rear amenity area to the proposed detached house contrary to Policy H9 of the Rochford District Plan. Furthermore it is considered that the erection of a detached house fronting York Road would also appear out of place and detrimental to the amenities of the adjacent properties.

REPORT:

Hawkwell and Ashingdon Parish Council's - strong objections on grounds of overdevelopment, out of character with surroundings, overlooking of adjacent property loss of post office, etc.

The Rochford Hundred Amenities Society have also objected drawing attention to the existing traffic problems and the loss of an established part of Ashingdon.

The Head of Environmental Services reports that there is a potential for nuisance from noise but would have no objection subject to a condition regarding the siting, etc. of a refrigerator compressor.

Cond...

Some 14 letters have been received from neighbouring properties most objecting on the grounds referred to above and/or in the recommendation. In addition a petition signed by more than 550 residents has been received.

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7.

ROC/1031/88 RAYLEIGH

25, WARWICK ROAD, RAYLEIGH

DETACHED FOUR BEDROOMED HOUSE.

Zoning: Residential.

Frontage: 13.2m.

Depth: 75m.

REFUSAL:

1. The Local Planning Authority considers that the proposal would be detrimental to visual amenity, appear cramped and represent an overdevelopment of the site by reason of its size, scale and relationship to adjacent properties. Furthermore, it would overpower and dominate the outlook of occupiers adjoining the site.
2. If approved, this proposal would establish a precedent for other similar developments elsewhere in the locality making it difficult for the Local Planning Authority to resist development with the same failings.

REPORTS:

This is a proposal for a four bed. detached house with an integral double garage. The proposal fails to respect the scale and form of the adjoining properties. The occupiers of the adjoining properties, nos. 23 & 27, have objected to the proposal in writing regarding the loss of amenity to their own properties and the overpowering effect of the proposed house.

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8.

ROC/597/88 HULLBRIDGE

ADJ. 8, MALYONS LANE, HULLBRIDGE

SIX FOUR-BED. HOUSES WITH SEMI-INTEGRAL GARAGES.

Zoning: Residential.

Cond...



APPROVAL:

Delegate to the Director of Development to approve subject to the completion of negotiations seeking more varied house types.

REPORT:

Although previously Green Belt this land has now been allocated for residential development in the Rochford District Local Plan. However, the particular layout and design of dwellings submitted could, it is felt, be improved by introducing more variation.

The Essex County Council has noted the change in notation here and raises no objections.

Hullbridge Parish Council has referred to the site's previous zoning as Public Open Space and thereby objects. If permission is granted the roadway fronting the dwellings should be made up.

Objection letters have been received from four properties and reference made to the Green Belt issue, drainage/flooding problems, retention of a hedge, traffic generation, lack of local services and the making up of the road.

(7, 8, "Brooklands", and "Mulsanne", Malyons Lane. )

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9. ROC/930/88 ROCHFORD

(PLOT D), AVIATION WAY, ROCHFORD.

ERECTION OF LIGHT INDUSTRIAL UNIT, OFFICES AND ANCILLARY PARKING/SERVICING AREAS.

Zoning: Industrial Use.

Site Area: 1964

REPORT:

It is anticipated that revised plans will be received for consideration by the Committee in which case an oral report will be presented.

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10. ROC/1055/88 ASHINGDON

ASHINGDON UNITED FREE CHURCH, CANEWDON ROAD, ASHINGDON

USE OF LAND FOR THE SITING OF CARAVANS ON OCCASIONAL DATES.

Cond...

Zoning: Metropolitan Green Belt.

REFUSAL:

1. The permanent siting of caravans within the curtilage of the church would be detrimental to the visual amenities of this rural Green Belt area, and contrary to the objectives of The Local Planning Authority's policies for the Metropolitan Green Belt, which seeks to ensure that the appearance of land and buildings within the Green Belt is not impaired by appropriate and unsympathetic development.
2. Furthermore, such a use would give rise to increased noise and disturbance for occupiers of adjoining residential properties.

REPORT:

The proposal is to store 3 or 4 touring caravans within the curtilage of the church, and for them to be occupied on 4 or 5 occasions throughout the year, when special events are taking place at the church.

The permanent storage of caravans in this rural location is considered to be inappropriate and detrimental to the amenities of the area and adjoining residential properties.

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11. ROC/870/88 RAYLEIGH

WITHERDENS FARM, CHELMSFORD ROAD, RAWRETH

TEMPORARY HUT.

Zoning: Metropolitan Green Belt.

REPORT:

This application was presented to the Committee at the last meeting on 17th November, 1988 with a recommendation that permission be refused. However Members felt that temporary permission should be granted to coincide with the expiry date of the authorised use of the land in November, 1990 if the building was modified to incorporate a pitched roof. Determination of the application was accordingly delegated to the Director of Development.

The applicant is reluctant to pursue the suggestion of the pitched roof which he feels will emphasise the impact of the structure. Furthermore providing a pitched roof would be difficult structurally because of the design of the building which has already been prefabricated.

Cond...

As an alternative the applicant suggests the addition of a covered walkway across the front of the building and to the rear if considered necessary. This would be similar to the covered walkways bordering the A.130 frontage which comprise a pergola form of construction with green mesh netting covering the roof area. This would give the impression that the building had a pitched roof when viewed from the front or rear.

Whilst the applicants suggestion might have some merit it would also emphasise the building within the site. On balance it is felt that as Members have agreed to grant a temporary permission and there would be structural difficulties in providing a pitched roof, the applicants suggestion be accepted.

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12. ROC/1010/88/DP GREAT WAKERING

LAND JUNCTION OF MERCER AVENUE & TWYFORD AVENUE, GREAT WAKERING

ERECTION OF TWO NEW BUNGALOWS.

Zoning: Residential.

Frontage: Mercer Avenue 20m. Twyford Avenue: 21m.

APPROVAL:

That the Health & Housing Committee be advised pursuant to paragraphs 4 & 5 of the Town and Country Planning (General) Regulations 1976 the following conditions should apply.

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 9 - Materials to match existing.
3. The existing hedgerows indicated on the plan to be retained shall not be removed or reduced in height. Any hedgerows being removed without consent or dying, being severely damaged or becoming seriously diseased shall be replaced with hedgerows of such size and species as may be agreed with the Local Planning Authority.
4. The proposed screen walls & fences indicated on the submitted plan shall be erected prior to the occupation of the dwellings they are intended to serve and thereafter retained to the satisfaction of the Local Planning Authority.
5. Std. Cond. 29 - Dwellings not to be enlarged or altered without prior approval. Furthermore, no development shall take place on the driveways or parking bays which would inhibit their use for the parking of vehicles.

13.

ROC/1022/88 RAYLEIGH

3a, GREAT WHEATLEY ROAD, RAYLEIGH

Single storey side extension.

Zoning: Residential.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 9 - Materials to match existing.
3. The floorspace shown for the dayroom in the development hereby approved shall be used solely for that purpose and for no other purpose without the prior written approval of the Local Planning Authority.
4. The existing hedgerows along the line A-B on drawing no. 6979.3 shall be retained and shall not be removed or reduced in height without the previous written consent of the Local Planning Authority. Any hedgerows being removed without such consent or dying, being severely damaged or becoming seriously diseased shall be replaced with hedgerows of such size and species as may be agreed with the Local Planning Authority.
5. The proposed accommodation shall be ancillary to the existing Nursing Home.

REPORT:

This extension is required to cater for young chronically sick patients. Owing to the siting of the proposed extension and the existing screening afforded to the site, this new addition will not detract from the amenity and character of the surrounding residential area.

With regard to parking standards, one car parking space is required for every 4 bed spaces. At present, there are 5 car parking spaces servicing 21 bed spaces. The proposal creates a further 4 bed. spaces and technically therefore, another car parking space is required. However, the existing parking facilities would already appear surplus to requirements and in view of the fact that no written representations have been received from adjoining occupiers regarding parking problems, such a technicality should not prejudice the determination of this application.

14.

ROC/733/88    RAYLEIGH

BETWEEN 10 & 12, ALBERT CLOSE, RAYLEIGH

OUTLINE APPLICATION TO ERECT DETACHED CHALET BUNGALOW.

REFUSAL:

1. The ability of the Rayleigh East Sewage Treatment Works to produce effluent complying with the quality standards required by the applicable consent under the control of Pollution Act, 1974 would be adversely affected by the addition of flows of foul sewage from the development.
2. In the opinion of the Local Planning Authority the proposal does not provide an adequate and satisfactory means of access as contained within Policy H12 of the Rochford District Local Plan.
3. The Local Planning Authority is not satisfied that the erection of a two storey dwelling in the siting shown would not produce overlooking and loss of privacy and amenity to the adjoining property 12, Albert Close.

REPORT:

For consideration at this outline stage is siting and access. The streetscene comprises mostly semi-detached houses, backing onto more modern development of houses in Betjeman Close and bungalows off Alexandra Road. More recently Albert Close has been extended with more new houses. Whilst satisfying Council policy on plot width and garden size the proposed access would appear unsuitable to serve two dwellings ie. no. 10 and the dwelling proposed.

Anglian Water - embargo objection.

Forward Planning - concern for the trees on site.

Neighbour Representations: -

- inadequate access;
- necessary encroachment in manoeuvring onto no. 12,
- concern for condition of remaining half of garage to be demolished in part;
- 12, Albert Close - loss of outlook;
- loss of trees;
- generation of additional traffic detrimental to highway safety.
- congestion arising from deliveries and parking at weekends.
- 8, Albert Close - loss of privacy;
- loss of trees in turn affecting privacy;
- 5, Betjeman Close;

15.

ROC/914/88    ASHINGDON

316/318, ASHINGDON ROAD, ROCHFORD

DEMOLITION OF TWO BUNGALOWS AND ERECTION OF 8 FLATS.

Zoning:    Residential.

Frontage: 18.3m.    60.04'

Depth:        58m.        190.28'

Ashington Parish Council,    object, overdevelopment, traffic problem, loss of privacy to neighbours.

REFUSAL:

1.    If permitted, the development would be out of character with the surrounding area and give rise to an undue loss of amenity, intrusion and general disturbance to the surrounding residents due to the access arrangements proposed and the formation of an extensive car parking and manoeuvring space covering almost entirely the rear of the site behind the proposed building.
2.    Development of the site with the number of units and in the manner proposed would deny the occupiers of the proposed flats from enjoying the benefit of any meaningful private amenity space, and would represent an overdevelopment of the site.
3.    The Local Planning Authority considers the proposed two storey development is inappropriate and out of scale with the adjacent properties to the detriment of the appearance of the street scene at this point.
4.    The Local Planning Authority consider that the size of the building, its relationship to adjacent properties and the proposed first floor fenestration at the rear of the building will give rise to overshadowing, domination and overlooking of the adjacent gardens and the outlook from those properties to the detriment of the amenities enjoyed by the occupiers thereof.

REPORT:

Objections have been received from 2 neighbouring properties, and the Rochford Hundred Amenities Society, on grounds of overdevelopment and loss light and privacy.

48, HILLCREST AVENUE, HULLBRIDGE

OUTLINE APPLICATION TO DEMOLISH BUNGALOW AND ERECT 2 HOUSES WITH GARAGES.

Zoning: Residential.

Frontage: 25.9m.

Depth: 35.7m.

APPROVAL:

1. Std. Cond. 1a - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in 2 or 5 years.
3. Std. Cond. 8 - Submit materials schedule.
4. Std. Cond. 10 - Details of screening.
5. Prior to the occupation of the dwellings hereby permitted (and without prejudice to the reserved matters to be submitted) provision shall be made within the curtilage of each plot for a minimum of either:-
  - a) one garage or garage space in addition to one parking space where the dwelling concerned has less than four bedrooms; or
  - b) three parking spaces, two of which can be within the garages hereby permitted where the dwelling concerned has four or more bedrooms.

Each hardstanding shall be a minimum of 2.5m. x 5m. (or 6m. where in front of garage) and the floorspace of the garages shall be used for no other purposes incidental to the enjoyment of the dwelling houses hereby permitted. The garages shall be sited a minimum of 6m. from the highway boundary.

REPORT:

Hullbridge Parish Council - no objections.

The site is situated between chalets under construction on the north side and chalets on the south side, although the area is very mixed in character, comprising bungalows, chalets and houses. No objections have been received.

17.

ROC/995/88 HAWKWELL

26, CLIFTON ROAD, ASHINGDON

OUTLINE APPLICATION FOR 2 DETACHED HOUSES WITH LINKED GARAGES.

Zoning: Residential.

Frontage: 17.8m.

Depth: 49m.

REFUSAL:

1. The application site has insufficient frontage to satisfactorily accommodate 2 detached dwellings and would be an overdevelopment of the site, resulting in a cramped and unacceptable appearance in the street scene, to the detriment of the visual amenities of the area.
2. The development as proposed would result in unsatisfactory projection of the new buildings into the rear of the site, beyond the rear of existing dwelling on adjoining plots, to the detriment of the amenities of adjoining occupiers.

REPORT:

The site is on the north side of Clifton Road, adjoined to the west by a 2 storey house, and to the east by a bungalow. The site is of insufficient frontage for the erection of 2 detached houses, and would result in an overdevelopment of the site. No objections have been received in response to consultations.

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18.

ROC/1060/88 RAYLEIGH

REAR OF 145, DAWS HEATH ROAD, RAYLEIGH

OUTLINE APPLICATION TO ERECT 2 DETACHED BUNGALOWS & DETACHED GARAGES.

Zoning: Residential.

Frontage: 26m.

Depth: 19m.

Cond...



