

TOWN AND COUNTRY PLANNING ACT 1971

CPT/BR/174/89

Town and Country Planning General Development Orders

REGISTERED ON CARD

19 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Buildmaster Ltd.,** .....  
..... **c/o Ron Hudson Designs, 309 London Road, Hadleigh, Essex** .....

This Council, having considered your \*(Outline) application to carry out the following development :-

**Two detached, one bedroomed bungalows, with garages at 'Resolute' Sprundel Avenue, Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

**SEE ATTACHED SCHEDULE**

The reasons for the foregoing conditions are as follows :-

**SEE ATTACHED SCHEDULE**

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **30th March 1989** .

Signed by .....

**Chief Executive and Clerk  
of the Council**

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO.CPT/BR/174/89


CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. No development of the type specified in Classes A to H inclusive, of Part I of Schedule 2 of the Town and Country Planning General Development Order 1988, shall be carried out without the written permission of the Castle Point District Council.
4. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
5. The garage(s) shall be retained solely for that use and not converted into living accommodation.
6. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.

REASONS

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. The site of the development hereby approved is restricted in size and additional development could result in an unacceptable diminution in privacy or private open space standards.
4. To safeguard the amenities of the surrounding dwellings.
5. To retain adequate on site garaging provision.
6. To ensure garage forecourts of adequate depth clear of the adjoining highway.

Dated: 30th March 1989

  
Signed by:.....  
Chief Executive & Clerk of the Council



# The Planning Inspectorate

Noted ✓

Room 1006  
Tollgate House  
Houlton Street  
Bristol BS2 9DJ

Direct Line 0117-9878761  
Switchboard 0117-9878000  
Fax No 0117-9878443  
GTN 1374-8761

Mrs E McNeill  
Castle Point Borough Council  
Borough Secretary  
Council Offices  
Kiln Road  
Thundersley  
Benfleet  
Essex  
SS7 1TF

Your Ref:  
CPT/174/89/VAR

Our Ref:  
APP/M1520/A/99/1033168

20 April 2000

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990  
APPEAL BY MR AND MRS J HALSEY  
SITE AT 1 SPRUNDEL AVENUE, CANVEY ISLAND, ESSEX, SS8 7HD

I enclose a copy of our Inspector's decision letter.

Yours faithfully

Miss D Whitlock

212A

ENC1



## Appeal decision

Site visit held on 29 February 2000

by J S Deakin FRICS

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions

The Planning Inspectorate  
Tollgate House,  
Houlton Street  
Bristol BS2 9DJ  
☎ 0117 987 8927

Date  
**20 APR 2000**

**Appeal : T/APP/M1520/A/99/1033168/P8**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Mr & Mrs J Halsey against Castle Point Borough Council.
- The site is located at 1 Sprundel Avenue, Canvey Island.
- The application (ref: CPT/174/89/) was refused on 25 May 1999.
- The development proposed is the conversion of the garage into a second bedroom.

**Decision: The appeal is dismissed.**

### Procedural matters

1. Planning permission was originally granted, subject to conditions, on 30 March 1989 for the construction of a one bedroom bungalow. Condition 5 stated that the garage should, be retained solely for that use and not converted into living accommodation. The reason for the condition was to retain adequate on site garaging provision.
2. Condition 5 has been breached as the garage has been converted into a second bedroom. I am treating this as a retrospective application under Sec 73A(2)(b) of the Town and Country Planning Act 1990 to authorise an existing breach of a condition.
3. Reason 1 of the Council's Decision Notice refers to Policy H12 of the Local Plan, but the Council now say that this should have been Policy H18. In Reason 2, reference is made to Policy H18 SPG12 but the Council says that this should have been Policy H17 SPG12 (*sic*). I presume that this should read H17 and SPG12. Although these mistakes are regrettable, I do not consider that the appellants have been unduly prejudiced.
4. Planning Policy Guidance Note 3: Housing (PPG3) was published in March 2000 shortly after my site visit. This replaces the earlier 1992 edition of PPG3. I consider that it is a material consideration, and both parties were therefore asked to comment before I issued my decision.

### The Development Plan

5. The development plan comprises the Essex Structure Plan and the Castle Point Borough Council Local Plan which was adopted in November 1998. Policy H18 - Retention of Car Parking says that proposals which reduce car parking provision below the minimum requirement as set out in Appendices 4 and 12 will be refused. Appendix 4 - A1 is based on the Essex County Council Standards and sets out the Car Parking Standards for Housing. Policy SPG 19 says that proposals that rely solely on the use of areas between the dwelling and the highway for car parking provision will be refused. Policy H17 relates to Housing



## APPEAL DECISION

Development – Design and Layout, and SPG 12 sets out the minimum standards for the private amenity area of dwellings other than one bedroom bungalows.

**The main issues**

6. From my inspection of the site and its surroundings and from the representations received, I consider that the main issues are: (i) the effect on highway safety and the free flow of traffic arising from the proposed parking arrangements; (ii) the effect of the proposal on the living conditions of residents of the bungalow with particular reference to the provision of private amenity space; (iii) whether there are personal reasons of sufficient weight to justify allowing the appeal, having regard to development plan policies; and (iv) whether the recently published PPG3 is a material consideration of sufficient weight to override development plan policies.

**Inspector's reasons****Highway Safety**

7. Local Plan Appendix 4 – Standard A1 says that the minimum car parking requirement for dwellings with 3 bedrooms or less is two parking spaces per dwelling, or one garage and one additional space per dwelling. The appeal site has a front drive/parking area about 6 metres long, with space for one car. The loss of the garage means that there is only one space which is contrary to Policy H18.
8. There is a strip of grass about 2 metres deep which forms the front garden, and the appellants suggest that this could be converted into another parking space. The Council refers to Policy SPG19, but as the proposal would not rely solely on the use of an area between the dwelling and the highway for car parking provision, the proposal would not be contrary to this policy. Nevertheless, I consider that it would be difficult to manoeuvre cars in and out of this shallow strip of land and that it is not a practicable solution. Furthermore, hard surfacing of the front garden, together with car parking thereon, would detract from the appearance of the bungalow and of the street scene.
9. I saw at the time of my inspection that several of the roads in the vicinity were heavily parked due mainly to the limited amount of on-site parking available to many of the dwellings. Because of the narrow width of the roads and the parking on both sides, there was congestion and it was difficult for vehicles to pass each other. The western end of Sprundel Avenue, adjoining the appeal site, was not particularly congested at the time of my visit but this was only a short length of the road. From my site visit and my knowledge of the area, I appreciate that there is a general parking problem in many of the older residential areas of Canvey Island, and the loss of the appeal site garage could increase street parking, resulting in further congestion.

**Residential Amenity**

10. The bungalow is said to have a rear garden of about 93 square metres. This was acceptable under SPG 13 which requires that one bedroomed bungalows should have a minimum private amenity area of 70 square metres. However, SPG 12 requires all other dwellings to have a minimum area of 121 square metres where there is a separate garage, or 149 square metres in any other case. The size of the appeal bungalow's rear garden clearly falls well below these standards. The provision of a second bedroom could lead to an increase in the

## APPEAL DECISION

occupancy of the bungalow and the small rear garden is considered inadequate for more intensive use. The proposal would therefore be contrary to Policy H17.

## Personal Reasons

11. I have given very careful consideration to the appellants' personal circumstances and have considerable sympathy with their situation. I appreciate their difficulties in selling the property when prices fell, and their need for an extra bedroom for a child. I also note that they only have one car and have no intention of buying another. Whilst I accept their present circumstances are unlikely to cause any significant harm to the parking situation in the area, I must also have regard to the future. The second bedroom is likely to be in existence long after the present owners have moved elsewhere, and subsequent occupiers may have different personal needs. Furthermore, there are a large number of single bedroom bungalows on Canvey Island, and allowing this appeal would it make it more difficult for the Council to refuse similar applications. The long-term effect would be to increase congestion on streets that are already heavily parked.
12. It has been suggested that a temporary permission should be granted for the period whilst the present appellants occupy the property. In my view, similar objections arise, as it would be difficult to refuse other applications for temporary consents.

## Planning Policy Guidance 3: Housing

13. At the time when the Council determined the application, the proposal would have been contrary to adopted development plan policies and a refusal was justified. However, I have considered whether the recently published PPG3 is a material consideration of sufficient weight to override the relevant development plan policies.
14. The revised PPG3 in Paragraphs 59-62 under the heading 'Reviewing Parking Standards', deals with local authority requirements for car parking. Paragraph 60 says "Car parking standards for housing have become increasingly demanding and have been applied too rigidly, often as minimum standards. Developers should not be required to provide more car parking than they or potential occupiers might want, nor to provide off-street parking where there is no need, particularly in urban areas where public transport is available or where there is a demand for car-free housing." Paragraph 62 goes on to say that "Car parking standards that result, on average, in development with more than 1.5 off-street car parking spaces per dwelling are unlikely to reflect the Government's emphasis on securing sustainable residential environments. Policies which would result in higher levels of off-street parking, especially in urban areas, should not be adopted."
15. The main shopping centre of Canvey Island is about 1 km away and is outside easy walking distance. There are bus services which are said to run at 20 minute intervals at peak times, and hourly intervals off-peak and at weekends. Consequently, I do not think that it can reasonably be considered that services are readily accessible, as required by PPG3.
16. Some relaxation of parking standards would be justified in the light of the advice in PPG3 about the amount of on-site space to be provided and the personal circumstances of the appellants. However, in this case I consider that the amount of on-site parking is so limited and the congestion caused by existing street parking in the area is such, that unacceptable harm would be caused to road safety interests.

## APPEAL DECISION

## Conclusions

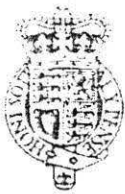
17. Paragraph 38 of PPG3 states that "In considering planning applications for housing development in the interim, before development plans can be reviewed, local authorities should have regard to the policy contained in this PPG as material considerations which may supersede the policies in their plan". I am required by Section 54A of the Town and Country Planning Act 1990 to determine the appeal in accordance with the development plan, unless material considerations indicate otherwise. The advice in PPG3, and the appellants' personal circumstances, are significant material considerations but on balance, I conclude that they are not of sufficient weight to override development plan policies.
18. I have also taken into account all the other matters referred to in the representations but consider that none of these are of sufficient weight to alter my decision.

## Formal Decision

19. For the reasons given above and in exercise of the powers transferred to me, I dismiss the appeal.



INSPECTOR



# The Planning Inspectorate

3/06a Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

<http://www.planning-inspectorate.gov.uk>

Direct Line 0117-3728135  
Switchboard 0117-3728000  
Fax No 0117-3728782  
GTN 1371-8135

Mrs E McNeill (Borough Secretary)  
Castle Point Borough Council  
Council Offices  
Kiln Road  
Thundersley  
Benfleet  
Essex  
SS7 1TF

Your Ref: ENF/1751  
Our Ref: APP/M1520/C/01/1058886  
APP/M1520/C/01/1058887  
Date: 4 June 2001

*c.c. Director of Planning*  
*Land Charges ✓*

Dear Madam

**TOWN & COUNTRY PLANNING ACT 1990**  
**APPEALS BY MR J HALSEY AND MRS J HALSEY**  
**SITE AT 1 SPRUNDEL AVENUE, CANVEY ISLAND, ESSEX**

I enclose a copy of our Inspector's decision on the above appeals.

The attached leaflet explains the right of appeal to the High Court against the decision and how the documents can be inspected.

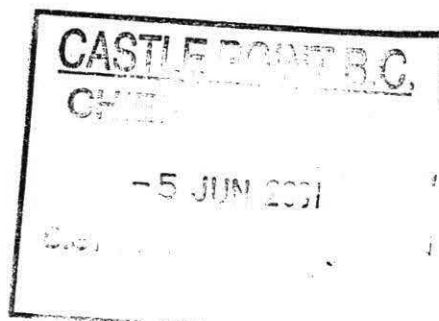
If you have any queries relating to the decision please send them to:

The Complaints Officer  
The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Phone No. 0117 372 8252

Fax No. 0117 372 6219

E-mail: [Complaints@planning-inspectorate.gsi.gov.uk](mailto:Complaints@planning-inspectorate.gsi.gov.uk)







# Appeal Decision

Site visit made on 08 May 2001

**by Felix Bourne BA(Hons) Solicitor Legal Associate RTPI**

an Inspector appointed by the Secretary of State for the  
Environment, Transport and the Regions

The Planning Inspectorate  
4/09 Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN  
☎ 0117 372 6372  
e-mail: enquiries@planning-  
inspectorate.gsi.gov.uk

Date

04 JUN 2001

**Appeal Ref: APP/M1520/C/01/1058886 (APPEAL 1) and 1058887 (APPEAL 2).**

**1 Sprundel Avenue, Canvey Island, Essex**

- The appeals are made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeals are made by Mr J and Mrs P Halsey against an enforcement notice issued by Castle Point District Council.
- The Council's reference is ENF/1751.
- The notice was issued on 4 January 2001.
- The breach of planning control alleged in the notice is, without planning permission, the conversion of the domestic garage into living accommodation in breach of a planning condition.
- The development to which the permission relates is two detached, one bedroomed bungalows, with garages at "Resolute", Sprundel Avenue, Canvey Island.
- The condition in question is No 5 of planning permission ref: CPT/174/89 which states that "the garage(s) shall be retained solely for that use and not converted into living accommodation".
- The requirements of the notice are to reinstate the garage serving 1 Sprundel Avenue, Canvey Island.
- The period for compliance with the requirements is 6 weeks.
- Mr Halsey's appeal is proceeding on the grounds set out in section 174(2)(a) of the 1990 Act as amended. Since, in the case of Mrs Halsey's appeal, the prescribed fees have not been paid within the specified period, neither the ground (a) appeal nor the deemed application for planning permission fall to be considered in the case of Appeal 2.

**Summary of Decision:** Appeal 1 is allowed and conditional planning permission is granted.

## Procedural Matters

1. I undertook an accompanied site inspection on 8 May 2001.

## Main Issues

2. A ground (a) appeal is relevant where the appellant seeks to argue that planning permission should be granted for what is alleged in the Notice. In considering that question it seems to me that there are three main issues in this case. They are the effect of the development on (i) highway safety and the free flow of traffic, and (ii) on the living conditions of residents of the bungalow, with particular reference to the provision of private amenity space, the third main issue being whether there are personal reasons of sufficient weight to justify allowing the appeal, having regard to development plan policies.