REFUSAL:

1. The proposed development represents an undesirable form of piecemeal, unrelated backland development contrary to the Councils adopted Local Plan policy H12 and out of character with the surrounding development by reason of its siting and relationship to existing properties fronting Daws Heath Road and White House Chase. It would create a loss of privacy, nuisance and general disturbance to the detriment of the amenities presently enjoyed by surrounding residents, by reason of the intensified use and increased activity that would result from the development and in particular from the access arrangements to the site aside No. 143, Daws Heath Road.

Furthermore, the nature of the development would be obtrusive to the outlook of surrounding residents.

2. If approved, this proposal would establish a precedent for other similar developments elsewhere in the locality contrary to the above policy considerations and making it difficult for the Local Planning Authority to resist development with the same failings by reason of the intensified use and increased activity that would result from the development and in particular from the access arrangements to the site aside No. 143, Daws Heath Road.

REPORT:

Members will recall the debate at the last meeting regarding a similar proposal and the appeal decisions referred to at that time. The most recent one being the Deepdene Avenue, Rayleigh (Ref. ROC/828/87), allowed on appeal dated 18th October, 1988 after refusal on the grounds of poor backland development.

No written representations received from adjoining occupiers to date.

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19. ROC/611/88 RAYLEIGH

300, EASTWOOD ROAD, RAYLEIGH

OUTLINE APPLICATION TO ERECT FOUR DETACHED HOUSES AND GARAGES WITH PRIVATE DRIVE ACCESS.

Zoning: Residential.

Cond...

REPORT:

Consultations on this application following the receipt of revised plans, is still outstanding and a final decision cannot therefore be made although the matter could be delegated to the Director of Development to determine on completion of those consultations.

The proposal involves the redevelopment of the curtilage of 300, Eastwood Road, which extends beyond and behind 292-298, Eastwood Road. Four houses are proposed, two fronting Eastwood Road, and two behind 292-298 with their respective curtilages running at right angles to the existing properties.

Access to the rear properties is proposed via an existing private drive servicing an existing dwelling to the rear of 300 viz 300a and a proposed bungalow behind 302, Eastwood Road for which outline planning permission was granted earlier this year (ROC/310/88). Improvements to the access are planned to satisfy the requirements of the County Surveyor.

The scheme satisfies all technical criteria concerning plot sizes, parking etc. and is wholly within residential allocation but involves the erection of dwellings behind existing properties to the concern of the existing residents who feel that the character of their neighbourhood and their immediate amenity will be adversely affected to an unreasonable degree.

Two similar schemes have been permitted off Eastwood Road, the first at 226-228, Eastwood Road following the grant of permission on Appeal and more recently on the site of 310, Eastwood Road (ROC/765/87).

The latter permission was very much influenced by the scheme allowed on appeal but has generated a lot of criticism from these existing residents which border the site as they began to see the degree of impact on their properties.

Examination of the permitted schemes on the ground does prompt questions as to whether the Inspector in the appeal case really appreciated the implications of granting consent and whether the Council were right in following that decision when allowing the redevelopment of 310.

The developments are producing a second row of dwellings behind the frontage properties in a very piecemeal fashion together with a multiplicity of narrow private drives emerging onto the Eastwood Road. It would be repeated on other properties on the road changing its character, the appearance of the urban fringe bordering the Green Belt, and creating conditioning contrary to highway safety interests.

Cond...

Clearly in considering the current proposal due account must be taken of the previous permissions but it is felt that in the light of experience of those decisions there is a case to question the merits of condoning further similar developments in Eastwood Road.

Whilst all the technical criteria are satisfied the Directors personal recommendation would be to refuse the application and site the shortcomings of the already permitted schemes to support this. If Members agree then the proposal should be refused, but it should be recognised that previous appeal decisions appear to be setting a fairly strong precedent and a purely objective approach might suggest acceptance of the scheme.

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20.

ROC/632/87/1 HAWKWELL

51, HIGHAMS ROAD, HOCKLEY

ONE DETACHED CHALET WITH ATTACHED GARAGE (DETAILS).

Zoning: Residential.

Frontage: 11.2m.

Depth: 56m.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 10 - Details of screening.
3. Std. Cond. 8 - Submit materials schedule.
4. Std. Cond. 12 - Garage to be incidental to enjoyment of dwelling.
5. The proposed garage and parking space to be provided shall be completed and available for use of the occupants thereof, prior to the first occupation of the dwelling hereby permitted.
6. The proposed access should be located at the western end of the site, shown at point 'A' on the location plan and be constructed 2.5m. wide at the highway boundary and splayed to a 4m. dropped kerb crossing.
7. A 5m. x 2.5m. vehicular hardstanding should be provided within the site.

Cond...

8. Any garage should be positioned a minimum of 6m. from the highway boundary.
9. There should be no obstruction above 0.6m. in height along the entire site frontage.
10. The windows marked 'X' on the plan returned herewith shall be obscure glazed.
11. The development hereby permitted shall be carried out in accordance with the revised plans dated 2nd December, 1988 drawing no. 1265.3B.

REPORT:

Outline planning permission to erect a detached dwelling with garage (Ref. ROC/632/87) was granted for this site in October 1987.

The current proposal meets the Council's requirements relating to the design and layout of new dwellings.

A letter has been received from no. 53, Highams Road raising no objection in principle but expressing concern regarding foundation construction.

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21. ROC/675/88 ROCHFORD

59, THE DRIVE, ROCHFORD

CONVERT DWELLINGHOUSE INTO TWO SELF-CONTAINED FLATS AND ERECT TWO STOREY BUILDING COMPRISING TWO FLATS.

Zoning: Residential.

Frontage: (at building line) 20m. (65.6') approx.

Depth: 21.5m. (70.5') approx.

REFUSAL:

1. The Local Planning Authority considers that the proposal would result in an overdevelopment of the site by reason of:
  - a) the extensive parking areas to the front and side of the buildings, the use of which would be detrimental to the street scene;

Cond...

- b) the erection of the new building which would significantly reduce the important open character of this prominent part of the estate to the detriment of the visual amenities thereof;
- c) the serious overlooking and loss of privacy, to the rear gardens and windows of the existing and adjacent dwelling, which would occur from the rear windows of the proposed flats;

- contrary to the Policy H9 of the Rochford District Local Plan. If granted permission this would create a precedent making it difficult for the Local Planning Authority to resist similar development elsewhere in the area, (in particular on the corners of Rochford Garden Way/The Boulevard and The Drive/The Boulevard) to the detriment of its character and the street scene.

REPORT:

Objections from the occupiers of 4 neighbouring properties have been received on the following grounds: traffic and parking problems; insufficient room on site; out of place on the estate; loss of light/privacy; additional noise and disturbance; precedent.

The Head of Environmental Services has suggested the imposition of a condition regarding sound insulation if permission were to be granted.

The agent has asked for the Committee's views on the substitution of the proposal flats building by a bungalow.

Objectors Address: 2, 5 & 7, The Boulevard - 57, The Drive.

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22.

ROC/674/88 RAYLEIGH

2, JUBILEE ROAD, RAYLEIGH

CONVERT DWELLING HOUSE INTO TWO SELF CONTAINED FLATS, ERECT SINGLE STOREY REAR EXTENSION AND LAYOUT PARKING AREA.

Zoning: Residential.

Frontage: 10m. (32.8') approx.

Depth: 36m. (118') approx.

Cond...

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 9 - material to match existing.
3. The garage and adjoining harstandings indicated on the submitted drawing dated stamped 28th November, 1988 shall be provided commensurate with the first occupation of the flats hereby permitted and thereafter these areas shall be used solely for the parking of vehicles and no other purpose incidental to the enjoyment of the flats.
4. Details of the above mentioned garage shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development hereby permitted.
5. Prior to the occupation of the flats hereby permitted the rear garden area shall be screened on all boundaries by 1.8m. high close-boarded fencing as indicated by the letters A,B,C & D on the submitted drawing date stamped 28th November, 1988.
6. Prior to the occupation of the flats hereby permitted a scheme of sound insulation works in accordance with current Building Research Establishment Digests shall be carried out in respect of the flats to be provided by conversion.

REPORT:

The Head of Environmental Services would have no objections to the proposal subject to the imposition of condition 6.

The scheme has recently been revised to accommodate a double garage & 2 parking spaces to the rear of the building, as often occurs with conventional family housing.

The site adjoins a series of flats fronting Bull Lane and is within easy walking distance about one third of a mile from Rayleigh Town centre. Bull Lane serves as a reasonably busy feeder road servicing the wide residential area on this north-east side of Rayleigh.

One letter has been received from a neighbour who would object if the proposed garage is situated close to a greenhouse in his rear garden. The neighbours have been re-notified of the revised plans and any further comments received will be verbally reported to the meeting.

Neighbour's Address: 72, Bull Lane.

23.

ROC/990/88 HOCKLEY

LOWER HOCKLEY HALL FARM, LOWER ROAD, HOCKLEY

CONSTRUCTION OF DOMESTIC SEWAGE DISPOSAL PLANT.

Zoning: Metropolitan Green Belt.

APPROVAL:

Delegate to Director of Development to Approve on receipt of Anglian Waters consultation.

1. Std. Cond. 3 - Commence in five years.

REPORT:

Hockley Parish Council - welcomes the use of improved facilities, subject to the monitoring of effluent by Anglian Water.

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24.

ROC/892/88 ROCHFORD

MARKET SQUARE, WEST STREET, ROCHFORD

CONTINUE EXISTING PERMISSION TO HOLD OPEN MARKET ON TUESDAY OF EACH WEEK.

Zoning: Prime Shopping Frontage Areas/Conservation Area.

APPROVAL:

1. This permission is granted for a temporary period and shall expire on 31st December, 1991.
2. No parking of vehicles shall take place within the area of the application site between the hours of 9.00a.m. to 5.00p.m. on market day.
3. The application site shall be cleared of all waste material to the satisfaction of the Local Planning Authority following the holding of every market.
4. A skip or other receptacle suitable for holding refuse and capable of being kept closed or covered, shall be provided on each occasion the Market is held, and removed following the market.
5. No stall shall be erected or other work carried out in association with the market prior to 6.00a.m. on the day the market is held.

Cond...

6. The layout of the market stalls shall be as indicated on the drawing, dated 28th September, 1988, unless otherwise first agreed in writing by the Local Planning Authority.

REPORT:

This application seeks to renew the temporary planning permission granted in 1985 (ROC/666/85), to continue the open market, held on Tuesday of each week.

No objections have been received.

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25.

ROC/767/88 HULLBRIDGE

CEDAR LODGE, KINGSMAN FARM ROAD, HULLBRIDGE

OUTLINE APPLICATION TO ERECT DETACHED HOUSE AND GARAGE.

Zoning: Riverside settlement.

Frontage: 15m. (50ft) approx. at building line.

Depth: 75m. (246ft.) approx.

Hullbridge Parish Council - no objection.

APPROVAL:

1. Std. Cond. 1B - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in five or two years.
3. Std. Cond. 6 - A scheme of landscaping to be approved.
4. Prior to the occupation of the dwelling hereby permitted, provision shall be made within the curtilage of the plot for a minimum of either :-
  - (a) one garage or garage space in addition to one parking space where the dwelling has less than four bedrooms; or (without prejudice to the Local Planning Authority's other considerations)
  - (b) three parking spaces, two of which can be within the garages hereby permitted where the dwelling has four or more bedrooms.

Cond...



Each hardstanding shall be a minimum of 2.5m. x 5m. (or 6m. where in front of garage) and the floorspace of the garage shall be used for no other purposes incidental to the enjoyment of the dwelling hereby permitted.

5. Prior to the commencement of the development hereby permitted, the existing buildings on the site shall be demolished and all subsequent materials removed from the site.
6. Std. Cond. 10 - Details of screening.

REPORT:

This proposal complies with Policy H7 of the Rochford District Local Plan, i.e. the construction of one dwelling on one of the allocated plots stipulated within the policy.

No objections have been received.

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26.

ROC/3028/88/AD      ROCHFORD

RUMBELOWS, 50, WEST STREET, ROCHFORD

PROJECTING FASCIA SIGN.

Zoning:      Secondary shopping area.

                Conservation Area.

APPROVAL:

1. This consent is valid for a period of five years beginning with the date of the granting of the consent.
2. All advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
3. Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
4. Where an advertisement is required under these Regulations to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Cond...

REPORT:

The proposed projecting sign is relatively modest and already displayed. Although not requiring consent, a replacement fascia sign has also been installed. Together, they are visually more attractive than the previous signage of this National Multiple. Neither are illuminated and there will be no adverse affects on the street scene by this proposal.

The County Planner (Specialist Adviser) recommends approval.

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27.

ROC/1019/88      ROCHFORD

63, WEST STREET, ROCHFORD

SINGLE STOREY LOBBY EXTENSION.

Zoning:            Prime shopping frontage area.

Grade II Listed Building.

Conservation Area.

APPROVAL:

1. The roof shall be constructed in clay pantiles to match the existing roof.
2. The weatherboarding and all external joinery shall be white painted.
3. The applicant shall afford access at all reasonable times to an Archaeologist nominated by Essex County Council and shall allow him to observe the excavations and make records of any items of interest. Not less than 48 hours notice shall be given to the Local Planning Authority prior to the commencement of works.

REPORT:

The County Planner (Specialist Adviser) recommends approval.

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28.

ROC/2028/88/LB      ROCHFORD

63, WEST STREET, ROCHFORD

SINGLE STOREY LOBBY EXTENSION.

Cond...

Zoning: Prime shopping frontage area.  
Grade II Listed Building.  
Rochford Conservation Area.