## Planning History

3. The breach occurred some years ago, and was undertaken in order that the appellants' daughter could have her own bedroom. She now occupies what was the original bedroom to the bungalow, whilst her parents have their bedroom in the converted garage. When the breach was brought to the Council's attention the appellants applied for planning

permission, but this was refused on grounds relating, first, to highway safety and the free flow of traffic, and loss of amenity and, second, to the limited amenity space at the property.

4. Following refusal the appellants appealed against that decision. However, their appeal (DETR ref: T/APP/M1520/A/99/1033168) was dismissed, by letter dated 20 April 2000, on grounds which echoed the concerns of the Council (the 2000 appeal).

### **Planning Policy**

5. Section 54A of the Town and Country Planning Act 1990 as amended requires that where the development plan contains policies relevant to the development proposal, I determine the appeal in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises, as it did at the time of the 2000 appeal, the Essex Structure Plan, and the Castle Point Borough Council Local Plan adopted in November 1998.

### **Inspector's Reasoning**

6. Whilst there were some errors in the Council's notice of refusal I am satisfied that the Inspector who determined the 2000 appeal correctly identified that the development was in conflict with the development plan and that his view that the personal circumstances were not sufficient to indicate that his decision should be other than in accordance with the development plan was, at the time, fully justified.
7. However, since that time we have had the judgement of Ouseley J, in *Basildon District Council v The Secretary of State for the Environment* (21 December 2000) which, in my view, emphasises the importance of taking personal circumstances into account, of recognising, in other words, the human element, even if those same, or similar, circumstances may arise elsewhere. Indeed, as planning is for people it seems to me that one of the challenges of the planning system is to seek to meet the needs of individuals without undermining other important principles fundamental to the nature and purpose of planning.
8. Paragraph 38 of Planning Policy Guidance: General Policy and Principles recognises that personal circumstances may be material to the consideration of a planning permission, though it indicates that such arguments will seldom outweigh the more general planning considerations. In particular it points out that, if the proposed development entails works of a permanent nature, they will remain long after the personal circumstances of the applicant have ceased to be material. In this case, however, I am encouraged by the fact that the appellants recognise the reasons for the Council's stance and are willing to do what they can to meet the Council's concerns and to prevent any permanent harm.
9. Thus, so far as the question of highway safety, and amenity, is concerned, the appellants point out that they own only one car and have no intention of buying a second. In the 2000 appeal decision the Inspector accepted that the appellants' circumstances were unlikely to cause any significant harm to the parking situation of the area.
10. Both the Inspector and the Council were, of course, quite right to be concerned also for the future. However, it seems to me that the appellants' offer to reconvert the garage were they to move from the premises would protect the situation in the long term. In saying this I recognise that, in the meanwhile, I could not impose a valid condition that would limit the

appellants' ownership, or use, of cars. However, bearing in mind the appellants' current intentions, and in what is, at most times at least, a quiet residential road, I consider the ability to safeguard the long-term parking provision to be sufficient in this case. I do not favour the appellant's suggestion that a further car-parking space be provided to the front of the property as this would be unsightly and would impede access to the property.

11. The offer to reconvert the garage would also mean that, in the long term, the dwelling would not have a level of accommodation inappropriate for the limited amount of amenity space available, thus overcoming the Council's second ground of objection. In the meanwhile, and subject to whether the appellants might be able to purchase adjoining garden land, there remains a shortfall of amenity space. However, balanced against the needs of the appellants and their six year old daughter to have their own bedrooms, I consider that, as a temporary expedient, this is acceptable.
12. In the light of the above, whilst I identify the same conflicts with the development plan that were recognised in the 2000 appeal decision, I consider that the personal circumstances, and the prospect of the long-term achievement of consistency with the development plan, indicate that my decision should be other than in accordance with the development plan. I shall therefore grant a personal planning permission, subject to conditions.

### Conclusions

13. I therefore conclude that, in the circumstances of this case, there would be no unacceptable effect on highway safety or the free flow of traffic and that the shortfall of amenity space can be accepted in the light of the personal circumstances prevailing in this case. Thus, whilst the development is in conflict with the development plan I conclude that those personal circumstances, and the long term safeguards that can be achieved, indicate that my decision should be other than in accordance with the development plan and should therefore be to grant planning permission.
14. In reaching my conclusions I have had regard to all the other matters raised with me, including that of precedent. However, it seems to me that, constrained as it will be in a way that will allow eventual compliance with development plan policy, the development will not create an unacceptable precedent. If it were to encourage other similar applications, the Council could in any event consider them on their individual merits.

### Conditions

15. As to conditions I shall therefore make the permission personal and require restoration of the garage before the appellants move from the property. This is required so as to ensure that, in the long term, there is no harm to highway safety, or the free flow of traffic, and to ensure that the level of amenity space is adequate for the level of accommodation offered. In addition I shall impose a condition along the lines suggested by the Council, in their statement in relation to the 2000 appeal, with regard to the use of the drive to the property, in the interests of highway safety and the free flow of traffic. I shall, however, alter the wording slightly so that it remains of equal relevance when the garage has been brought back into use as such. The appeal is therefore allowed, the notice is quashed and planning permission is granted in the terms set out in the Formal Decision below.

### Formal Decision

16. In exercise of the powers transferred to me, I allow Appeal 1 and direct that the enforcement notice be quashed. I grant planning permission on the application deemed to have been made under section 177(5) of the Act as amended for the development already carried out, namely the conversion of the domestic garage into living accommodation in breach of condition 5 imposed on planning permission reference CPT/174/89 at 1 Sprundel Avenue, Canvey Island, as shown on the plan attached to the notice, subject to the following conditions:

1. the use of the domestic garage as living accommodation shall be carried on only by the appellants and shall be for the period during which the premises are occupied by both or either one of them, and their daughter;
2. when the premises cease to be occupied by both the appellants the use hereby permitted shall cease and, prior to occupation by any other person, the garage shall be made available for use as a domestic garage incidental to the enjoyment of the dwellinghouse as such and shall thereafter be retained for that use;
3. the existing driveway at the property shall be retained solely for the parking and manoeuvring of vehicles and shall not be used for any other purpose.

### Information

17. This decision does not convey any approval or consent that may be required under any enactment, byelaw, order or regulation other than section 57 of the Town and Country Planning Act 1990.
18. Particulars of the right of appeal against this decision to the High Court are enclosed for those concerned.



FELIX BOURNE

Inspector



serious mistake was made by that Inspector when reaching his or her decision; or, for instance, that the inquiry, hearing or site visit was not handled correctly, or that the appeal procedures were not carried out properly. If a mistake has been made the Court may decide not to quash the decision if the interests of the person making the challenge have not been prejudiced.

Please note that under section 288 an application to the High Court must be lodged with the Crown Office within 6 weeks of the date of the accompanying decision letter. This time limit cannot be extended. Leave of the High Court is not required for this type of challenge.

## ADVICE

If you require further advice on making a High Court challenge you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL. Telephone: 020 794 76000.

## INSPECTION OF DOCUMENTS

In an inquiry case, any person who is entitled to be notified of the decision has a statutory right to view the listed documents, photographs and plans within 6 weeks of the date of the decision letter. Other requests to see appeal documents are not normally refused but please note that our appeal files are usually destroyed one year after the decision is issued. Please make your requests to Room 11/11(6), Tollgate House, Houlton St., Bristol BS2 9DJ (from 13 April 2001 - 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN), quoting the Inspectorate's appeal reference and stating the day and time you wish to visit. Give at least 3 days' notice and include a daytime telephone number, if possible.

## COMPLAINTS TO THE INSPECTORATE

You can make a written complaint about the decision letter, or about the way in which the Inspector has conducted the case, or any procedural aspect of the appeal to the Complaints Officer in Room 14/04, Tollgate House, Houlton St., Bristol BS2 9DJ (from 13 April 2001 - Complaints Officer, Quality Assurance Unit, 4/09 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN), quoting the Inspectorate's appeal reference. We aim to send you a full reply within 15 days of receipt of your letter. Please note that, once a decision has been issued, we cannot reconsider any appeal or decision. This can be done only following a successful High Court challenge as explained in this leaflet.

## PARLIAMENTARY COMMISSIONER FOR ADMINISTRATION (THE OMBUDSMAN)

If you consider that you have been unfairly treated through maladministration on the part of the Inspectorate or the Inspector you can ask the Ombudsman to investigate. The Ombudsman cannot be approached directly; only an MP can pass on your request. In most cases, your local MP may be the easiest to contact (their name and address is listed at the local library), although you may approach another MP if you prefer. Although the Ombudsman can recommend various forms of redress he cannot alter the appeal decision in any way.

## COUNCIL ON TRIBUNALS

If you feel there was something wrong with the basic procedure used for the appeal, you can make a complaint to the 'Council on Tribunals', 22 Kingsway, London WC2B 6LE. The Council will take the matter up if they think it comes within their scope. They are not concerned with the merits of the appeal and cannot change the outcome of the appeal decision.

Registered on system  
2.6.99

**CASTLE POINT BOROUGH COUNCIL**

Application No.  
CPT/174/89/VAR

**TOWN AND COUNTRY PLANNING ACT 1990**

Town and Country Planning General Development Order 1988

**BOROUGH COUNCIL OF CASTLE POINT**

To Mr. & Mrs. J. Halsey  
1, Sprundel Avenue,  
Canvey Island,  
Essex SS8 7HD.

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

Retrospective application for the conversion of former garage to second bedroom at 1, Sprundel Avenue, Canvey Island, Essex.

**for the following reasons:-**

1. The conversion of the garage to living accommodation is contrary to Policy H12 of the Castle Point Borough Council Local Plan and could lead to additional on-street parking which would be detrimental to highway safety, the free flow of traffic and cause inconvenience and loss of amenity to occupiers of residential property in the vicinity of the site.
2. The conversion of the garage to living accommodation creates a dwelling with inadequate private amenity area to serve the needs of the amount of accommodation to be provided in the dwelling thereby being contrary to Policy H18 SPG12 of the Castle Point Borough Council Local Plan and detrimental to the amenity the present and future occupiers of the dwelling should reasonably expect to enjoy.

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

SS7 1TF

Dated 25 May, 1999.  
Signed by *Bam Rollier*  
3  
Chief Executive

**IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF**

## TOWN AND COUNTRY PLANNING ACT 1971

CPT/BR/176/89

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON CARD

19 APR 1989

To ..... **Mr. R. Eaton** .....  
..... **18 Blackthorne Road,** .....  
..... **Canvey Island,** .....  
..... **Essex** .....

This Council, having considered your ~~(Outline)~~ application to carry out the following development :-

**Single storey, flat roofed, side extension at 18 Blackthorne Road, Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.

The reasons for the foregoing conditions are as follows :-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **30th March 1989** .....

Signed by .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

DISTRICT COUNCIL OF CASTLE POINT

19 APR 1989

To ..... Mr. D. Smith,  
9 Metz Avenue,  
..... Canvey Island,  
Essex

This Council, having considered your \*(Outline) application to carry out the following development :-

**Two single storey, flat roofed, rear extensions at 9 Metz Avenue, Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. The proposed window in the side elevation, serving the bathroom, shall be obscure glazed and permanently maintained as such.

The reasons for the foregoing conditions are as follows :-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. In order to protect the privacy of the adjoining residents.

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... 30th March 1989

Signed by .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

DISTRICT COUNCIL OF CASTLE POINT

19 APR 1989

To ..... Mr. P. Newman,  
14 Woodfield Road,  
Hadleigh,  
Essex

This Council, having considered your \*(Outline) application to carry out the following development :-

**One detached, three bedroom bungalow, with garage at 4 Sydervelt Road,  
Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

**SEE ATTACHED SCHEDULE**

The reasons for the foregoing conditions are as follows :-

**SEE ATTACHED SCHEDULE**

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... 30th March 1989

Signed by ..... *C. R. Chiffler*

Chief Executive and Clerk  
of the Council

3

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO.CPT/182/89

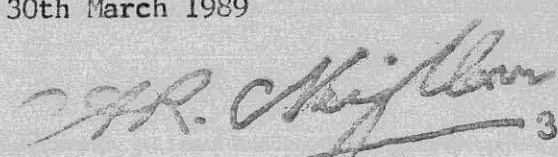
CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
4. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
5. The garage(s) shall be retained solely for that use and not converted into living accommodation.
6. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
7. No dormers, first floor extensions, windows, or other glazed areas shall be created in the roofspace of the dwelling hereby approved, without the prior consent, in writing, of the Castle Point District Council

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. To safeguard the privacy and amenities of both this and adjoining premises.
4. To safeguard the amenities of the surrounding dwellings.
5. To retain adequate on site garaging provision.
6. To ensure garage forecourts of adequate depth clear of the adjoining highway.
7. In order to protect the privacy of the adjoining residents.

Dated: 30th March 1989

  
Signed by:.....  
Chief Executive & Clerk of the Council

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

Reg on card  
27.4.89

## DISTRICT COUNCIL OF CASTLE POINT

To ..... **A.W. Nunn Esq.,** .....  
..... **22 Champlain Avenue,** .....  
..... **Canvey Island,** .....  
..... **Essex** .....

This Council, having considered your \*(Outline) application to carry out the following development :-

**Part single storey, part two storey, pitched roofed, front extension at  
22 Champlain Avenue, Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT  
PERMISSION for + (the said development)

subject to compliance with the following conditions :-

1. **The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.**
2. **The proposed development shall be finished externally in materials to harmonize with the existing building.**
3. **No windows or other glazed areas shall be created in the side elevations at first floor level, without the express consent, in writing, of the Castle Point District Council.**

The reasons for the foregoing conditions are as follows :-

1. **This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.**
2. **In order to ensure a development sympathetic to and in keeping with the existing development.**
3. **In order to protect the privacy of the adjoining residents.**

16th March 1989

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated .....  
Signed by .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

**REGISTERED ON CARD****-7 AUG 1989**

DISTRICT COUNCIL OF CASTLE POINT

To..... **A.V. Hale, Esq.,**  
**104 Florence Road,**  
**Canvey Island,**  
**Essex**

This Council, having considered your\*(outline) application to carry out the following development :-

**One detached, three bedroomed bungalow at 32 Eldertree Road, Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

**SEE ATTACHED SCHEDULE**

The reasons for the foregoing conditions are as follows:-

**SEE ATTACHED SCHEDULE**

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

13th July, 1989  
Dated .....  
Signed by *Bern Rollins* .....  
3/  
Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- \* This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

**IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF**



SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/184/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
4. A vehicle turning area shall be provided in the position hatched yellow on the plan returned herewith, such area to be hard surfaced to the satisfaction of the Castle Point District Council prior to the commencement of the development hereby approved.
5. No development of the type specified in Classes A to H inclusive, of Part I of Schedule 2 of the Town and Country Planning General Development Order 1988, shall be carried out without the written permission of the Castle Point District Council.
6. Where garage spaces and forecourt parking spaces are provided on the site, these facilities shall be retained solely for that use and for no other purpose whatsoever.
7. The proposed access shall be constructed in the position indicated on the plan hereby approved and shall have a width limit to 5.5m, and shall be splayed to a suitable crossing at the carriageway edge.
8. No gates, fences or other means of enclosure shall be erected at the junction of the proposed access and the highway boundary, without the express consent in writing of the Castle Point District Council.
9. Prior to the commencement of works on the site the Operations Engineer of the Eastern Electricity Board shall be contacted, and the appropriate ducting works undertaken to the satisfaction of Eastern Electricity.