APPROVAL:

1. The roof shall be constructed in clay pantiles to match the existing roof.
2. The weatherboarding and all external joinery shall be white painted.
3. The applicant shall afford access at all reasonable times to an Archaeologist nominated by Essex County Council and shall allow him to observe the excavations and make records of any items of interest. Not less than 48 hours notice shall be given to the Local Planning Authority prior to the commencement of works.

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29. ROC/909/88 ROCHFORD

20 and 22, EAST STREET, ROCHFORD

AMENDED APPLICATION TO APPROVAL ROC/503/86 TO CONVERT NO. 20 to 2 SELF-CONTAINED FLATS FOR GENERAL PURPOSE AND TO ERECT 4 2-BED and 8 1-BED FLATS OF WHICH 6 TO BE GENERAL PURPOSE AND 6 O.A.P.

Zoning: Residential.

Within conservation area 20, East Street is a Grade II Listed Building.

Rochford Parish Council - no objection.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cont. 8 - Materials to be agreed.
3. A 1.8m. high screen wall or fence shall be erected along the remainder of the eastern boundary beyond the end of the recently erected screen wall before any new development of accommodation is occupied. Details of the screen shall be first agreed with the Local Planning Authority before its erection.

Cond...

4. The eastern wall of the first floor access link shown on Drawing 855/16C shall be glazed in obscure glass and permanently retained as such.
5. Facilities shall be given to Archaeologist/s nominated by Essex County Council to maintain a watching brief over the development. Not less than 14 days notice of commencement of work shall be given to the County Planner of Essex County Council.
6. Stc. Cond. 5 - Landscaping.

REPORT:

Relevant History:

Permission was granted (ROC/503/86) to convert 20, East Street to two aged persons units and erect 13 aged persons flats - 15 aged persons units overall. The development is under construction.

Present Application:

The present application is essence to release 8 units for general purpose housing and, through redesign, reduces the total number of units from 15 to 14.

The redesignation in occupancy of the units comprises:

- (1) 6 Aged persons units - the whole ground floor of the new build.
- (11) 8 General purpose units - being the first floor of the new build plus the two maisonnette units in the conversion of 20, East Street.

The existing development of Saxon Place is similarly a mix of sheltered & General Purpose Housing.

The southern block of the scheme has been redesigned reducing its size & floorspace, to accommodate 4 x 1 bed. flats rather than the 2 x 2 bed. flats & 3 x 1 bed. flats approved. The remainder of the new build i.e. the central section penetrating into the site and the entire frontage onto East Street remains virtually unaltered. These elements are under construction.

The redesign of the southern block has enabled the car parking area to be similarly redesigned. A reciprocal increase of 8 additional car parking spaces is, proposed i.e. One further space per unit of general housing. Overall the increase is 18 to 26 car parking spaces.

Cond...

The design is considered appropriate to this sensitive location and indeed the County Planners (Specialist Advisor) recommends approval.

No neighbour objections received and the Rochford Hundred Amenities Society have no comments provided neighbours do not object.

---

30. ROC/2024/88/LB ROCHFORD

20, EAST STREET, ROCHFORD

DEMOLISH LEAN TO BUILDINGS AT REAR AND TO CONVERT 20 EAST STREET, ROCHFORD INTO TWO SELF CONTAINED FLATS.

- Zoning: Residential.

Listed Building (Grade II) and within Conservation Area.

Rochford Parish Council - No objection subject to adequate on site car parking.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit materials schedule.

REPORT:

This listed building application follows on from the preceding item and needs to be determined independent of the occupancy issue covered by the planning application. The scheme remodels the layout of the units previously approved and is considered an improvement retaining a large chimney stack at the rear of the building.

Due to the demolition aspect involved, albeit, to a latter addition at the rear of no particular merit consultation with various national organisations was necessary, none of whom have registered any objection. Similarly the County Planners (Specialist Advisor) does not object, nor does the Rochford Hundred Amenities Society so long as neighbours do not object.

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31. ROC/2029/88/LB ROCHFORD

THE KINGS HEAD P.H., WEST STREET, ROCHFORD.

DEMOLITION OF TWO TIMBER FRAMED BARNs AND THE ERECTION OF A 7' HIGH CLOSE BOARDED FENCE.

Cond...

Zoning: Secondary Shopping Area. Rochford Conservation Area.

REFUSAL: of Conservation Area Consent to demolish two timber framed barns and the erection of a 7' high close boarded fence.

1. The barn fronting Back Lane, together with the whole range of buildings facing Back Lane, is of very important environmental and townscape value. By reason of the vernacular form and materials.
2. The barn is not considered to be so unsafe as to justify its demolition, except in the context of a detailed approval for a satisfactory redevelopment of the site.

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32. ROC/722/88 RAYLEIGH

REAR OF 59-73, LOUIS DRIVE, RAYLEIGH

OUTLINE APPLICATION TO ERECT FOUR DETACHED BUNGALOWS AND GARAGES WITH PRIVATE DRIVE ACCESS.

Zoning: Residential.

Frontage: 9.5m. (31.2') increasing to 97m. (318.2') approx. at proposed building line.

Depth: 18m. (59') increasing to 70m. (230') approx.

REFUSAL:

1. The Local Planning Authority considers that the proposal would result in an unsatisfactory form of backland development, comprised of an inappropriate cramped and monotonous built form out of character with the existing residential layout, which would lead to:
  - a) unreasonable disturbance and loss of privacy to those adjoining residential properties; and
  - b) lack of privacy and poor separation between the proposed dwellings. As such the proposal would be contrary to Policy H9 of the Rochford District Local Plan.

REPORT:

Anglian Water has raised objections to this proposal stating that there is no foul or surface water sewer to serve the site. However, for the Council's records the agent has indicated such public sewers close by in Alexandra Drive and Louis Drive and these will be able to cope with the development (unlike the existing private sewer in Louis Drive).

Cond...

Sixteen letters have been received from neighbours in response to the original scheme and their material planning objections are:- increase in traffic and associated problems; schools locally overcrowded water and sewage problems/overloading; overdevelopment; loss of privacy. A petition with 63 signatures has been received objecting to the proposal.

Three letters raised no objections subject to suitable screening/hedging being retained and the proposal relating to bungalows, not houses. Any further comments received in response to the revised scheme will be reported verbally at the Meeting.

It should be noted that the proposed has been reduced from five to four bungalows to lessen the effect on the neighbourhood and the buildings sited further away from the existing hedge to ensure its retention.

An appeal for 14 chalets and garages on this site and adjoining land was dismissed in 1974 (ref.RAY/367/72) partly on the grounds of overlooking /loss of privacy.

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33.

ROC/874/88 ROCHFORD

52, ASHINGTON ROAD, ROCHFORD

SINGLE STOREY BUILDING TO PROVIDE OFFICE/STORAGE SPACE TOGETHER WITH W.C. AND KITCHEN FACILITIES.

Zoning: Local Neighbourhood Shopping Parades.

Rochford Parish Council - No objection.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 9 - Materials to match existing.
3. The premises shall be used for office & storage only and for no other purposes (including any other purpose in Class B1. Business of the Schedule to the Town and Country Planning (Use Classes) Order 1987) or in any provision equivalent to that Class in revoking or re-enacting that order.
4. The eaves detail of the extension shall match that of the existing building and save for this element the development must be sited clear of the limits of the existing public highway. In particular, the proposed windows shall not open across the highway.

Cond...

5. The parking area indicated on the submitted drawing to the rear of the building shall be provided commensurate with the occupation of the building hereby permitted and shall thereafter be used solely for the parking of vehicles and for no other purpose.

REPORT:

Within local neighbourhood parades policy SAT 4 applies, namely non-retail uses may be permitted provided it does not result in a concentration of such uses nor have an adverse effect or on residential amenity.

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34. ROC/1068/88 RAYLEIGH

32, MORTIMER ROAD, RAYLEIGH

DEMOLISH BUNGALOW AND ERECT CHALET.

Zoning: Residential.

Frontage: 15m.

Depth: 64.8m.

Floor Area: 136.12sq.m.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Submit materials schedule.
3. Std. Cond. 27A - Provision within curtilage of site for garage or garage space.

REPORT:

The proposed chalet is of similar form to a new chalet neighbouring the site at 30, Mortimer Road. A steep slope exists through the site from the highway to the rear and also across the site downhill towards Hullbridge Road. No side windows exist at No. 30 and, as submitted, the proposal enjoys good separation with the bungalow at No. 34. Flat roofed dormers are common to properties which back onto the site.



35.

ROC/762/88 RAYLEIGH

336, (GREENACRES), EASTWOOD ROAD, RAYLEIGH

TWO 4-BED DETACHED HOUSES WITH PART-INTEGRAL GARAGES.

Zoning: Residential.

Frontage: 23.2m.

Depth: 50m.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 6 - A scheme of landscaping to be approved.
3. Std. Cond. 7 - All trees, shrubs and hedges to be protected by fencing.
4. Std. Cond. 8 - Submit materials schedule.
5. Std. Cond. 10 - Details of screening.
6. Std. Cond. 12A - Garage to be incidental to enjoyment of dwelling.
7. Std. Cond. 14 - 1.8m (6ft.) high fencing to be erected.
8. Std. Cond. 17 - Provision for vehicles leaving site in forward gear,
9. The flank wall windows and glazing to the door indicated by the letters OGW on the submitted plans No. 6969.2 and 6969.4 returned herewith shall be obscure glazed (and fixed shut except for door and night vent) and shall be permanently retained as such notwithstanding the Town and Country Planning General Development Order, 1988 (or any Order revoking and re-enacting that Order) to the satisfaction of the Local Planning Authority.
10. The existing trees identified on the submitted plan No. 6969.3.B shall be retained and shall not be removed or reduced in height or spread without the prior consent in writing of the Local Planning Authority. Any such trees being removed without such consent or dying, becoming severely damaged or diseased shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.

Cond...

11. The dwelling on Plot 2 shall be constructed and thereafter retained in accordance with the revised plans received on 7th November, 1988, drawing Nos. 6969.2 and 6969.3B.
12. Details of the proposed foul drainage system to each property shall be agreed in writing with the Local Planning Authority prior to the commencement of the development hereby approved and installed prior to the occupation of the proposed dwellings.

REPORT:

The design and siting of the dwellings has been revised following initial objections by residents bordering the site. The principal revision has been a reduction in the size of the dwelling on Plot 2 and the provision of 2m. separation between the dwelling and its western boundary which is the new boundary of the curtilages of properties in Bartletts.

Reconsultation on the revised plans has, to date, generated one letter of objection from 1, Bartletts on grounds of overdevelopment, intrusion, loss of light, overlooking and disturbance. Similar objections were made to the original plans by other residents in Bartletts.

No objections are raised by County Highways, Anglian Water or Head of Environmental Services subject to Condition 12.

A flowering cherry tree and a sapling are to be removed, but other fruit trees in the rear garden are to remain. More substantial trees on the site frontage are not affected and existing accesses are to be used.

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36. ROC/554/88 ROCHFORD

TOW-A-HOME, LAND ADJ. PLOT 14, AVIATION WAY, ROCHFORD

CHANGE OF USE FROM WORKSHOP TO OFFICES AND ASSOCIATED ALTERATIONS  
TO NORTH AND SOUTH ELEVATIONS

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. The car parking spaces shown on the submitted drawing No. 4698B received on 17th November, 1988 shall be marked on the finished surface of the parking area to the satisfaction of the Local Planning Authority prior to the occupation of the offices hereby approved and thereafter retained for vehicle parking purposes.

REPORT:

The proposal involves the construction of a new floor within the existing building, creating a total floorspace of 216sq.m. With effect from 5th December, under the provisions of the new Town and Country Planning General Development Order, 1988, the change from industrial to business use (which includes offices) is permitted development up to a maximum floorspace of 235sq.m. The only element of the current proposal which requires consent to the additional floor is the original permission for the building carried a condition which required consent for such development.

Adequate on-site parking facilities are available.

No objections raised by C.A.A., Head of Environmental Services, Fire Officer, Rochford Parish Council, County Surveyor.

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37. ROC/889/88 RAYLEIGH

165/167, HIGH STREET, 2/4, CASTLE ROAD, RAYLEIGH

OUTLINE APPLICATION FOR ALTERATIONS AND EXTENSION TO PROVIDE OFFICE ACCOMMODATION WITH ASSOCIATED PARKING AND ACCESS

Zoning: Shopping

Floor Space: Existing 102sq.m.; Proposed 191.25sq.m.

APPROVAL:

1. Std. Cond. 1B - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in five or two years.
3. Std. Cond. 17 - Provision for vehicles leaving site in forward gear.
4. The area shown for car parking, access and manoeuvring of vehicles shall be hardsurfaced to the satisfaction of the Local Planning Authority commensurate with the occupation of the building.
5. Std. Cond. 33 - Car parking spaces to be marked on parking area.
6. The proposed access shall be constructed 5m. in width for at least 6m. into the site and splayed to a suitable dropped kerb crossing.

Cond...

REPORT:

Following the refusal of a previous application on highway grounds (ROC/337/83), the proposal has been modified. The County Surveyor, by Direction, does not object to the revised proposal. Seven parking spaces are proposed, although strict application of the car parking standard for offices imposes a liability for ten spaces. The site is, however, close to the public car park in Castle Road and, having regard to the town centre location, it is felt, on balance, that the on-site provision is reasonable.

Representations have been received from :-

Lovell Homes (adj. office block - building line/access visibility.

7 and 9, Castle Road - traffic congestion and hazards.

173, High Street - obstruction of rear emergency exit.

Consultation Replies:

Head of Environmental Services - no adverse comments.

Fire Officer - no objections.