/CONTINUED.....

Dated: 13th July, 1989

*Barry Rollins*

Signed by:.....3..  
Chief Executive & Clerk of the Council

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO.CPT/184/89

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
  2. To obtain maximum visibility in the interests of highway safety.
  3. To safeguard the privacy and amenities of both this and adjoining premises.
  4. In order to allow a vehicle to both enter and leave the site in forward gear, in the interests of highway safety.
- The site of the development hereby approved is restricted in size and additional development could result in the creation of unacceptable conditions within the site to the detriment of the amenity and safety of the occupiers of the dwelling hereby approved, and adjoining and local residents.
6. To ensure the retention of adequate on site car parking to the Council's adopted standard.
  - 7.& 8. In the interests of highway safety.
  9. In order to protect the interests of Eastern Electricity

Dated: 13th July, 1989

*Bam Rollins*

Signed by:.....  
Chief Executive & Clerk of the Council

CASTLE POINT DISTRICT COUNCIL

Application No.

**CPT/185/89**

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To .....  
**Mr. B.G. White,**  
.....**c/o Ron Hudson Designs, 309 London Road, Hadleigh,**  
**Benfleet, Essex.**

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

**Change of residential to day nursery at 1 Atherstone Road, Canvey Island**

for the following reasons:-

**The proposal would be likely to adversely affect amenities to nearby residents by virtue of increased noise activity and disturbance.**

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **11th April 1989**

Signed by .....  
Chief Executive and Clerk  
of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

11 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To ..... **British Telecom P.L.C.** .....  
..... **c/o British Telecom Trunk Network Operations, TNW4E226,** .....  
..... **Wellington House, Colchester, Essex** .....

This Council, having considered your \*(Outline) application to carry out the following development :-  
**Satellite dish at 259 Church Road, Thundersley**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT  
PERMISSION for + (the said development)

subject to compliance with the following conditions :-

**The development hereby permitted shall be begun on or before the  
expiration of five years beginning with the date of this permission.**

The reasons for the foregoing conditions are as follows :-

**This condition is imposed pursuant to Section 41 of the Town & Country  
Planning Act 1971.**

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **21st March 1989** .....

Signed by ..... *C. R. Chyng* ..... 3

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

19 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. B. Butler,**  
**c/o H. Kenneth Clark, 36 Crescent Road, Benfleet, Essex**

This Council, having considered your \*(Outline) application to carry out the following development :-  
**First floor, flat roofed, rear extension at 1 Richmond Avenue, Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

The reasons for the foregoing conditions are as follows :-

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **30th March 1989**

Signed by .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mr. and Mrs. R. Noble,**  
..... **c/o Essex Drawing Service, 10 Alfreda Avenue,**  
..... **Hullbridge, Essex**.....

This Council, having considered your\* ~~(outline)~~ application to carry out the following development :-

● **One detached, four bedroomed house with attached garage at 89 Manor Road, Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

**SEE ATTACHED SCHEDULE**

The reasons for the foregoing conditions are as follows:-

**SEE ATTACHED SCHEDULE**

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **18th May 1989**

Signed by

*Sam Rollison*

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- \* This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/191/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
4. A scheme of landscaping including details of all hedges, planting and tree planting to be carried out, together with details of all trees and other natural vegetation to be retained on site shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved; such landscaping scheme to be implemented prior to completion and occupation of the said development.  
  
Any tree contained within such scheme dying or being removed within 5 years of the date of this permission shall be replaced by a tree of similar size and species by the applicant or the applicants successor in title.
5. Details or samples of all materials to be used on the external elevations of the development proposed shall be submitted to and approved by the Castle Point District Council in writing, prior to commencement of the development hereby approved.
6. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
7. The garage(s) shall be retained solely for that use and not converted into living accommodation.
8. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.

/CONTINUED:.....

Dated: 18th May 1989

*Bern Rollins*

Signed by:.....

Chief Executive and Clerk of the Council

3

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/191/89

CONDITIONS/CONTINUED:

9. No trees shall be damaged, destroyed or uprooted, felled, lopped or topped without the previous written consent of the Castle Point District Council. Any trees removed without such consent or dying or being damaged or becoming seriously diseased within 5 years of the date of this permission shall be replaced with trees of such size and species as may be agreed with the Castle Point District Council.
10. All trees and shrubs (including hedges) must be protected by chestnut paling fences for the duration of the construction period at a distance equivalent to not less than the spread of the tree from the trunk. No materials are to be stored or temporary building to be erected inside this fence. No changes in ground level must be made within the spread of any tree or shrub without the prior written consent of the Castle Point District Council.
11. Where garage spaces and forecourt parking spaces are provided on the site, these facilities shall be retained solely for that use and for no other purpose whatsoever.
12. The windows at first floor level in the side elevations of the dwellings hereby permitted shall be obscure glazed and permanently retained as such.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. To safeguard the privacy and amenities of both this and adjoining premises.
4. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
5. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.
6. To safeguard the amenities of the surrounding dwellings.
7. To retain adequate on site garaging provision.

/CONTINUED.....

Dated 18th May 1989

*Bern Rollins*  
Signed by .....  
Chief Executive & Clerk of the Council.



SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/191/89

REASONS/CONTINUED:

8. To ensure garage forecourts of adequate depth clear of the adjoining highway.
9. To preserve the natural amenities of the site.
10. To preserve the natural amenities of the site.
11. To ensure the retention of adequate on site car parking to the Council's adopted standard.
12. In order to protect the privacy of the occupiers of the adjoining dwellings.

Dated 18th May 1989

*Beryl Rollinson*  
Signed by .....  
Chief Executive & Clerk of the Council.

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

19 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To ..... **M. Pooley, Esq.,**  
**c/o P.J. Design, 1A Brunel Road, Benfleet, Essex, SS7 4PS**

This Council, having considered your ~~\*(Outline)~~ application to carry out the following development :-  
**Single storey, hipped roofed, front extension at 10 St. Marys Road, Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.

The reasons for the foregoing conditions are as follows :-

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **30th March 1989**

Signed by ..... 3

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. & Mrs. Rand,** .....  
..... **c/o A.G. Coot Design, 24B Linroping Avenue,** .....  
..... **Canvey Island, Essex** .....

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

**Raising of ridge and formation of gable end wall, and first floor, sloped roofed, front extension and first floor, flat roofed, rear extension at 86 The Driveway, Canvey Island**

for the following reasons:-

**The proposed extension by reason of the proposed increase in ridge height, would create a visually disturbing feature in the street scene, which would spoil the appearance of the dwelling and the semi-detached pair of which it forms part.**

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **20th April 1989** .....