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38. ROC/791/88 GREAT WAKERING

ADJ. 47, ST. JOHN'S ROAD, GREAT WAKERING

4-BED DETACHED HOUSE WITH PART-INTEGRAL GARAGE

Zoning: Residential.

Frontage: 11.05m.

Depth: 24.5m.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 6 - A scheme of landscaping to be approved.
3. Std. Cond. 8 - Submit materials schedule.
4. Std. Cond. 12A - Garage to be incidental to enjoyment of dwelling.
5. Std. Cond. 14 - 1.8m.(6ft.) high fencing to be erected.  
Cond...

6. Std. Cond. 30 - Access and crossings laid out to sketch attached.
7. Std. Cond. 34 - Certain windows to be obscure glazed.
8. Std. Cond. 35 - A brick wall to be erected to front boundary.
9. The hardstanding between the front door of the garage and the highway edge shall be constructed to the satisfaction of the Local Planning Authority and provided commensurate with the occupation of the dwelling.

REPORT:

The neighbour at No. 47 objects to the proposal on grounds of overlooking, building line and architectural style. The recommendation includes a condition regarding the provision of obscure glazing to the only first floor window facing No. 47, which is to be a landing. The building line of the adjacent properties is staggered and the proposed dwelling is aligned with No. 51. On the question of design, the street contains a mix of pre-war and modern houses.

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39. ROC/868/88 ROCHFORD

LAND ADJ. DOGETTS CLOSE, DOGETTS CLOSE, ROCCHFORD

ERECTION OF FIVE HOUSES AND GARAGES WITH ACCESS ROAD.

Zoning: Residential.

Frontage: 65.9m.(216ft.) approx.

Depth: 36m.(118ft.).

REFUSAL:

1. If constructed, the first floor rear windows of the proposed dwellings would overlook the rear gardens and rear windows of the existing dwellings in Lingfield Drive, in particular No. 23, and lead to an unreasonable loss of privacy, thereto contrary to Policy H9 of Rochford District Local Plan and the terms of a previous outline planning permission granted concerning the land (ROC/606/83) which carried a specific Condition No. 3 regarding the dwellings being design to prevent overlooking.

Cond...

2. The proposed dwelling and garage to Plot 5 (as indicated on the submitted drawing No. 100-09) would unreasonably overshadow and dominate the front and rear aspects of the adjacent bungalow to the detriment of the amenities of the occupiers thereof.

REPORT:

Outline planning permission was granted for houses on the site and bungalows/chalet on adjacent land in 1983 (ROC/606/83). This was subject to a condition that four of the houses would be designed to prevent overlooking between the first floor rear windows thereof and the existing bungalow at 23, Lingfield Drive.

The current proposal is not a reserved matter application submitted under this outline permission and thus should be considered separately on its own merits. However, regard must still be paid to the proposals effect on neighbours' amenity and in light of this negotiations have continued. Revised plans have now been received showing a greater isolation between (i) the back of the proposed and existing dwellings with screen planting along the site's rear boundary and (ii) Plot 5 and the adjoining bungalow. Nonetheless, these revisions are still considered to be unacceptable.

Rochford Parish Coouncil has objected -

- overdevelopment;
- too cramped;
- part of development extends beyond the building line.

Seven letters have been received from neighbours - out of keeping, overlooking, loss of privacy, effect on public footpath, precedent, intrusion.

Neighbours' addresses - 15, 19, 21 (and 23), 27, Lingfield Drive;

43, Stambridge Road; 6 and 8, Stillwells.

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40.

ROC/1041/88      ASHINGDON

44, GOLDEN CROSS ROAD, ROCHFORD

TWO SEMI-DETACHED BUNGALOWS.

Cond...

Zoning: Residential.

Frontage: 16.6m.

Depth: 76m.

Ashington Parish Council - considers the dwellings should be set back further on the site.

APPROVAL: Delegate to Director for approval subject to satisfactory revisions and appropriate conditions.

REPORT:

Members may recall that permission was granted at the meeting on 1st September, 1988 for the erection of a pair of semi-detached chalets on this site. The present application proposes a pair of semi-detached bungalows, one with a semi-integral garage and the other with a detached garage in the rear garden.

No objections have been received and the Director is endeavouring to revise the siting of the bungalows to relate better to the street scene and as suggested by the Parish Council.

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41. ROC/825/88 HOCKLEY

REAR OF 56 and 58, ALDERMANS HILL, HOCKLEY

THREE DETACHED BUNGALOWS AND GARAGES WITH PRIVATE DRIVE.

Zoning: Residential.

Site Area: 0.35 acres.

Density: 8.5 d.p.a.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 4 - Hedgerows to be retained.
3. Std. Cond. 8 - Submit materials schedule.
4. Std. Cond. 5 - A scheme of tree and/or shrub planting to be approved.
5. Std. Cond. 12A - Garage to be incidental to enjoyment of dwelling.


Cond...

6. Std. Cond. 15 - Details of walls, fences or other means of enclosure.
7. Details of the surfacing of the private drives and turning area shall be agreed in writing with the Local Planning Authority prior to commencement of the development and shall be completed prior to the occupation of any of the dwellings hereby permitted.
8. The proposed walls and fencing shall be carried out entirely in accordance with the details as shown on Drawing No. 822/3 returned herewith prior to the occupation of the development.
9. The existing fence/hedgerows shall be removed between the points marked A-B on the western boundary of drawing No. 822/3 returned herewith.
10. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988 (or any Order revoking and re-enacting that Order), the dwellings shall not be enlarged or altered and no dormer windows, rooflights, other windows or extensions shall be installed or erected within the roofs of the dwellings hereby approved.
11. The existing wall along the northern boundary of the site shall be permanently retained.
12. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988 (or any Order revoking and re-enacting that Order), details of any walls, fences or other means of enclosure proposed to be erected within the curtilage of any dwelling shall be submitted to and approved by the Local Planning Authority prior to the erection of that means of enclosure.

REPORT:

This application seeks a fresh permission for a development approved in 1983 which has now time expired (ROC/463/82 dated 13th April, 1983).

The 1983 application followed an Appeal for a previous application which sought permission for four bungalows. The Appeal was dismissed but the 1983 permission was granted taking into account the specific points which prompted the Appeal Inspector to reject the scheme for four units. These centred on proximity to existing dwellings in Sunnyfield Gardens, overlooking of the new curtilages, building line, parking and turning space provisions.

 Cond...



Policies applicable to the proposed development have not changed since the previous permission and the new submission is recommended for approval.

Objections have been received from :-

3 and 5, Gay Bowers - visual intrusion.

4, Sunnyfield Gardens - inadequate access roads; loss of damson trees.

The occupier of 3, Hawthorne Gardens does not raise specific objections but is concerned about construction traffic and highway safety.

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42. ROC/474/87/1 HULLBRIDGE

"SHARON", POOLES LANE, HULLBRIDGE

REBUILD EXISTING DWELLING.

Zoning: Green Belt (Rural Settlement Area - Policy GB2).

Frontage: 21m.

Depth: 44m.

Hullbridge Parish Council - no objection.

APPROVAL: Subject to completion of a satisfaction Section 52 Agreement restricting the occupancy of the annex to Mrs. Ford and, once she ceases to occupy, it shall revert to a conventional "granny Annex" within the same family or be incorporated within the accommodation of the main dwelling. Also restricting the use of the shop to the sale of groceries, provisions and confectionery.

1. Std. Cond. 8 - Submit materials schedule.
2. The annex hereby approved, other than occupation by Mrs. Ford, shall not either alone or together with any part of the proposed main dwelling, be occupied as a separate dwelling unit. Any accommodation that it provides shall be and remain ancillary to the occupation of the existing dwelling as a single residential unit.
3. The development hereby permitted shall be carried out in accordance with the revised plans received on 1st December, 1988, drawing No. 5188A.

Cond...

REPORT:

This application is for the approval of reserved matters following outline permission under ROC/474/87 to rebuild the existing dwelling. This dwelling has for many years been occupied by the owner/manager of the adjoining Yacht Club, i.e. Mr. and Mrs. Ford.

The submitted plans include a small shop and annex unit within the main dwelling as was indicated on the plans accompanying the original outline application.

The applicant has explained that the original intention regarding the annex was for Mr. and Mrs. Ford to occupy the main dwelling and their son the annex. However, unfortunately personal circumstances have subsequently changed, including Mrs. Ford being widowed. She has sold the Yacht Club but wishes to remain living on the site and therefore the proposed arrangement is that she occupies the annex and the new owner of the Yacht Club intends to occupy the main dwelling. In the circumstances, notwithstanding normal Green Belt objections against further separate units of accommodation, this arrangement is not considered unreasonable subject to a condition and Section 52 Agreement that the annex reverts back to a conventional "granny annex" or incorporated within the main accommodation of the dwelling when Mrs. Ford ceases to occupy it. It is also proposed, within the Section 52 Agreement, to restrict the use of the shop to the sale of groceries, provisions and confectionery to reflect the nature of the existing shop.

A letter of objection was received requesting that the dwelling be sited further away from the boundary with Tawny Lodge and revised plans have been submitted indicating thus.

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43. ROC/1058/88 RAYLEIGH

REAR OF 94, (WOODSTOCK), EASTWOOD RISE, RAYLEIGH

OUTLINE APPLICATION TO ERECT 4-BED DETACHED HOUSE.

Zoning: Area of Special Restraint.

Frontage: 18m.

Depth: 40m.

Cond...



REFUSAL:

Policy H8 of the Rochford District Local Plan states that, within the areas reserved for long term development needs and identified on the Proposals Map as "Areas of Special Restraint", the open character of the land shall be conserved and the existing uses shall remain, for the most part, undisturbed until such time as the land is shown to be needed for development by future reviews of this Local Plan. Consideration may be given to temporary uses provided they do not prejudice the primary objectives of providing for long term development.

The land the subject of the application is within the area identified as the Eastwood Rise/Rayleigh Avenue, Rayleigh Area of Special Restraint and, therefore, the proposed development would be premature to the objectives of the Local Plan.

REPORT:

Concern has been expressed by a neighbour regarding flooding from the proposed septic tank.

Anglian Water raised no objection in principle providing that the septic tank would not discharge into any stream. The plot itself would appear of acceptable size and enjoy good separation with neighbouring dwellings. The site currently forms part of the existing curtilage to "Woodstock", Eastwood Rise.

44.

ROC/804/88      HAWKWELL

73, ALEXANDRA ROAD, ASHINGDON

TWO DETACHED 4-BED HOUSES WITH PART-INTEGRAL GARAGES.

Zoning:            Residential.

Frontage:        18.3m.

Depth:           45.8m.

REFUSAL:

1. The development as proposed would be out of keeping and character with the surrounding development, which comprises a predominance of bungalows in this part of Alexandra Road.

Cond...

2. The projection of the proposed buildings beyond the rear of the adjoining dwellings would be unduly obtrusive and detrimental to the amenities thereof.
3. The siting of the proposed dwellings behind the established building line would result in an unsatisfactory street scene and would emphasise the incompatibility of the proposed development in this section of Alexandra Road.

REPORT:

The application site is on the south side of Alexandra Road and is adjoined to the east by a two storey house and to the west by a bungalow. Although houses are part of the street scene, there is a predominance of bungalows in this particular section of Alexandra Road. Furthermore, the relationship of the new dwellings to the existing is considered unsatisfactory.

No objections have been received in response to neighbour consultation.

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45. ROC/796/88 RAYLEIGH

ADJ. 17, PHILBRICK CRESCENT EAST, RAYLEIGH

OUTLINE APPLICATION TO ERECT 1-BED DETACHED BUNGALOW WITH INTEGRAL GARAGE.

Zoning: Residential.  
Frontage: 11.6m.(38ft.).  
Depth: Average 23m.(75.5ft.).

APPROVAL:

1. Std. Cond. 1A - Reserved matters to be approved.
2. Std. Cond. 2 - Commence in five or two years.

Cond...

3. Provision shall be made, prior to the occupation of the dwelling hereby permitted, for a minimum of one garage or garage space in addition to one parking space 3.5m. x 5m. in size. The floor space of the garage shall be used for no other purposes incidental to the enjoyment of the dwelling, including the conversion to habitable accommodation.
4. Std. Cond. 6 - A scheme of landscaping to be approved.
5. Std. Cond. 10 - Details of screening.
6. Std. Cond. 31 - Clear sight splays to be provided.
7. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1988 (or any Order revoking and re-enacting that Order), the dwelling hereby permitted shall not be enlarged or added to.

REPORT:

Members will recall an identical application (ROC/108/87) which was refused in April, 1987, although solely on Anglian Water's "sewerage embargo" grounds. This embargo has now been lifted as far as this proposal is concerned.

One letter of objection has been received referring to the previous open space use of the site, surface water problems and loss of privacy.

Neighbour's address - 1, Glebe Drive.

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46.                      ROC/1004/88      ROCHFORD

29, STAMBRIDGE ROAD, ROCHFORD

CONVERT DWELLING INTO TWO SELF-CONTAINED FLATS.

Zoning:              Residential.

Rochford Parish Council - no objections.

APPROVAL:      Delegate to Director for approval, subject to satisfactory response to neighbour consultation and appropriate conditions.

Cond...

REPORT:

The proposal has been amended to satisfy the technical requirements of the Local Plan, flat conversion policy, including parking provision.

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47. ROC/1002/88 RAYLEIGH

O. S. PARCELS 6709 AND 5688, CHELMSFORD ROAD, RAWRETH

11KV OVERHEAD LINE.

Zoning: Metropolitan Green Belt.