Signed by ..... *Benny Rollinson* .....

Chief Executive and Clerk  
of the Council

3

CASTLE POINT DISTRICT COUNCIL

\*(Outline) Application No.

CPT/BR/194/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

19 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. A. Taylor,**  
**c/o A.G. Coot Design, 24B Linroping Avenue, Canvey Island, Essex**  
.....

This Council, having considered your \*(Outline) application to carry out the following development :-

**Two detached, one bedroomed bungalows, with garages at Plots 2 & 3, 29 Nevada Road, Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

**SEE ATTACHED SCHEDULE**

The reasons for the foregoing conditions are as follows :-

**SEE ATTACHED SCHEDULE**

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **30th March 1989** .....

Signed by ..... *CR Skipton* .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/BR/194/89


CONDITIONS:

- The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
  3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
  4. No development of the type specified in Classes A to H inclusive, of Part I of Schedule 2 of the Town and Country Planning General Development Order 1988, shall be carried out without the written permission of the Castle Point District Council.
  5. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
  6. The garage(s) shall be retained solely for that use and not converted into living accommodation.
  7. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. To safeguard the privacy and amenities of both this and adjoining premises.
4. The site of the development hereby approved is restricted in size and additional development could result in an unacceptable diminution in privacy or private open space standards.
5. To safeguard the amenities of the surrounding dwellings.
6. To retain adequate on site garaging provision.
7. To ensure garage forecourts of adequate depth clear of the adjoining highway.

Dated: 30th March 1989

Signed by:   
Chief Executive & Clerk of the Council

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

7 JUN 1989

## DISTRICT COUNCIL OF CASTLE POINT

To..... **M.J. Mason, Esq.,**  
**c/o L.R. Killick, 32 Thundersley Grove, Benfleet, Essex, SS7 3EB**

This Council, having considered your ~~(outline)~~ application to carry out the following development :-

**First floor, flat roofed, rear extension at 57 Linden Road, Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for+ (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989  
Signed by *Barry Rollins*

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- \* This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

CASTLE POINT DISTRICT COUNCIL

\*(Outline) Application No.

CPT/BR/196/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

9 MAY 1989

DISTRICT COUNCIL OF CASTLE POINT

To ..... **G. Angerstein, Esq.,** .....  
25 Heideburg Road,  
..... **Canvey Island,** .....  
Essex

This Council, having considered your \*(Outline) application to carry out the following development :-

**Two detached, one bedroomed bungalows, with garages at 27 Thelma Avenue,  
Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

Subject to compliance with the following conditions :-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows :-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **20th April 1989**

Signed by .. *B. Robinson* ..

Chief Executive and Clerk  
of the Council

**3**

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/DR/196/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
4. No development of the type specified in Classes A to H inclusive, of Part I of Schedule 2 of the Town and Country Planning General Development Order 1988, shall be carried out without the written permission of the Castle Point District Council.
5. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
6. The garage(s) shall be retained solely for that use and not converted into living accommodation.
7. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.

REASONS

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. To safeguard the privacy and amenities of both this and adjoining premises.
4. The site of the development hereby approved is restricted in size and additional development could result in an unacceptable diminution in privacy or private open space standards.
5. To safeguard the amenities of the surrounding dwellings.
6. To retain adequate on site garaging provision.
7. To ensure garage forecourts of adequate depth clear of the adjoining highway.

Dated: 20th April 1989

Signed by:.....  
Chief Executive & Clerk of the Council

*Benny Rollinson*

3

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Castle Point District Council,** .....  
..... **c/o Barry Goodey Associates, 22 White Horse Lane,** .....  
..... **Maldon, Essex** .....

This Council, having considered your \*(Outline) application to carry out the following development :-  
**Extend existing canopy at Runnymede Hall, Kiln Road, Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT  
PERMISSION for + (the said development)

subject to compliance with the following conditions :-

**The development hereby permitted shall be begun on or before the  
expiration of five years beginning with the date of this permission.**

The reasons for the foregoing conditions are as follows :-

**This condition is imposed pursuant to Section 41 of the Town & Country  
Planning Act 1971.**

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **21st March 1989** .....

Signed by ..... *[Signature]* .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that  
described in the application.

**IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF**

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

19 APR 1989

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. W. Savill,**  
..... **235 London Road,**  
..... **South Benfleet,**  
..... **Essex**

This Council, having considered your \*(Outline) application to carry out the following development :-

**Vehicular Crossover at 235 London Road, South Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

**The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.**

The reasons for the foregoing conditions are as follows :-

**This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.**

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **30th March 1989**

Signed by ..... *C. R. C. H. J.*

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD  
9 MAY 1989

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. Fraser,**  
..... **c/o Douglas & Tarplett Des. & Eng.Ltd., 30 Waverley Crescent,**  
..... **Wickford, Essex, SS11 7LN** .....

This Council, having considered your \*(Outline) application to carry out the following development :-

**Single storey, pitched roofed, side extension at 2 Delview, Canvey Island**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for +(the said development)

Subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.

The reasons for the foregoing conditions are as follows :-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. To safeguard the residential amenities of the adjoining occupier.

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **20th April 1989**

Signed by ..... *B. Rollins* .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

## DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. P. Lewis,**  
 ..... **c/o Douglas & Tarplett Des. & Eng.Ltd., 30 Waverley**  
 ..... **Crescent, Wickford, Essex.**.....

This Council, having considered your \*(Outline) application to carry out the following development :-

**Pitched roofed, garage, first floor, flat roofed, front extension and part two storey, flat roofed, rear extension at 23 Bramble Road, Hadleigh**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.

The reasons for the foregoing conditions are as follows :-

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.

COUNCIL OFFICES, KILN ROAD,  
 THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **26th April 1989**

Signed by .....

Chief Executive and Clerk  
 of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

DISTRICT COUNCIL OF CASTLE POINT

19 APR 1989

To ..... Mr. Rawlingson,  
c/o Douglas Tarplett Des. & Eng. Ltd., 30 Waverley Crescent,  
Wickford, Essex.....

This Council, having considered your \*(Outline) application to carry out the following development :-  
Single storey, flat roofed, rear extension at 50 Gazelle Drive, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT  
PERMISSION for + (the said development)

subject to compliance with the following conditions :-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
3. No windows shall be created in the northern elevation, without the prior consent, in writing, of the Castle Point District Council.

The reasons for the foregoing conditions are as follows :-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. To safeguard the privacy and amenities of both this and adjoining premises.
3. In order to protect the privacy of the adjoining residents.

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... 30th March 1989 .....

Signed by .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

• This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... **M. Smith, Esq.,** .....  
..... **15 Manor Road,** .....  
..... **Benfleet,** .....  
..... **Essex** .....