THAT NO OBJECTIONS BE RAISED TO THE PROPOSAL

REPORT:

The proposed overhead line is to supply electricity to the nursery in Chelmsford Road in which is at present under construction. Alternative sources of supply have been investigated, which would award the installation of this supply and associated erection of wooden poles across open countryside, but these are found not to be feasible.

No objections have been received.

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48. ROC/828/88 HOCKLEY

R/O 5-11, SELBOURNE ROAD, HOCKLEY

TWO PAIRS OF 2-BED SEMI-DETACHED BUNGALOWS FOR AGED PERSONS.

Zoning: Residential.

Frontage: 15.5m (50').

Depth at mid point: 19m (62').

APPROVAL: Delegate to the Director of Development to approve on the completion of a Legal Agreement restricting occupation of units to aged persons as set out in the Sheltered Housing Policy.

1. Std. Cond. 3 - Commence in five years.

Cond...

2. The hardstandings indicated on the submitted drawing No. 1918:2 shall be provided commensurate with the first occupation of the dwellings hereby permitted and thereafter these areas shall be used solely for the parking of vehicles and no other purposes incidental to the enjoyment of the dwellings.
3. Std. Cond. 8 - Submit materials schedule.
4. Std. Cond. 7 - All trees, shrubs and hedges to be protected by fencing.
5. Std. Cond. 10 - Details of screening.

REPORT:

This scheme is to be integrated with the existing sheltered housing at Lime Court and Poplar Court off Greensward Lane run by the Springboard Housing Association Ltd. Two additional car parking spaces are proposed. This is below current policy requirements for sheltered housing and follows the level of parking provision for the original blocks. The possibility of two further parking spaces within the site is being discussed with the applicants agent.

Two letters have been received objecting for the following reasons: Overlooking/loss of privacy; greater access by the public to existing rear gardens; loss of trees/shrub cover. Requests for better screen fencing also made.

Objector addresses: 5 and 7, Selbourne Road, Hockley.

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49. ROC/2022/88/LB RAYLEIGH

91, HIGH STREET, RAYLEIGH

FIRST FLOOR REAR EXTENSION, REMOVAL OF INTERNAL GROUND FLOOR WALLS AND STAIRS, EXTERNAL ALTERATIONS, REDUCE CHIMNEY HEIGHT.

Zonings: Prime shopping frontage area; Grade II Listed Building; Rayleigh Conservation area.

APPROVAL: Delegated to the Director of Development pending clarification of points of detail concerning method of construction.

Cond...

1. Std. Cond. 3 - Commence in five years.
2. No part of the timber frame shall be removed from the building without prior agreement of the Chief Assistant (Conservation) acting on behalf of the Local Planning Authority.
3. No erosive cleaning methods are to be used on any part of the building without the prior agreement of the Local Planning authority.
4. All replacement materials are to be like for like. No second-hand timbers are to be introduced to the building during repairs.
5. All external rendering shall be in soft line plaster of a mix to be agreed by the Local Planning Authority prior to commencement of works.
6. All external materials to be used in the construction of the extension shall match the existing building and samples of materials shall be approved by the Local Planning Authority prior to commencement of works.
7. Any repointing of existing brickworks shall be in a soft lime mortar of a mix to be approved by the Local Planning Authority prior to commencement of work.

#### REPORT:

The former gas board showrooms are to be used for the retail of mens clothing. Internal alterations proposed include the removal of ground floor walls, all of which are comparatively modern and of no historic value. The part of the building fronting the private access road on the south side of the building has been dated back to 1385-1415 AD, the oldest known secular building in Rayleigh, and is possibly the cross wing of a hall house. At first floor and roof level the building is remarkably intact and the medieval appearance is to be restored by removing two eighteenth century partition walls and ceiling which are of poor quality. The timber framing is to be exposed internally. A chimney to the rear, which is of no historic value, is to be removed, and the lower part of the chimney in the south wall may be removed if the upper, external part can successfully be supported.

The shop front, which is believed to date from the 1920s, is to be replaced by a similar bowed front, but with larger panes more appropriate to the building.

Cond...



The rear extension is to house a new staircase to the upper floor to replace the existing staircase and enable more efficient retail use of the ground floor. Ancillary office space will be provided on the upper floor.

The use of the upper floor of the building has not yet been determined, but initially is likely to be used for storage of stock. The County Planner specialist advisor finds the proposed works acceptable in principle and recommends conditional consent, whilst the Civic Society has no comment to make.

The development will result in the restoration of the oldest part of the building, with most of the alterations affecting the 17th/18th part which has been much altered. Certain aspects of the proposal have still to be clarified and it is recommended that the decision to grant permission be delegated to the Director of Development, subject to the above conditions and any others considered necessary.

The County Planners (specialist Advisor) recommends approval subject to conditions 2-7.

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50. ROC/891/88 RAYLEIGH

91, HIGH STREET, RAYLEIGH

CONSTRUCT FIRST FLOOR SIDE AND REAR EXTENSION AND ALTERATIONS TO SHOP FRONT.

Zoning: Prime shopping frontage area.

Grade II Listed Building.

Rayleigh Conservation Area.

APPROVAL: Delegate to the Director of Development pending clarification of points of detail concerning method of construction.

Proposed Conditions:

As previous item, with the addition of :-

8. The use of the first floor of the building shall be ancillary to the retail use of the ground floor and shall not be used for any other purpose without the prior consent of the Local Planning Authority.

Cond...

REPORT:

Please see previous item.

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51. ROC/936/88/CM GREAT WAKERING

STAR LANE BRICKWORKS, STAR LANE, GREAT WAKERING

ERECT KILN.

Zoning: M.G.B.

County Matter.

RECOMMENDATION: - That the County Planner be informed that the Local Planning Authority consider a less obtrusive position within the site should be investigated.

REPORT:

This additional kiln is required to enable routine maintenance to be carried out on existing kilns without a loss of production. Output will be increased by 7% when all kilns are operating. The new kiln is of blue p.v.c. coated steel cladding in prominent location, whilst the existing kilns are of brick construction.

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52. ROC/935/88/CM ROCHFORD

CHERRY ORCHARD BRICKWORKS, CHERRY ORCHARD LANE, ROCHFORD

ERECT KILN.

Zoning: M.G.B.

County Matter.

Rochford Parish Council - no objection.

RECOMMENDATION: That the County Planner be informed that the Local Planning Authority has no objection to the proposal.

Cond...

REPORT:

The additional kiln is required to enable routine maintenance to be carried out on existing kilns without a loss of production. Output will be increased by 3% when all kilns are operating. The new kiln is of blue p.v.c. coated steel cladding and slightly taller than the existing brick kilns. Located to the rear of the site it will not have a significant visual impact on this part of the Roach Valley Conservation Zone.

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53.

ROC/888/88      HULLBRIDGE

FAIRFIELDS, LOWER ROAD, HOCKLEY

USE OF DWELLING WITHOUT COMPLIANCE WITH CONDITION RESTRICTING OCCUPANCY TO AGRICULTURAL WORKER.

Zoning:            M.G.B.

RECOMMENDATION: Delegate to the Director of Development to approve on the completion of a Legal Agreement requiring the occupancy restriction to be "transferred" to the main farmhouse "Sheepcotes Farm").

Std. Cond. 3 - Commence in five years.

REPORT:

A similar request (ROC/792/76) for the removal of this condition was refused in June, 1977 and later dismissed on appeal in April, 1978 following a Public Inquiry. The Inspector took the view that inadequate measures had to be taken to prove there was no demand for this type of property. He also referred to the fact that "Fairfields" was the only dwelling associated with the farm which had such a condition imposed thereon.

From inspections of the site, surrounding farmland and Sheepcotes Farmhouse some distance to the north, it is apparent that the latter building is much better suited to serve the needs of the farm than "Fairfields". This was admitted by the applicants in their submissions to the Public Inquiry (in paragraph 16 of the

Cond...

Inspector's Report). Whilst no further evidence has been produced regarding the sale of the property with the condition attached, it may become increasingly difficult to defend further refusals in future and, long term, the use of Sheepcotes Farmhouse for such purposes is seen to be the most logical solution. Due to the existence of a herd (approximately 40) of beef cattle, there is clearly a need for one farm residence on the holding and the above recommendation will ensure there is no loss of such.

Hullbridge Parish Council has objected as it was felt that agricultural workers moving into the district would not be able to afford property on the open market.

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54.

ROC/1052/88      HOCKLEY

REAR OF 8, PLUMBEROW MOUNT AVENUE, HOCKLEY

TWO DETACHED 3-BED HOUSES WITH INTEGRAL GARAGE.

Zoning:              Residential.

Frontage:          26.2m.

Depth:              23.4m.

REFUSAL:      .

1.      The development proposed would represent an inappropriate form of development of the site, resulting in serious overlooking and loss of amenity to the existing bungalow at the rear, by reason of the close proximity of buildings.
2.      The staggered relationship of the proposed dwellings to each other and to the existing dwelling to the south, No. 131, is such that each dwelling would unreasonably overlap and intrude into the outlook and amenity of its neighbours.

Cond...

REPORT:

The application site forms part of the rear garden of 8, Plumberow Mount Avenue and has frontage to Plumberow Avenue. Although generous in frontage, the retention of the bungalow fronting Plumberow Mount Avenue results in a restricted site depth, such that the proximity of buildings is considered to be unacceptable. There may, however, be scope for redevelopment of the whole site, involving the demolition of the existing bungalow. One letter of objection has been received, objecting to the proposal on the grounds of increased noise, disturbance and overlooking.

Addressee - 10, Plumberow Mount Avenue.

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55. ROC/943/88 RAYLEIGH

5, WELLSFIELD, RAYLEIGH

CHANGE OF USE FROM PUBLIC FOOTPATH TO PRIVATE GARDEN.

Zoning: Residential.

APPROVAL:

1. Std. Cond. 3 - Commence in five years.
2. The precise position of the western boundary shall be agreed on site with the Highway Authority prior to the commencement of the development hereby permitted.

REPORT:

This proposal will involve the enclosure of a small, irregular sided triangle of land presently having the appearance of waste ground. The main thoroughfare of the footpath will be unaffected.

A letter has been received from the Mount Rayleigh Women's Institute who would object if the main footpath was rendered inaccessible.

Two further letters of objection have been forwarded from residents who are under the impression that the footpath will be closed as a thoroughfare, but this will not be the case.

Objectors' Addresses - 8, Hanover Court; 46, Upway.

FORMER GUN SITE, ALEXANDRA ROAD, GREAT WAKERING

CONSTRUCTION OF ROADS AND ERECTION OF 27 DWELLINGS AND GARAGES.

Zoning: Area of Special Restraint (Policy H8).

Site Area: 0.85h.(2.11acres).

No. of Units: 27.

Density: 31.7p.h.(12.8p.acre).

APPROVAL: Subject to a Section 52 Agreement for the junction improvement, shown on drawing No. 8575/3 to be completed prior to the commencement of development, together with clear to ground level visibility splays provided as shown on the plan. Also, the requirements of Condition 5 are to be included in the Agreement.

1. Std. Cond. 3 - Commence in five years.
2. Std. Cond. 8 - Schedule of materials.
3. Std. Cond. 6 - ..... Local Planning Authority, including within it effective screening along the entire eastern, southern and western boundaries of the land edged blue on the submitted location plans, together with the remainder of the northern boundary outside and to the west of this application site. This scheme shall be carried out ....
4. The development hereby permitted shall be carried out in accordance with the revised plans received on 19th May, 1988, drawing Nos. 87, 303, 01A, 02A, 04, 05, 06A, 07A, 08A, 09A, 10A, 11A, 12, 13.
5. The existing buildings on the application site and on the adjacent land edged blue on the submitted plan shall be demolished, together with the making safe of the gun emplacements in accordance with a scheme first submitted to and approved by the Local Planning Authority prior to the commencement of any part of the development hereby permitted.
6. From its connection with Alexandra Road (existing carriageway width 6.1m. ) the proposed new estate road carriageway should taper over 10m. to 5.5m. wide with the taper on the outlet side.
7. The 1.8m. wide footway fronting plots 13 and 14 to abut the carriageway (as illustrated in red on returned print).

8. For the type 5a mews a special junction detail is required: "For the first 8m. from the back of the footway the mews must be restricted in width to 5.8m. (except for the 2.1m. x 2.1m. sight splays) and be contained by buildings or walls of a minimum height of 1.8m".

Within the mews a 500m. overhang strip will be required on both sides of the carriageway.

9. The junction of the type 4a road to be formed at right angles to the type 3 road. The footway to be continuous adjacent to the radius kerb and the carriageway as illustrated on the submitted plan hereby approved.

This junction to provide a temporary turning facility until such time as the estate roads are extended.

10. At each bend in internal estate roads at which the local Planning Authority shall have indicated by a blue line on the plan which accompanied the application and is returned herewith, the said roads shall be so formed as to include within their boundaries a splay at each bend, giving from any part of the road a clear and continuous view of traffic on any other part of the road within the limits of such splay in conformity with the said lines so placed on the plan.

11. With the exception of mews and mews courts the carriageway of the proposed estate road(s) shall be constructed prior to the commencement of the erection of any residential development proposed to have access from such road(s) and the proposed roads and turning spaces where applicable shall be constructed in such a manner as to ensure that each dwelling, before it is occupied, shall be served by a properly consolidated and surfaced carriageway between the dwellings and the existing highway. Further, the footways and footpaths commensurate with the frontage of each dwelling shall be constructed and completed within twelve months from the date of occupation of the dwelling.

12. Mews and mews courts. Details of the proposed finished surface(s) shall be submitted to the Authority for approval prior to the erection of any of the dwelling units proposed to have access therefrom. All statutory undertakers' services shall be laid prior to the commencement of any works of construction on the said access way(s); thereafter these works of construction shall proceed in such a manner as to ensure that each of such dwelling units, before it is occupied, shall be served by a properly consolidated and surfaced means of access between the dwelling and the existing highway. The final finished surface(s) of the access way(s) as approved by the Authority shall be laid within three

months of the completion of all dwelling units obtaining access therefrom or within any such extended period as may be agreed by the Authority.

13. Details of the proposed finished surface of the access ways intended for adoption other than roads and mews and mews courts shall be submitted to the Authority for approval prior to the erection of any of the dwelling units proposed to have access therefrom. All statutory undertakers' services shall be laid prior to the commencement of any works of construction on the said access way; thereafter, these works of construction shall proceed in such a manner as to ensure that each of such dwelling units, before it is occupied, shall be served by a properly consolidated and surfaced means of access between the dwelling and the existing highway. The final finished surface of the access way shall be laid within three months of the completion of all dwelling units obtaining access therefrom or within any such extended period as may be agreed by the Authority.
14. A 2.1m. x 2.1m. pedestrian visibility splay, relative to back of footway/highway, should be provided on both sides of all vehicular accesses and no obstruction above 600mm. in height should be permitted within the area of the splays.
15. Where the surface finish of private drives are intended to remain in unbound materials, the first six metres, as measured from the back of the highway, should be treated with an approved surface dressing to avoid the displacement of loose material onto the highway.
16. The garages and casual car parking spaces indicated on the submitted plan shall be provided concurrently with the erection of the dwellings they are intended to serve so as to be available on first occupation of the dwellings. The parking spaces shall be kept clear of any development or obstruction inhibiting its use as car parking space.
17. Std. Cond. 12A - Garage floorspace.
18. Except where otherwise required by conditions imposed hereon, screen walls/fences shall be erected in accordance with the scheme indicated on the submitted plan hereby approved before the dwellings on the plots they adjoin or serve are occupied and shall thereafter be maintained to the satisfaction of the Local Planning Authority.



19. The screen fence indicated on the submitted plan along the northern boundary of the site marked A, B, C, D shall be erected prior to commencement of the development and shall thereafter be maintained to the satisfaction of the Local Planning Authority.
20. A hedge screen of a species to be agreed with the Local Planning Authority prior to the commencement of the development hereby approved shall be planted along the northern boundary of the site indicated by the letters A-E, on the submitted plan returned herewith during the first planting season after the commencement of the development.
21. Std. Cond. 29 - ..... on plots 1 - 4 .....
22. Notwithstanding the conditions of Article 3, Schedule 1 and Class 1 of the Town and Country Planning General Development Order, 1977-87 or any Order revoking or re-enacting that Order, no dormer windows, roof lights, other windows, habitable floor space or extensions shall be installed, erected or formed within the roof of the dwellings hereby approved on plots 1-4.
23. The proposed windows and door glazing indicated by the letters OBS on the plan returned herewith shall be obscure glazed and the windows indicated by the letters OBSF shall be obscure glazed and fixed shut save for top vents openable for ventilation purposes and permanently retained as such thereafter in that condition notwithstanding the provisions of the Town and Country Planning General Development Order, 1977-88 as amended.

REPORT:

General

This application is for 2.11 acres of residential development, being part of the larger Area of Special Restraint approximately 9 acres in total identified at the southern end of Alexandra Road, Great Wakering.

An area, possibly marginally more than the current application site, is allocated of the former Approved Review Development Plan for Industrial purposes.

This Area of Special Restraint is centred on the old gun emplacements and residential campus which, after the War, continued in part as residential use and part industrial. Residential use was possibly the last use of the site, it now lies derelict and overgrown with many of the numerous buildings on site in an advanced state of disrepair and dereliction. The dereliction and making safe of this site has been cause for

concern by the residents of the area, the Parish and this Council for many years. Despite security fencing, entry is still possible to the site and one can appreciate local concern regarding danger.

### Policy

Areas of Special Restrained (H8 policy) are identified in the Local Plan for areas to accommodate appropriate future urban uses post 1990.

Proposals were put to the District Plan Working Party on the 11th November, 1987 by the new owner for earlier partial development at the northern end coupled with the clearance of the residual derelict buildings and the making safe of the old gun emplacements. In considering that proposition the Working Party were mindful of the long-standing need to secure improvements to this particular site. They considered, however, that it should not be dealt with by way of a modification to the District Plan and that the proper course would be to leave the site as H8 and for an application for development to come before the Planning Services Committee for consideration in the normal way and to be dealt with on its merits, bearing in mind the scope for phasing of development if that Committee were sympathetic as to the concept.

### Consultations

Great Wakering Parish Council - do not object but concern over inadequate services, especially water supply and sewage facilities.

Essex Water Company - confirm that the existing supply system to Alexandra Road is adequate to supply the existing properties but would need upgrading to supply this site, i.e. new main for most, if not whole, length of Alexandra Road. In the past the developer has been advised of this.

Head of Environmental Services - no adverse comment.

Anglian Water - have now withdrawn their initial objection on grounds of capacity of the sewage system, although they will probably object to future proposals for residential development until improvements to the sewage system have been carried out.

County Surveyor - directs that proposed junction improvements at Alexandra Road/High Street, together with clear to ground visibility splays be provided before any building works be commenced - (these are incorporated within the proposed Section 52 Agreement).

He also recommends in respect of the estate layout that Conditions 6 to 15 be imposed.

County Planner - notes the zoning and policy background to the site and considers the proposal premature at this stage. However, following discussion with Officers and explanation of the exceptional circumstances and advantages which apply here to this partial early development of an H8 site, the County Planner would not object.

Southend-on-Sea Borough Council - note the H8 allocation and refer to the Borough Council withdrawal of its objection to the Rochford District Local Plan for this site on the basis that the Local Planning Authority will require a high degree of landscaping and screening and will restrict development to no more than two storeys in height, with no access from Poynters Lane. This application does not appear to conflict with these considerations, except that the Borough Council would wish to see a much greater level of planting and screening around this and any subsequent phases of development, in order that there may be adequate screening from the surrounding open countryside at all stages of development.

#### Neighbour Responses

All residents in Alexandra Road were consulted (91 properties) generating individual responses from 29 properties.

There are two properties fully in favour of the proposal, one from notably the existing bungalow adjacent the site, No. 86.

By and far the most, 23 properties, do not object to the principle of residential development but object strongly to the use of Alexandra Road as the access route. The narrowness of the road, congested car parking, poor junction with High Street and noise, disturbance and nuisance, particularly from construction vehicles, being prominent amongst the grounds of objections against this access route. Suggestion is made that an alternative route via Poynters Lane be secured.

A further four properties object similarly on access grounds but also on further grounds, mainly of inadequate services - sewers, water pressure; that it is only part of larger site, green belt land, overlooking and changing plot 1 to a bungalow.

A petition with signatures on behalf of 65 properties in Alexandra Road totally oppose the development using Alexandra Road as an access.

#### Summary

The allocation of this site as part of an H8 site was consciously done into alia to alleviate the genuine concern of local residents regarding the dereliction and dangerous state of the site.

Allowing a partial development of the H8 site in advance of an overall assessment of post 1990 housing needs is considered consistent with the original reasoning for identification of this H8 site subject to all the buildings on the entire site being demolished and making safe of the old gun emplacements.

Access to the site via Alexandra Road is not opposed by the County Surveyor subject to the junction improvements with High Street. There is not an alternative access route immediately available or within the applicants control. Southend-on-Sea Borough Council's concern regarding any potential access off Poynters Lane arises from concern of not wishing to undermine the M.G.B. status of the surrounding land.

Given the exposed position of this site at the southern end of Great Wakering and the flat, topography Southend-on-Sea Borough Council wish to see a high degree of landscaping and screening is appreciated and condition 3 refers.

It requires the landscaping to be agreed and implemented along the borders of the overall H8 site.

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57. ROC/903/88 HULLBRIDGE

LAND ADJ. GLENDALE, ALFREDA AVENUE, HULLBRIDGE

ERECTION OF ONE DETACHED AND TWO SEMI-DETACHED HOUSES.

Zoning: Residential.

Frontage: 24.14m.

Depth: 40m.

APPROVAL: Delegate to Director to approve subject to satisfactory revisions, responses from neighbours and appropriate conditions.

REPORT:

The proposed development is for a pair of semi-detached and one detached two storey houses, on the east side of Alfreda Avenue. Amendments to the siting of the new dwelling have been requested and, subject to these being forthcoming, the proposed development is considered to be reasonable.

Letters from two neighbours have been received, objecting to the rearward projection of the new dwellings beyond the existing dwelling. The suggested amendments will, however, obviate any

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58.

ROC/699/88      RAYLEIGH

REAR OF 224, EASTWOOD ROAD, RAYLEIGH

OUTLINE APPLICATION TO ERECT DETACHED HOUSE AND GARAGE.

Zoning:              Residential.

Frontage:            13.7m.

Depth:               34m. (Minimum).

REPORT:

There is an existing vehicular access to the site from Nevern Road, in close proximity to the entrance to Wyburns County Primary School. The governing body of the school and four neighbours have objected to the proposal for the following reasons :-

- increased traffic hazard;
- loss of view;
- overlooking;
- development out of character.

Subject to satisfactory facilities within the site for vehicles to turn and therefore enter and leave the site in a forward gear, the proposal is considered reasonable.

The County Surveyor has raised no objections to the proposal.

Addresses - 222, 222a, Eastwood Road; 2, Nevern Close;  
99, Nevern Road.

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59.

ROC/277/86/2      RAYLEIGH

JUNCTION OF VICTORIA AVENUE AND LONDON ROAD, RAYLEIGH

ERECTION OF ONE RESIDENTIAL HOME FOR FOUR ADULTS RECOVERING FROM MENTAL ILLNESS.

Zoning:              Residential.

Floor Area:          130sq.m. approx.

APPROVAL:

1. Std. Cond. 8 - Submit materials schedule.
2. Std. Cond. 10 - Details of screening.
3. The car parking spaces shown on the submitted plan hereby approved shall be provided concurrently with the erection of the building and be made available on first occupation of its and shall thereafter be kept open and available for such use.
4. Std. Cond. 6 - A scheme of landscaping to be approved.
5. The existing trees shown on the submitted plans hereby approved shall be retained and not be felled, lopped or topped without the previous written consent of the Local Planning Authority; if any existing trees are removed without such consent, or become severely damaged or, within five years from the completion of the development become dead or dying or seriously diseased, they shall be replaced with others of a species, number, size and in positions to be agreed in writing with the Local Planning Authority and such replacement to take place within the first planting season, after the Council's written agreement, by the applicants or their successors in title. Any lopping or topping which may prove necessary shall be carried out to the satisfaction of the Local Planning Authority.

REPORT:

This application is for the approval of reserved matters only following the grant of outline planning permission for use of land for residential development (proposed group home for persons recovering from mental illness) on the 29th July, 1986.

Members may well recall the concern that this development caused locally and that Sanctuary Housing Association have been actively involved as owners of the site to try and secure approval of the details of the development. Sanctuary Housing Association work together with the local Mental Health Association and have, in the past, organised direct consultation with local residents in an attempt to explain their thoughts and proposals.

An earlier application for reserved matters was submitted under suffic 1, it continued to cause consternation locally with Rayleigh West Action Committee, together with seven individual letters strongly opposing it. (There was also one letter of no objection). The fundamental concern regarding the principle was reiterated but there was a strength of feeling regarding the siting, mass, size and character of the building on such a prominent site, overlooking and also the parking provision of two car parking spaces serving a home for six persons.

Officers, together with a Ward Member, met some of the prominent local objectors and, following on from that meeting, Officers sought to achieve significant revisions to the scheme. The result was the withdrawal of the earlier scheme and submission of the current application.

The current application has reduced considerably both the mass and size of the building, and the number of occupants from six to four whilst, at the same time, increasing the car parking provision from two to three spaces. This is considered overall to be a far more appropriate form of development of the site.

It has nonetheless continued to cause consternation with local residents, again from the Rayleigh West Action Committee and seven individual letters of objection.

The principle cause under fire once again (but this has been established by the grant of outline permission), together with strong feelings that the detailed design and external materials are inappropriate and out of character with the area. Concern is also levelled at the works to trees, awkward parking/access arrangements, proximity of building to pavement and overlooking of 1, Victoria Avenue.

Officers appreciate the concern regarding the appearance of the building and one of the main causes of concern the proposed grey roof tiles have been changed to brown by the applicant which is a far more appropriate colour in relation to its surroundings. The applicant was asked to consider omitting another main subject of concern the proposed "render treatment" at first floor eave level and above by perhaps merely continuing brickwork up to eaves level. However, the applicant is not willing to do so. A photograph of its use elsewhere, together with a sample card of the proposed wall and roof materials have been supplied which will be available at the meeting. It is felt that these do demonstrate the applicant's opinion that the co-ordination of materials will result in an attractive finish to the building reasonably related to the mix of both "house types" and external finishes to buildings in the area.

The applicant's Architect explains in writing that :-

"First floor panelling to the Petrarch 'Parchment' sample enclosed. Please note this is to be secret fixed with mitred corners in order to give the appearance of rendered panels. We enclose a photograph of a completed scheme designed by this office where a similar treatment with a rendered panel has been used.

We would stress while writing that this has been an extremely difficult project to design as it is surrounded by so many different types of housing. The immediately adjacent houses are rendered. On the other side of the road housing is predominantly brick.

Our careful choice of the brickwork and render will, we believe, result in a building which satisfactorily blends with its environment. We are also aware of the importance of this corner site as it is inevitable that any building sited here will act as a visual stop and pivot to the road junction. It is therefore essential that while choosing materials which will blend with the surrounding a carefully detailed and proportioned design is created and this we have done."