This Council, having considered your \*(Outline) application to carry out the following development :-

**Two detached, four bedroomed houses with garages at "Janine" Villa Road, Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for +(the said development)

subject to compliance with the following conditions :-

**SEE ATTACHED SCHEDULE**

The reasons for the foregoing conditions are as follows :-

**SEE ATTACHED SCHEDULE**

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **26th April 1989** .....Signed by ..... **Barry Rollinson** .....Chief Executive and Clerk **3**  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

**IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF**

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORM PART OF DECISION NOTICE NO. CPT/203/89

CONDITIONS:

1. The development hereby permitted may only be carried out in accordance with details of the siting, design and external appearance of the building(s) and the means of access thereto (hereinafter called "the reserved matters"), the approval of which shall be obtained from the district planning authority before development is begun.
2. Application for approval of the reserved matters shall be made to the district planning authority within three years beginning with the date of this outline permission.
3. The development hereby permitted shall be begun on or before whichever is the later of the following two dates - (a) the expiration of five years beginning with the date of the outline permission; or (b) the expiration of two years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.
4. The reserved matters referred to in Condition 1 above shall contain full details of all materials to be used on the external elevations of the proposed development.
5. The reserved matters referred to in Condition 1 above shall contain details of all landscaping, planting and tree planting to be carried out on the site, together with details of all trees and other natural vegetation on the site to be retained.
6. The reserved matters referred to in Condition 1 above shall contain details of all hedges, fences, walls and amenity screening to be erected, planted or constructed to serve the development hereby approved.
7. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
8. No building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
9. The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.

/CONTINUED.....

Dated 26th April 1989

*Bam Rollins*

Signed by.....  
Chief Executive & Clerk of the Council. 3

31-35

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORM PART OF DECISION NOTICE NO. CPT/203/89

CONDITIONS/CONTINUED:

10. The garage(s) shall be retained solely for that use and not converted into living accommodation.
11. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
12. Where garage spaces and forecourt spaces are provided on the site, these facilities shall be retained solely for that use and for no other purpose whatsoever.
13. The windows in the side elevations at first floor level shall be obscure glazed and permanently retained as such.
14. Each dwelling shall be provided with a garage and two parking spaces.

REASONS:

- 1.) The particulars submitted are insufficient for consideration of the
- 2.) details mentioned, and also pursuant to Section 42 of the Town & Country
- 3.) Planning Act 1971.
- 4.) In order that full consideration can be given to these matters prior to
- 5.) commencement of the development hereby approved.
- 6.)
7. To safeguard the privacy and amenities of both this and adjoining premises.
8. To safeguard the residential amenities of the adjoining occupier.
9. To safeguard the amenities of the surrounding dwellings.
10. To retain adequate on site garaging provision.
11. To ensure garage forecourts of adequate depth clear of the adjoining highway.
12. To ensure the retention of adequate on site car parking to the Council's adopted standard.
13. In the interests of the amenity of the occupiers of the adjoining properties.
14. In order to provide satisfactory off-street parking provision to meet the needs of the occupiers of the accommodation provided.

Dated 26th April 1989

Signed by.....  
Chief Executive & Clerk of the Council.

Used as cover

Application No. CPT/203/89

TOWN AND COUNTRY PLANNING ACT 1971

TO THE DISTRICT COUNCIL OF CASTLE POINT  
FROM: N. Smith, Esq.,  
c/o Doug. E. Mills, 19 Downer Road South, Benfleet, Essex

In pursuance of the powers exercised by them as district planning authority this Council do hereby give notice of their decision to APPROVE the following matters and details which were reserved for subsequent approval in the planning permission granted.

26th April 1989

1989 in respect of Outline Application No. CPT/203/89

at 'Jasmine', Villa Road, Benfleet

Details of two four bedroomed detached houses and garages  
subject to compliance with the following conditions:-

The reasons for the foregoing conditions are as follows:-

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Date 25th July, 1989

Chief Executive and Clerk of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



Application No. ....CPT/BR/203/89

**TOWN AND COUNTRY PLANNING ACT 1971**

**Town and Country Planning General Development Order 1973**

**CASTLE POINT**

**District Council of**

To **M. Smith, Esq.,**

**c/o D.E. Mills, 19 Downer Road South, Benfleet, Essex**

In pursuance of the powers exercised by them as district planning authority this Council do hereby give notice of their decision to APPROVE the following matters and details which were reserved for subsequent approval in the planning permission granted.

on **26th April,** 19 **89** in respect of Outline Application No. ....  
**CPT/BR/203/89**  
at **"Janine", Villa Road, Benfleet**  
in accordance with the following drawings submitted by you:-

**Details of two detached, four bedroomed houses with attached garages**  
subject to compliance with the following conditions:-

The reasons for the foregoing conditions are as follows:-

**7th November, 1989**

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Date .....

**Ben Rollins**  
Chief Executive and Clerk of the Council

**3**

CASTLE POINT DISTRICT COUNCIL

Application No.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. F. Barnes,**  
..... **149 Essex Way,**  
..... **Benfleet,**  
..... **Essex,**  
..... **SS7 1LN**

This Council do hereby give notice of their decision to REFUSE permission for the following development:-

**One detached dwellinghouse at land adjoining eastern boundary of 149 Essex Way, Benfleet**

for the following reasons:-

1. The proposal is located in an area within the Extended Green Belt where development of this nature is granted only in the most exceptional circumstances.
2. The proposal is located in a prominent position on one of the most important roads within the District where the extension of development would be seriously injurious to the amenity and character of the area.

11th April 1989

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated .....  
Signed by .....

Chief Executive and Clerk  
of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

Noted &  
can

CPT/204/89

Appeal  
disred.

Chief Executive and Clerk

EAM/CAD/10/7/1153

Chief Planning Officer

CPT/204/89

19th January, 1990

c.c. Land Charges

Plan No. CPT/204/89 - One detached house-  
Land adjoining eastern boundary of 149 Essex  
Way - Appeal by F. Barnes

---

With reference to the above appeal, I attach a copy of the decision letter from the Department of the Environment. The Inspector has dismissed the appeal.

The decision will be reported to the Town Planning Committee on 6th February, 1990.

Bary Allinson,



Planning Inspectorate  
Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ  
Telex 449321

Direct Line 0272-218 927  
Switchboard 0272-218811  
GTN 1374

D/104/KJE/P

10/7/1989

Mr A T Inggs  
'Hawthorns'  
St Peters Road  
HOCKLEY  
Essex  
SS5 6AA

Your reference

Our reference  
T/APP/M1520/A/89/130228/P8

Date  
16 JAN 90

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY MR F L BARNES  
APPLICATION NO:- CPT/204/89

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Castle Point District Council to refuse outline planning permission for a detached dwelling house adjacent to the eastern boundary of 149 Essex Way, Benfleet. I have considered the written representations made by you and by the Council. I inspected the site on Tuesday 2 January 1990.

2. From my inspection of the appeal site and surroundings and from the representations, I am of the opinion that the main issues are whether the proposed dwelling would be injurious to the appearance and character of this part of the green belt countryside and whether there are any special circumstances that would outweigh the normal application of the Council's green belt policies.

3. The appeal site is situated at the east fringe of the built-up area of South Benfleet where a few houses on each side of Essex Way extend eastwards from the rest of that area. There are open fields on both sides of those houses and the appeal site is situated further to the east. As a result, it has a field to the side and rear, and another field and a gas sub-station site to the south, beyond Essex Way. The open character of the nearby countryside is particularly noticeable from the vicinity of the appeal site because the land slopes up fairly steeply away from the site to the north, east and south. In addition, the appeal site and the nearby dwellings are fairly conspicuous to passers-by on Essex Way.