In respect of the overlooking of 1, Victoria Avenue, this cannot be substantiated given that the rear building line of this building is very similar to those to the west. Furthermore, regarding the large glazing area to the stairwell the applicant has supplied a section demonstrating that undue overlooking will not arise.

Equally, the other matters of concern cannot be substantiated, parking/access arrangements comply with normal criteria, the building has, in fact, been moved further away from the pavement than the closest point of the previous proposal and the scheme has been designed around the small group of trees at the northern end of the site albeit that some trimming back is likely.

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60. ROC/917/88 GREAT WAKERING

230-238, HIGH STREET, GREAT WAKERING

ERECT DETACHED SINGLE STOREY BUILDING TO ENCLOSE ELECTRICITY SUB-STATION.

Zoning: Residential.

APPROVAL: Delegate to the Director of Development to approve conditionally on receipt of revised plans and completion of consultations thereafter.

1. Std. Cond. 3 - Commence in five years.
2. The development hereby permitted shall be carried out in accordance with the plans, drawing No. 4/B5212, as amended on the 10th November, 1988.
3. The four car parking spaces to be provided within the south-west corner of the site shall be laid out in accordance with the plans, drawing No. 2013/3E, as amended on the 10th November, 1988; to be provided prior to the occupation of the sheltered housing units approved under ROC/036/87.



REPORT:

The siting of the proposed sub-station has yet to be agreed. The proposal, as originally submitted, would prejudice the provision of the car parking spaces serving the sheltered housing development, approved under ROC/036/87.

Minor alterations are also to be made to the roof of the sub-station in order to soften its impact upon the new development of the adjacent property, 238, High Street.

A letter of objection has been received from the adjoining property and it is hoped that the objections raised shall subside following receipt of the revised plans.

S U P P L E M E N T A R Y

SCHEDULE OF PLANNING APPLICATIONS TO BE CONSIDERED BY

PLANNING SERVICES COMMITTEE 15th DECEMBER, 1988

All planning applications are considered against the background of current town and country planning legislation, rules, orders and circulars, and any development, structure and local plans issued or made thereunder. In addition, account is taken of any guidance notes, advice and relevant policies issued by statutory authorities.

Each planning application included in this Schedule and any attached list of applications which have been determined under powers delegated to the Director of Development is filed with all papers including representations received and consultation replies as a single case file.

All building regulation applications are considered against the background of the relevant building regulations and approved documents, the Building Act, 1984, together with all relevant British Standards.

The above documents can be made available for inspection as Committee background papers at the office of the Director of Development, Acacia House, East Street, Rochford.

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PLANNING SERVICES COMMITTEE 15th DECEMBER, 1988 - SUPPLEMENTARY

SCHEDULE INDEX

<u>ITEM</u> <u>NO.</u>		<u>PROPOSAL</u>	<u>CASE</u> <u>OFFICER</u>
S.61	ROC/578/88	Convert bungalow to chalet. 42, Cheapside East, Rayleigh.	MDS
S.62	ROC/763/88	Construct porch, ground floor rear extension and first floor side extension to form annex. 59, Sutton Court Drive, Rochford.	MDS

*[Handwritten signature]*

## SUPPLEMENTARY SCHEDULE OF APPLICATIONS

PLANNING SERVICES COMMITTEE 15th DECEMBER, 1988

### INTRODUCTION:

This report relates to the following two items which would normally fall within the Director's delegated powers. However, the determining issue is common to both and they are brought to the Committee for the Committee's observations.

The issue is the manner of off-street parking provision and the lack of on-site garage or garage space within both schemes.

It is the general practice in considering applications for residential extensions to dwellings to retain, where it exists at present, potential garage space or, depending on specific site considerations, a carport. Similarly, when new plots are proposed within the curtilages of existing dwellings, it is the practice to retain at the least garage space for the original dwelling in addition to the requirements of the new dwelling.

The objective is to maintain a satisfactory visual and environmental provision of car parking provision in addition to the highway safety aspect. In other words, trying to avoid scarring use of front gardens for essentially car parking purposes. The overall environmental gain is considered significant and soundly reasoned albeit that on an individual basis strict adherence to such practice often seems unduly harsh to applicants.

In policy terms, the adopted Essex County Council "Standards for Car Parking in Essex" published in 1987 states for new private housing :-

- (a) Two parking spaces per dwelling; or
- (b) One garage or garage space per dwelling and, in addition, two car parking spaces per dwelling.

N.B. With an additional car parking space in either case for 4-bed units or more.

The previous Essex County Council policy required a garage space or garage, plus an additional car parking space in all cases. Members will note that alternative (a) does not require garage/ garage space at all, although in practice on new dwellings such provision is not resisted. It is thus the practice to apply alternative (b) in line with the previous policy.

Where physically possible to accommodate within extensions or to existing dwellings or space about the building, alternative (a) is considered appropriate and is a natural corollary of its application to new build and the withdrawal of permitted development rights to convert garages to habitable accommodation.

It is recognised though that if tested on appeal on individual cases, the Authority may be hard pressed to demonstrate the environmental advantages of such an approach.

The two cases in point are both being considered for refusal :-

S.61

ROC/578/88      RAYLEIGH

42, CHEAPSIDE EAST, RAYLEIGH

CONVERT BUNGALOW TO CHALET.

Zoning:            Residential.

Frontage:        12.32m.

Depth:            44m.

REFUSAL:

In the opinion of the Local Planning Authority, the proposal involves a substantial increase in the habitable accommodation of the dwelling without commensurate provision of suitable off-street parking space. The Local Planning Authority are of the opinion that a development of this scale to a modest existing property warrants and justifies the provision of garage (or garage space) to serve the dwelling. Without such provision the proposal would encourage visually unsatisfactory car parking to the front of the dwelling to the detriment of the appearance of the area and environment generally, particularly if repeated elsewhere.

REPORT:

This application is to convert an existing modest bungalow to a chalet, the existing floor area of the dwelling being increased by the addition of the new first floor accommodation comprising three bedrooms and two bathrooms.

The design has been revised to help overcome an objection from the neighbouring occupier at No. 44, but the neighbour maintains his strong objection. However, Officers feel that there is now no direct undue impact on No. 44. The Occupier of No. 44 also refers the need for adequate car parking at No. 42.

In fairness to the applicant, no garaging facility exists at present, but it is possible and practical to provide an integral garage within the ground floor of the dwelling given that an entire new first floor of accommodation is to be created.

This approach has been negotiated in other instances and, ultimately, the environment is the better for it. However, in this instance the applicant sees this as an unreasonable, inflexible request and proposes an alternative of a semi-circular in and out drive for two vehicles.

In the circumstances, whilst not wishing to appear unduly harsh, it is considered that, on balance, and as a matter of consistency, the proposal should be resisted.

A second neighbour at No. 40 has also recently lodged an objection to the proposal, the main complaint being lack of provision of suitable parking facilities for cars and a lorry on the application site.

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S.62

ROC/763/88      ROCHFORD

59, SUTTON COURT DRIVE, ROCHFORD

CONSTRUCT PORCH, GROUND FLOOR REAR EXTENSION AND FIRST FLOOR SIDE EXTENSION TO FORM ANNEX.

Zoning:            Residential.

Frontage:        12m.

Depth:          25m.

REFUSAL:

1. In the opinion of the Local Planning Authority, the proposal involves a substantial increase in the habitable accommodation of the dwelling without commensurate provision of suitable off-street parking space. The Local Planning Authority are of the opinion that a development of this scale to a modest existing property warrants and justifies the provision of garage (or garage space) to serve the dwelling. Without such provision the proposal would encourage visually unsatisfactory car parking to the front of the dwelling to the detriment of the appearance of the area and environment generally, particularly if repeated elsewhere.

2. This proposal entails the loss of an existing on-site garage, whilst concurrently proposing a substantial increase in the accommodation available by the provision of an annex unit and is considered to constitute an overdevelopment of the site.

REPORT:

This proposal is for a two storey side extension to an end terraced 3-bed property. The existing on-site garage is to be demolished and the only on-site car parking provision will be on the front garden where three car parking spaces can be achieved.

The extension does come within 1m. to the boundary at first floor level but, as the adjoining site is an open playground, this element is not considered unreasonable. The applicant would be prepared to enter into a Section 52 Agreement restricting the occupancy of the annex unit to that of a conventional "granny annex" arrangement within the same extended family with the overally with the overall site being one dwelling unit. It is also designed in a reasonable fashion as an integral part of the main dwelling.

The applicant was asked to accommodate a garage within the extension. However, he has secured the alternative of a Council rented garage from a block conveniently placed at the rear of the site. Unfortunately, this is on a rental basis which could be terminated at short notice by either the applicant or the Council. Such garages are not available to buy freehold.

It is considered, in the circumstances, that the proposal should be resisted without on-site garage or garage/space provision.

DELEGATED PLANNING DECISIONS - 15TH DECEMBER, 1988

I have decided the following applications in accordance with the policy of delegation and subject to conditions:-

APPROVALS

- ROC/958/87 New vehicular access at 145, Downhall Road, Rayleigh - Shelia Roberts.
- ROC/042/88 Erection of 3 detached houses and garages at former County Infants School, Main Road, Hawkwell - Essex County Council.
- ROC/127/88/1 Two 4-bed chalets with linked semi-integral garages (details) at 50, Hillcrest Avenue, Hullbridge - Messrs. Curtis & Odey.
- ROC/254/88 To erect estate road and 88 dwellings at land off Doggetts Close, Rochford - Mr. A. G. Cooke.
- ROC/479/88 Two storey side extension at 45, Thorpedene Avenue, Hullbridge - E. A. Roach.
- ROC/502/88 First floor side extension alterations and new bay window at 21, Macintyres Walk, Ashington - Mr. Waller.
- ROC/535/88 Retention of garden retaining wall, erection of detached car port and extensions/alterations to front and side of dwelling at 58, Daws Heath Road, Rayleigh - Mr. & Mrs. D. Watson.
- ROC/548/88 Front porch with balcony over, first floor extension and chimney to side at 16, Riverview Gardens, Hullbridge - S. Barron Esq.
- ROC/604/88/CC Convert building for use as 4-bed dwelling at Former Infant School, Main Road, Hawkwell - Essex County Council.
- ROC/616/88 Front and rear dormers at 21, Crouch Avenue, Hullbridge - Mr. D. Jones.
- ROC/630/88 Single storey rear extension at 21, Pevensey Gardens, Hullbridge - Mr. P. Jones.
- ROC/634/88 Two storey side extension and single storey extensions at 2, Latchingdon Close, Rayleigh - D. J. Wallis.
- ROC/636/88 First floor side extension at 77, London Hill, Rayleigh - A. Rodwell.
- ROC/646/88 Erection of two detached houses with garages & construction of access and fencing at land between Four Winds and Telephone Exchange, Coventry Hill, Hullbridge - Keneth Williams.
- ROC/649/88 Front dormer over existing garage at 25, Elm Drive, Rayleigh - Mr. Staff.
- ROC/670/88 Two storey rear extension and pitched roof over existing extension at 3, Wellington Road, Rayleigh - Mr. & Mrs. D. Robertson.
- ROC/677/88 First floor rear extension at 62, Leamington Road, Hockley - Brian Allard.
- ROC/687/88 Vehicular crossing for agricultural access at Sandy Lodge, Hambro Hill, Rayleigh - R. E. Wood.
- ROC/688/88 Single storey rear extension and garage to side at 37, Leamington Road, Hockley - Mr. & Mrs. Hughes.

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APPROVALS (Cont.)

ROC/695/88 Single storey rear extension at 101, Burnham Road, Hullbridge - B. Phillaps Esq.

ROC/724/88 Two storey side extension at 2, Copelands, Hawkwell - Mr. & Mrs. F. Parsons.

ROC/728/88 Construct pitched roof, form dormers in roofspace with dormers and balcony at rear - Mr. D. C. Mason.

ROC/739/88 Ground floor rear and side extension (including garage) to facilitate conversion of two dwellings into one at Barnfleet Cottages, Poynters Lane, Great Wakering - Mr. & Mrs. R. Bates.

ROC/745/88 Vehicular crossover at 64, Sutton Road, Rochford - Michael Westley.

ROC/753/88 First floor rear extension at 81a, Nelson Road, Rayleigh - Mr. Patel.

ROC/778/88 Single storey rear extension at 32, Central Avenue, Hullbridge - Mr. Megs.

ROC/782/88 Single storey rear extension at 22, Avon Close, Hawkwell - Mr. P. R. Daisley.

ROC/790/88 Single storey side extension incorporating garage at 12, Tonbridge Road, Hockley - C. Sanders.

ROC/794/88 Erect 1.75m. high screen wall to front boundary and erection of detached garage at 7, High Street, Great Wakering - Malcolm S. Wallace

ROC/800/88 Two storey side extension and front dormer at 29, Kingswood Crescent, Rayleigh - Mr. & Mrs. M Bainbridge.

ROC/812/88 First floor rear extension at 2, Vine Cottages, Barling Road, Barling Magna - Mr. C. Sutton.

ROC/818/88 New shopfront at 103, London Road, Rayleigh - J. P. Whitcombe Esq.

ROC/819/88 Two storey side and rear extension at Ramblers Lodge, Hillside Road, Rayleigh - Mr. L. Eaton.

ROC/822/88 Convert garage to living accommodation, add front porch and detached double garage at 29, Waxwell Road, Hullbridge - Mr. B. Weekes.

ROC/823/88 Ground floor front extension at 171, Daws Heath Road, Rayleigh - Mrs. A. Davis.

ROC/830/88 Two storey rear extension and single storey side and front extensions at 5, Ferndale Road, Rayleigh - Mr. A. Hawkins.

ROC/832/88 Single storey and two storey rear extension at 21, Creekview Avenue, Hullbridge - Mr. & Mrs. Betteridge.

ROC/833/88 Outline application to erection detached dwelling with double garage at Land adj. 6, The Chestnuts, Rayleigh - R. T. Berry.

ROC/837/88 Single storey rear extension at 7, Queens Road, Rayleigh - Mr. E. Wooding.

ROC/850/88 First floor front extension, porch and pitched roof to existing garage at 24, Alexandra Road, Rayleigh - Brian Passfield.

APPROVALS (Cont.)

- ROC/854/88 Two storey rear extension at 10, Western Road, Rayleigh - A. Carter.
- ROC/883/88 Detached utility room to side at 1, Oak Road, Rochford - Mr. P. Jackson.
- ROC/885/88 Detached garage at 20, High Road, Hockley-Mr. Bell.
- ROC/896/88 Singlestorey rear extension at 15, Ferndale Road, Rayleigh - Mr. J. Sharpe.
- ROC/898/88 Hanging bays to front elevation at 29, Harrow Gardens, Hawkwell - Mr. Harrison.
- ROC/901/88 Change of use from betting office A2 use to retail shop A1 use at 1, Eastwood Road, Rayleigh - Coral Estates Ltd.
- ROC/904/88 Use existing dwelling as doctors surgery at 23, Downhall Road, Rayleigh - Dr. Mary Anglin.
- ROC/907/88 Single storey side and rear extension at 2, Sudeley Gardens, Hockley - W. Kennedy Esq.
- ROC/910/88 Single storey rear extension at 6, Thorpe Close, Hawkwell - S. G. Packham.
- ROC/912/88 Single storey rear extension and front porch at Smithcroft, Barling Road, Great Wakering - T. Ray Esq.
- ROC/916/88 Single storey front extension at 10a, York Road, Hawkwell - C. J. Brown.
- ROC/920/88 Single storey side extension at 1, Buckingham Road, Hockley - Mr. P. Fuller.
- ROC/923/88 Single storey rear extension, alterations & garage to side at 24, Woodlands Road, Hockley - Mr. Williams.
- ROC/928/88 Side dormers at 28, Newton Hall Gardens, Ashington - Mr. D. H. Catchpole.
- ROC/933/88 Single storey rear extension at 63, Abbey Road, Hullbridge - P. Wilson Esq.
- ROC/934/88 Single storey rear extension at 74, Love Lane, Rayleigh - Mr. A. Hare.
- ROC/941/88 Single storey rear extension at 36, Leicester Avenue, Rochford - Mr. R. Wood.
- ROC/942/88 Vehicular crossover at 92, Stambridge Road, Rochford - Mr. D. M Crisp.
- ROC/955/88 Single storey rear extensions at 41, Purleigh Road, Rayleigh - Mr. Sharman.
- ROC/957/88 Single storey side extension at 142, Ferry Road, Hullbridge - Mr. F. Lawton.
- ROC/960/88 Single storey rear extension at 160, Ashington Road, Rochford - Mr. R. Watts.

APPROVALS (Cont.)

- ROC/963/88 Single storey side extension at 2, Assandune Close, Rochford - A. Johnson.
- ROC/971/88 Extend front dormer at 278, Little Wakering Road, Little Wakering - Mr. B. Dinning.
- ROC/976/88 Porch to side entrance door at 46, Orchard Avenue, Hockley - Mr. & Mrs. J. C. McMahon.
- ROC/986/88 Single storey front extension at 3, Tudor Close, Rayleigh - Mr. & Mrs. J. A. Tyson.
- ROC/1005/88 Two storey side extension at 26, New Road, Great Wakering - Mr. D. Lowden.
- ROC/2005/88/LB Removal of windows and replacement with one window at Rose Cottage, Stambridge Road, Stambridge - Mr. F. Lees.
- ROC/2015/88/LB Minor alterations to the second floor, part of ground floor and part of first floor (access only) at Barclays Bank Plc., 15, West Street, Rochford - Barclays Bank Plc.
- ROC/2019/88/LB Demolish and rebuild front boundary wall, demolition of existing garage and erection of detached garage at 7, High Street, Great Wakering - Malcolm Stuart Wallace.
- ROC/2020/88/LB First floor rear extension at 2, Vine Cottages, Barling Road, Barling Magna - Mr. C. Sutton.
- ROC/3024/88/AD Display of a free standing sign board at entrance to Rawreth Industrial Estate, Rawreth Lane, Rayleigh - Franklin Jay Ltd.
- ROC/964/88 Single storey side extension with integral garage and front porch at 36, Russet Way, Hockley - Mr. Berry.

## REFUSALS

ROC/047/88 Erect single storey side and front extension and extend roof over existing extension at rear at 253, Plumberow Avenue, Hockley - M. Chitteden Esq.

Reason: Excessive development in the M.G.B.

ROC/729/88 Demolish bungalow and garage and erect new chalet bungalow and garage at Glamis, Rawreth Lane, Rayleigh - Mrs. B. Hendry.

Reasons: 1) Excessive development in the M.G.B.

2) Create a precedent.

ROC/777/88 Vehicular crossover at Adj. Ardleigh House, Hall Road, Rochford - J. W. Butcher Esq.

Reason: Lead to conflict & interference of passage of through vehicles.

ROC/872/88 Pitched roof at Montem, Lark Hill Road, Canewdon - Mr. F. Fenn.

Reason: Excessive development in the M.G.B.

ROC/899/88 Dormer to rear and alterations to roof at 35, Oak Walk, Hockley - Mr. Robertson.

Reason: Overbearing affect on adjoining dwellings.

ROC/902/88 Outline application to erect one detached house with integral garage at Brading, Rebels Lane, Great Wakering - Mr Bandalow Esq.

Reason: Excessive development in the M.G.B.

ROC/918/88 Redevelopment of existing builders yard to accommodate a detached chalet at Adj. 319, Rectory Road, Hawkwell - Mr. Buddin.

Reasons: 1) Excessive development in the M.G.B.

2) Prejudices provision of car parking.

ROC/931/88 Construct pitched roof over flat roofed extension at East Lodge, The Drive, Rayleigh - Mr. Thompson.

Reason: Excessive development in the M.G.B.

ROC/944/88 Two storey front extension at 44, Rayleigh Avenue, Rayleigh - Mr. P. Ansell.

Reasons: 1) Would form a inappropriate bulk & size dwelling in the street scene.

2) Incongruous & unsatisfactory appearance.

3) Loss of privacy.

ROC/953/88 Garage and porch to front of dwelling at 112, Ashington Road, Rochford - Mr. R. Hodson.

Reason: Obtrusive feature in street scene.

REFUSALS (Cont.)

ROC/972/88      Outline application to demolish existing bungalow & erect two detached houses with integral garage at 4/5, Temple Gate Cottages, Sutton Road, Rochford - D. Carroll.

Reason:      Excessive development in the M.G.B.

ROC/882/88      Extend roof and single storey rear extension at 72, Somerset Avenue, Rochford - Mr. J. Honeyands.

Reason:      Overbearing & obtrusive.

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DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/REJECTIONS

DATE: 15th December, 1988.

PLAN NO.	ADDRESS	DESCRIPTION	
88/914A	2, Latchingdon Close, Rayleigh.	Alterations and extensions to form family room, study and bedrooms.	
88/916	74, Love Lane, Rayleigh.	New kitchen and dining room extension.	
88/938	Kingsmans Farm, Kingsmans Farm Road, Hullbridge.	Garage.	
88/954	Havering, Central Avenue, Hullbridge	Rear lounge and dining room extension.	
88/967	351, Eastwood Road, Rayleigh.	Additions.	
88/968	26, New Road, Ct. Wakering.	Two storey side extension.	
88/970	14, Parklands, Rochford.	Single storey side and rear extensions.	
88/995	27, Fountain Lane, Hockley.	Single storey side extension.	
88/1007	31, Moorcroft, Ashingdon.	Additions.	
88/1008	22, Harewood Avenue, Hawkwell.	Bay window.	
88/1009	Georgia, Ellesmere Road, Ashingdon.	Alterations to roof structure from that approved (88/836) 26.9.88.	
HN88/1034	245, Ashingdon Road, Rochford.	Cavity wall insulation.	
HN88/1035	2, Belvedere Avenue, Hockley.	Cavity wall insulation.	
HN88/1039	25, Harrow Gardens, Hawkwell.	Extension.	
HN88/1047	Bellair, Hill View Road, Rayleigh.	Cavity wall insulation.	
HN88/1048	16, Monksford Drive, Hullbridge.	Cavity wall insulation.	
HN88/1049	390, Ashingdon Road, Ashingdon.	New roofs to dormers.	
HN88/1056	48, Hill Lane, Hawkwell.	Cavity wall insulation.	
88/734A	The Chequers P.H., High Street, Canewdon.	New foul and surface water connections to sewers.	
88/992	6, Hillview Road, Rayleigh.	Garage.	
88/1015	239-243, Eastwood Road, Rayleigh.	Spiral stair, fire escape to outside wall, part-new first floor.	
88/1020	154, Rawreth Lane, Rayleigh.	Utility area (Inc. W.C.).	
88/1023	5, Caernarvon Close, Hockley	Rear extension.	
88/1025	4, Kent Way, Rayleigh.	Single single storey rear extension.	

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DELEGATED BUILDING REGULATION DECISIONS

APPROVALS/~~RENEWALS~~

DATE: 15th December 1988

PLAN NO.	ADDRESS	DESCRIPTION
88/956	10, Brook Close, Rochford.	Rear extension.
BN88/1012	Treetops, Barrow Hall Road, Barling.	Single storey rear extension.
88/934	55, The Chase, Rayleigh.	Garage extension, porch & utility room
88/486A	3, Downhall Road, Rayleigh.	Extension to lounge.
88/563A	239, Rectory Road, Hawkwell.	Erect house & garage.
88/935	57, The Chase, Rayleigh.	Garage extension, porch & utility room.
88/735A	65, Southbourne Grove, Hockley.	Rooms in roof.
88/203A	Essex Marina, Wallasea Island, Canewdon.	Demolition of existing buildings, erect new toilet block & office unit.
88/937	19, Broadlands Road, Hockley.	Rear addition/internal alterations.
88/723A	Plots 10 & 12, Land off Clements Hall Way, Hawkwell.	Two detached houses with garages.
BN88/1021	130, Ashington Road, Rochford.	Form new bathroom including installation of sanitary appliance.
BN88/1022	2, Mount Crescent, Hockley.	Cavity wall insulation.
88/942	63, Spa Road, Hockley.	Office extension.
88/1000	13, The Limes, Rayleigh.	Pitch roof extension to rear.
BN88/1031	55, York Road, Rayleigh.	Rear extension.
BN88/1032	22, Lancaster Road, Rayleigh.	Extensions and alterations.
88/263A	9, Cherry Close, Hockley.	Extension to ground and first floor.
88/542A	3, Eastern Road, Rayleigh.	Bungalow.
88/695A	99, Greensward Lane, Hockley.	Convert ex-surgery into four self-contained flats.
88/739A	310, Lt. Wakering Rd, Lt. Wakering.	First floor bedroom extension.
88/744A	38, Mayfield Avenue, Hullbridge.	Single storey rear extension.
88/821A	39, Woodside Chase, Hawkwell.	Extension.
88/868A	R/O 10, Tudor Way, Hawkwell..	Erect new house.
88/871A	99, New Road, Gt. Wakering.	Room in roof.
88/898A	82, Grove Road, Rayleigh.	Side extension to form double garage and bedroom extension to rear.

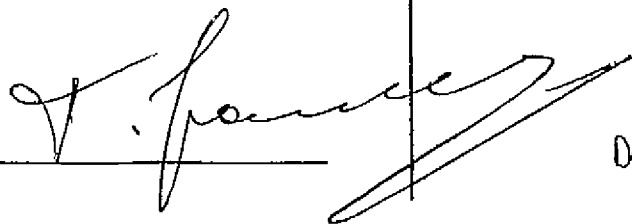
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DELEGATED BUILDING REGULATION DECISIONS

XXXXXXXXXX/REJECTIONS

DATE: 15th December 1988

PLAN NO.	ADDRESS	DESCRIPTION
88/876	465, Ashington Road, Rochford.	Convert exist. garage to granny annexe and extend existing garage.
88/882	2, Silverthorn Close, Rochford.	Rear dormer to existing rooms in roof.
88/885	Plots 7,8, & 9, Alfreda Avenue, H/B.	Erect 1 No. 4-bed detached & 2 No. Semi-detached houses.
88/892	399, Little Wakering Road, Barling.	Alterations to first floor extension (Phase II, part 2).
88/894	Airline Airspares Ltd, Aviation Way, Southend.	Erection of steel framed structure warehouse in conjunction with exist. offices.
88/897	55, Lt. Wheatley Chase, Rayleigh.	Erection of bungalow.
88/898	82, Grove Road, Rayleigh.	Side extension for double garage and bedroom to rear.
88/900	Ranking Flour Mills, Mill Lane, Stambridge, Rochford.	2 No. bulk outload bins.
88/905	R/O 39, Plumberow Avenue, Hockley.	Detached bungalow and garage.
88/912	65, Eastwood Road, Rayleigh.	First floor rear extension for offices and ground floor rebuild.
88/913	3, Broadlands Avenue, Hockley.	Extension to front.



DATE 11/1/89

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CHAIRMAN