4. I note that the appeal site, together with the open land to the north, east and south, is in the green belt as defined in the approved Review Development Plan and that the boundary between the green belt and adjacent built-up area follows the extent of the gardens of the existing houses. The Council's Development Plan policies provide that new buildings will not be permitted apart for purposes such as agriculture, except in very special circumstances, which do not include your client's proposal. I do not consider that the appeal site has the character of the garden of your client's existing house, despite the fence that defines its boundaries. This is because it is somewhat larger than the immediate curtilages of that house and those of the adjacent dwellings, it extends about 20 m into the adjacent countryside and the few trees on its boundary do little to distinguish its appearance from that of the adjacent field. The gas sub-station on the opposite side of Essex Way does not appear to extend the developed area because it is a fenced open site that is partly screened by a group of trees. In my opinion, the proposed dwelling would be seen as an extension of the built-up part of

South Benfleet into this open countryside that would be noticeably injurious to the open character that the green belt aims to protect. Moreover, although it is only one house, it would extend the built-up area of South Benfleet and thus tend to merge it with the built-up areas of Thundersley and Hadleigh to the east.

5. I note that the Council's policies and guidelines provide for extensions to dwellings and for replacement dwellings in the green belt, but none of these circumstances apply to your client's proposal. Furthermore, although your client's wife is partly disabled and it might be that the proposed house could be designed with that in mind, it is likely that the existing house could be adapted or another house purchased to make it more suitable for her needs; therefore, I do not regard these circumstances as sufficiently special to justify the proposed house, which would remain permanently, overriding the normal operation of the Council's green belt policies.

6. I have taken account of all the other matters on the representations, but I am of the opinion that they do not outweigh the considerations that led me to my decision.

7. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Sir  
Your obedient Servant

*D. J. Tuckett*  
=

D J TUCKETT ARICS MRTPI  
Inspector



## TOWN AND COUNTRY PLANNING ACT 1971

## Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To..... R. Pettitt, Esq.,  
52 Benfleet Park Road,  
..... South Benfleet, .....  
Essex

This Council, having considered your\*(outline) application to carry out  
the following development :-

**Two storey, pitched roofed craft workshop at rear of 7 High Street, South Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to  
GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

**SEE ATTACHED SCHEDULE**

The reasons for the foregoing conditions are as follows:-

**SEE ATTACHED SCHEDULE**

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated 13th June 1989  
Signed by Ben Rollins

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

- \* This will be deleted if necessary
- + Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

**IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF**

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORM PART OF DECISION NOTICE NO. CPT/205/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The building shall not be used until (1) the car parking area and access have been surfaced and (2) the site has been enclosed in accordance with details to be approved by the local planning authority.
3. The premises shall not be used for purposes other than those specified in Class B1 of the Town and Country Planning (Use Classes) Order 1987 or any succeeding legislation, without the express consent of the local planning authority.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To ensure that the development is satisfactory.
3. In the interests of amenity.

Dated 13th June, 1989

*Bern Rollins*

Signed by.....  
Chief Executive & Clerk of the Council.

3

## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

DISTRICT COUNCIL OF CASTLE POINT

19 APR 1989

To ..... **Mr. Bedwell,**  
**c/o Munday & Cramer; Station House; Haultwhistle Road;**  
**South Woodham Ferrers** .....

This Council, having considered your \*(Outline) application to carry out the following development :-  
**Part two storey, side extension and formation of first floor, incorporating two pitched roofed, front dormers and first floor, flat roofed extension, together with formation of hipped roof over garage at 9 Meynell Avenue, Canvey Island**  
in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions :-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows :-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **30th March 1989**

Signed by .....

**Chief Executive and Clerk  
of the Council**

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/207/89

CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.
3. No windows shall be created in the eastern elevation at first floor level, without the express consent, in writing, of the Castle Point District Council.
4. The proposed window in the western elevation at first floor level shall be obscure glazed and permanently retained as such.

REASONS

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971.
2. In order to ensure a development sympathetic to and in keeping with the existing development.
3. & 4. In order to protect the privacy of the adjoining residents.

Dated: 30th March 1989

*[Handwritten signature]*  
3

Signed by:.....  
Chief Executive & Clerk of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

**REGISTERED ON CARD**

**26 JUL 1989**

DISTRICT COUNCIL OF CASTLE POINT

To ~~Millrain Development Co. Ltd.~~ .....  
c/o Saunders & Huggins, 9 Palmers Avenue, Grays, Essex RM17 5UA  
.....

This Council, having considered your\* ~~(outline)~~ application to carry out the following development :-

Single storey, part pitched roofed, part flat roofed, 'L' shaped rear extension at 33 Woodfield Road, Hadleigh, Essex.

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for + (the said development)

subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. The proposed development shall be finished externally in materials to harmonize with the existing building.

The reasons for the foregoing conditions are as follows:-

1. This condition is imposed pursuant to Section 41 of the Town and Country Planning Act 1971
2. In order to ensure a development sympathetic to and in keeping with the existing development.

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..22nd June, 1989 .....

Signed by .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTRATION CARD

DISTRICT COUNCIL OF CASTLE POINT

19 APR 1989

To ..... **Mr. & Mrs. W.C. Street,** .....  
..... **c/o Ron Hudson Designs Ltd., 309 London Road,** .....  
..... **Hadleigh, Benfleet, Essex** .....

This Council, having considered your \*(Outline) application to carry out the following development :-  
**Single storey, pitched roofed, rear extension, single storey, pitched roofed,**  
**side extension and single storey, pitched roofed, front and side extension at**  
**27 Stanway Road, Benfleet**

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT  
PERMISSION for + (the said development)

subject to compliance with the following conditions :-

**SEE ATTACHED SCHEDULE**

The reasons for the foregoing conditions are as follows :-

**SEE ATTACHED SCHEDULE**

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

30th March 1989

Dated .....  
Signed by ..... 3

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/209/89


CONDITIONS:

1. The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.
2. Within the confines of the site, there shall be no obstruction to visibility, above a height of 2' (0.6m) within the area of the 2.1m x 2.1m sight splay to be provided at the junction of any vehicular access and the adjoining highway. Such sight splays to be provided prior to the commencement of the development hereby approved.
3. Prior to completion and occupation of the development hereby approved, a 1.8m (6') brick wall/close boarded screen fence shall be erected and thereafter retained in the positions indicated green on the plan returned herewith.
4. The proposed development shall be finished externally in materials to harmonize with the existing building.

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To obtain maximum visibility in the interests of highway safety.
3. To safeguard the privacy and amenities of both this and adjoining premises.
4. In order to ensure a development sympathetic to and in keeping with the existing development.

Dated: 30th March 1989

  
Signed by:.....  
Chief Executive and Clerk of the Council

CPT/210/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... R. J. Bristow Esq. ....  
c/o Ron Hudson Designs Ltd., 309 London Road,  
..... Hadleigh, Benfleet, Essex .....

This Council, having considered your \*(Outline) application to carry out the following development :-

Single storey, flat roofed, rear extension at 16 Furtherwick Road, Canvey Island

in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to GRANT PERMISSION for +(the said development)

Subject to compliance with the following conditions :-

The development hereby permitted shall be begun on or before the expiration of five years beginning with the date of this permission.

The reasons for the foregoing conditions are as follows :-

This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... 11th April 1989

Signed by .....

Chief Executive and Clerk  
of the Council

Note! This permission does not incorporate Listed Building Consent unless specifically stated.

\* This will be deleted if necessary.

+ Details of the development now permitted will be inserted here, where this is not precisely the same as that described in the application.

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF