

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..... **A. Johnson, Esq.,**
c/o Doug. E. Mills, Architectural Consultant,
19 Downer Road, Benfleet, Essex

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

Single storey, sloped roofed, front extension and two storey, pitched roofed, rear extension at 48 St. Mary's Drive, 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. The high level window at first floor level on the side elevation serving one of the new bedrooms shall be obscure glazed and permanently retained

as such. 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 protect the privacy of the occupiers of the adjoining dwellings.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989

Signed by

Barry Rollinson

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
J.C. Barber, Esq.,
38 Beverley Avenue,
Canvey Island,
Essex

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

**Formation of mansard roof over existing flat roofed house at 38 Beverley Avenue,
Canvey Island**

for the following reasons:-

The proposed roof treatment is clumsy and unsympathetic to the design of the existing dwelling and by reason of its height and mass would create an obtrusive and overdominant feature in the street scene.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989

Signed by *Barry Rollinson*

Chief Executive and Clerk
of the Council 3

TOWN AND COUNTRY PLANNING ACT 1971

CPT/295/89

Town and Country Planning General Development Orders

REGISTERED ON CARD
9 MAY 1989

DISTRICT COUNCIL OF CASTLE POINT

To Mr. E. Dandridge
..... c/o Frank Smith & Co., 33B Elm Road, Leigh-on-Sea, Essex

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

Vehicular access at 56 Hart 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 20th April 1989

Signed by
Bern Rollinger

Chief Executive and Clerk
of the Council

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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 Town and Country Developments,
..... c/o Ron Hudson Designs Ltd., 309 London Road, Hadleigh, Essex

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

83 detached houses and garages and ancillary roadworks at land north of The Chase rear of 263-301 Rayleigh Road, Thundersley

for the following reasons:-

1. The site is situated outside any area of land allocated for such purposes and is within an area allocated as Extended Green Belt on the Approved Review Development Plan and Metropolitan Green Belt in the Structure Plan where development of this type is permitted only in the most exceptional circumstances.
2. The retention of the Green Belt in this area is of paramount importance in preventing the unrestricted sprawl of parts of Thundersley and Hadleigh which if this proposal were to be allowed, would coalesce, and place under greater pressure the future retention of the adjoining Green Belt land to the west and would harm the character of the area generally.
3. The proposal would lead to the loss of an area of significant amenity value, comprising woodland, trees and hedgerows which supports many wildlife habitats including known badger setts.
4. The proposal represents an overdevelopment of the site likely to result in an unsatisfactory layout providing minimal amenity space standards and setting for the dwellings proposed and would therefore be out of character with the more open nature of the adjoining development and detrimental to the amenities reasonably expected to be enjoyed by the future occupiers of those dwellings.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 15th August, 1989

Signed by *Bern Rollins*
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

DISTRICT COUNCIL OF CASTLE POINT

7 JUN 1989

To **Mr. P. Coombes,**
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 storey rear extension at 39A High Street, 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 & 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 *B. R. [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

DISTRICT COUNCIL OF CASTLE POINT

To..... **A.D. Williamson, Esq..**
 c/o R. Garwood, 1 Stoneleighs, Thundersley, Essex
.....

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

Formation of slope roof over existing flat roofed porch and formation of pitched roofs over existing front dormers and slope roof over rear dormers and rear extension at 4 Knightswick 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 **1st 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

DISTRICT COUNCIL OF CASTLE POINT

To **S.B.C. Development,**
..... **c/o Ron Hudson Designs, 309 London Road, Hadleigh, Essex**
.....

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

**Construction of six, two bedroom bungalows and one, three bedroom bungalow
at land at rear of Miramar Avenue, access off Sycamore Close, 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 **26th April 1989**

Signed by *R. Lister*

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
FORM PART OF DECISION NOTICE NO. CPT/300/89

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. 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.

3. 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.
4. None of the dwellings shall be occupied until the access road has been constructed, foul and surface water drainage has been provided, all in accordance with details to be approved by Castle Point District Council.
5. No extensions, enlargements or other alterations to the property which are permitted development by virtue of Classes A to H of Part 1 of the Town and Country Planning General Development Order 1988, or any succeeding legislation, shall be carried out without the prior consent of Castle Point District Council.

The garage(s) shall be retained solely for that use and not converted into living accommodation.

/CONTINUED.....

Dated 26th April 1989

Bern Rollins

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

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31509

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/300/89

REASONS:

1. This condition is imposed pursuant to Section 41 of the Town & Country Planning Act 1971.
2. To ensure a satisfactory development incorporating a degree of natural relief in the interests of the amenities of this site.
3. In order to ensure a satisfactory development in sympathy with and harmonious to existing development in this area.
4. To ensure that the development is satisfactory.
5. Because the carrying out of works may be prejudicial to the amenity of occupier of nearby property.
6. To retain adequate on site garaging provision.

Dated 26th April 1989

Benny Rollins
3/

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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **J. Cook, Esq.,**
3 Central Close,
Hadleigh,
Essex

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

First floor, flat roofed, rear extension at 3 Central Close, 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.
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

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

11 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To.....**Mr. P.W. Stone,**
.....**32 Mount Road,**
.....**Benfleet,**
.....**Essex**

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

First floor, flat roof, rear extension at 32 Mount 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 **1st June 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

12 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **B. Chelton, Esq.,**
..... **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 :-

Single storey, hipped roofed, side extension at 11 Andyk 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.
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 18th May 1989

Signed by *Sam 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

REGISTERED ON CARD
7 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To Mrs. Baldry,
c/o Mr. K. Calvert, 6 Howard Crescent, Pitsea, Essex

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

Single storey, flat roofed, rear extension at 89 Kents Hill 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:-

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

Sam Rollinson

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 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mr. Bland,**
c/o Munday & Cramer, Hailwhistle Road, South Woodham Ferrers

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

Single storey, flat roofed, rear extension at 12 Lodge Close, 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:-

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 13th May 1989
Signed by *Barry 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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

DISTRICT COUNCIL OF CASTLE POINT

7 JUN 1989

To..... A. Thompson, Esq.,
c/o Doug. E. Mills, 19 Downer Road South, Benfleet, Essex
.....

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

First floor, flat roofed, rear extension at 63 Falbro Crescent, 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.
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 *Sam Rolinger*

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 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **P. Nobbs, Esq.,**
c/o Doug E. Mills, Architectural Consultant, 19 Downer Road South,
Benfleet, Essex

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

First floor, part pitched roof, side extension and ground floor extension and porch with pitched canopy over at 27 Downer Road North, 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

18th May 1989

Dated

Signed by

Sam Rollinson

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/BR/312/89

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 building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
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 window created at first floor level serving the ensuite bathroom 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. 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.
4. To safeguard the amenities of the surrounding dwellings.
5. To retain adequate on site garaging provision.
6. In order to protect the privacy of the occupiers of the adjoining dwelling.

Dated 18th May 1989

Bam Rollins

Signed by3.....
Chief Executive & Clerk of the Council.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

DISTRICT COUNCIL OF CASTLE POINT

7 JUN 1989

To.....**L. Marriner, Esq.,**.....
.....**80 Chesterfield Avenue,**.....
.....**Benfleet,**.....
.....**Essex**.....

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

Single storey, pitched roofed, front extension at 80 Chesterfield 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.

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 **18th May 1989**

Signed by *B. Marriner*

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/315/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD
21 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. R.D. Town,
..... c/o Mr. D.L. Goodliff, 151 Francis Way, Silver End,
..... Witham, Essex.

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

**Single storey, pitched roofed, rear extension at 3 Broomfield Green,
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 **1st June 1989**

Signed by

Sam Robinson

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/315/89

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 building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
4. No windows, openings or other glazed areas shall be created in the side elevations of the extension hereby approved, without the express 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. 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.
4. In order to protect the privacy of the adjoining residents.

Dated: 1st June 1989

Benny Rollinson

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. J. Ellis,**
..... **17 Elm Road,**
..... **Canvey Island,**
..... **Essex**

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

One detached, four bedroomed house and garage at 3 Hawthorn 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

**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/316/89


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. The proposed window in the southern 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. 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

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON CARD

11 JUL 1989

To..... **R. Lazell, Esq.,**
c/o Robert H. Russell, 20 Falbro Crescent, Hadleigh, Essex

This Council, having considered your* (outline) application to carry out
the following development:-
Porch at 2 Highfield Avenue, 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.
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

1st June 1989

Dated
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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

12 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. O'Connell.
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 :-

Single storey, hipped roofed, side and front extension at 1 Marine 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, openings or other glazed areas shall be created in the eastern elevation of the extension hereby approved 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.

COUNCIL OFFICES, KILN ROAD

THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989
Signed by *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.

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED

9 MAY 1989

DISTRICT COUNCIL OF CASTLE POINT

To Mr. and Mrs. G. Dunton,
c/o Ron Hudson Designs Ltd., 309 London Road,
Hadleigh, Essex.....

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

**Raising of ridge and formation of hipped roofed, front and rear dormers
at 9 Mornington 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.
3. No windows, openings or other glazed areas shall be created in the southern elevation, 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.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated 20th April 1989

Signed by *Barry Rolinson*

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

Application No.

CPT/320/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

N.D. Ryan Builders,

c/o Ron Hudson Designs Ltd., 309 London Road,

To **Hadleigh, Benfleet, Essex**

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

One detached bungalow and garage at site rear of No. 133 Kiln Road, Benfleet

for the following reasons:-

The proposal is situated outside any area of land allocated for such purposes and is within an area allocated as Extended Green Belt on the Approved Review Development Plan and Metropolitan Green Belt in the Structure Plan where development is permitted only in the most exceptional circumstances.

COUNCIL OFFICES, KILN ROAD

THUNDERSLEY, BENFLEET, ESSEX

26th April 1989

Dated

Signed by *Rollins*

Chief Executive and Clerk
of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF

CASTLE POINT DISTRICT COUNCIL

Reg on card
12.6.89
(Outline) Application No..

CPT/321/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To..... **Lansley & Mansfield Contracts,**
c/o Saunders & Huggins, 9 Palmers Avenue, Grays, Essex
.....

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

Proposed offices at first floor level with car parking and access below at former telephone Exchange, Canvey 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 **17th May 1989**

Signed by *John Kellum*
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/321/89

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 area hatched yellow on the plan returned herewith shall be hard surfaced to the satisfaction of the Castle Point District Council and any car parking spaces provided, shall be marked thereon in materials approved in writing by the said authority, prior to the occupation of the development hereby approved.

REASONS:

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

/CONTINUED.....

Dated 17th May 1989

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


3/

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/321/89

REASONS/CONTINUED:

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. In order to ensure a satisfactory and acceptable development of this site.

Dated: 17th May 1989

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

CPT/322/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON CARD

9 MAY 1989

To **Mr. P. Haile,**
..... **c/o P.J. Design, 1A Brunel Road, Benfleet, Essex**

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

First floor, pitched roofed, rear extension at 277 Daws Heath 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.
3. The windows created in the side elevations at first floor level shall be obscure glazed and permanently retained as such.

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. In order to protect the privacy of the occupiers of the adjoining dwellings.

COUNCIL OFFICES, KILN ROAD,
THUNDERSLEY, BENFLEET, ESSEX

Dated **20th April 1989**

Signed by.....

Bar 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

Application No.

CPT/323/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Mr. L.F. Wells,**
..... **c/o G.B. Spencer Ltd., 2 Market Sq. Chambers, Rochford, Essex**

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

Proposed six bungalows at land off Fairmead Avenue, Daws Heath, Benfleet

for the following reasons:-

1. The proposal represents an overdevelopment of the site with inadequate turning head and servicing facilities and would create pressure for the removal of existing mature trees which would be deleterious to the amenity and character of the area generally.
2. The proposal does not provide a proper setting for the existing dwellings 19 and 23 Fairmead Avenue in keeping with the more open nature of properties at junctions elsewhere on this estate and would therefore be out of character in the street scene in this area generally.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **17th May 1989**

Signed by *Kellison*

Chief Executive and Clerk
of the Council



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

B/1204/LM/P

c.c. CPO 26/4/90-tm

Messrs G B Spencer Ltd
2 Market Square Chambers
BROMFORD
Essex
SS4 1AL

Your reference

Our reference

T/APP/M1520/A/89/136341/P2

Date

24 APR 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR L F WELLS
APPLICATION NO:- CPT/323/89

1. I have been appointed by the Secretary of State for the Environment to determine the above-mentioned appeal against the decision of the Castle Point District Council to refuse outline planning permission for the erection of 6 bungalows on land off Fairmead Avenue, Daws Heath, Thundersley. I have considered the written representations made by you and by the Council and also those made by interested persons. I inspected the site on 12 March 1990.

2. This is an outline application but I note that the submitted plan 5118 shows the siting of 6 bungalows and the proposed access. I have dealt with the appeal on this basis.

3. You propose to demolish a semi-detached bungalow, No 21 Fairmead Avenue, to allow access through to the site which is between the rear of properties in Daws Heath Road and Fairmead Avenue. I have had regard to the provisions of the Essex Approved Review Development Plan and the Approved Structure Plan and the Council have raised no objection, in principle, to the use of this site for residential development.

4. From the representations and my visit to the site and surroundings, I consider that the decision on this appeal rests on whether the amount of development proposed and the access arrangements would be harmful to the appearance of the area and would cause disturbance to the occupiers of adjoining dwellings.

5. The Council objected to the development partly on the basis that the turning space at the head of the access would not be of the required standard and that a line of trees on the north-west boundary of the site would be threatened. I considered whether treating the siting and access as reserved matters might resolve this objection but I have come to the view that the proposal for 6 bungalows would not allow the extra space to be made for a standard turning head and, at the same time, site the buildings further away from the trees.

6. The line of mainly fine, mature oaks are the subject of a Tree Preservation Order and the Council have been advised that no building works should be carried out within 30 m of the trees. The application shows development within 2.5 m and I consider that up to 7 of the trees may be threatened. This is an area of closely developed bungalows and dormer bungalows and the trees, which can be seen from the surrounding roads, provide a setting for the dwellings. The amount of development proposed, particularly if the turning space requirements were to be complied with,

would, to my mind, bring about loss or damage to the trees resulting in significant harm to the residential appearance of the area.

7. The flank wall of No 23, which would remain after the demolition of No 21, would be clearly visible at the entrance to the proposed access. I share the Council's concern that the view of the wall, immediately adjoining the access, would be out of keeping with the general appearance of the area particularly as it would have no door or window openings.

8. A significant amount of traffic would be generated by residents, visitors and services for 6 dwellings and the access would run between Nos 19 and 23, alongside the entire length of the rear gardens. The kitchen windows of No 19 would be just over 2 m from the edge of the access and I consider that this number of vehicles passing by would be very disturbing to the occupants. If screening could be provided to eliminate the disturbance, which I doubt, it would be so close to the windows as to make the kitchen a gloomy and most unpleasant place to be in.

9. I also doubt that planting and screening would greatly reduce the effect of the vehicle noise in the rear gardens of Nos 19 and 23. The access would, in my opinion, seriously interfere with the quiet enjoyment of their gardens by the occupants. The Council point out in their planning guidelines that problems such as these arise from backland development and I have found this to be the case here.

10. I have taken into account all the other matters raised but none of these alters the considerations which have led to my decision. For the reasons I have given, I have found this proposal to be unacceptable and, in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am Gentlemen
Your obedient Servant



PAUL V MORRIS DipTP MRTPI
Inspector

PC

CASTLE POINT DISTRICT COUNCIL

Application No.

✓
CPT/324/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Wiggins Construction,**
 c/o Quilter Savill Associates, Pantile House,
 The Newlands, Witham, Essex

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

Part two storey, part three storey, pitched roofed block of flats and two storey block, of 16, two bedroomed flats and thirty-two car parking spaces at 312-318 London Road, Benfleet

for the following reasons:-

The proposed building by reason of its scale, mass and composition would create an obtrusive and overdominant feature in the street scene, out of character with the adjoining development.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **5th September, 1989**
Signed by **Sam Rollins**
Chief Executive and Clerk
of the Council **3**

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To Mrs. W.E. Winwood,
..... c/o Hilbery Chaplin, 1 Eastern Road, Romford, Essex

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

Three detached, three bedroomed houses with semi-integral garages at
5 Bartley Road, Benfleet

for the following reasons:-

The proposal is considered to be overdevelopment of the site out of scale and character with the surrounding development and by reason of the narrow frontage would provide dwellings in close proximity dominating those adjoining in Bartley Road to the detriment of the amenity of the occupiers of those dwellings by overshadowing and loss of light.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989

Signed by

Chief Executive and Clerk
of the Council



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

Hilbery Chaplin
1 Eastern Road
ROMFORD
Essex
RM1 3NH

c.c. CPO
c.c. Land Charges
Town Planning 12th June 1990.

Your reference

BS2

Our reference

T/APP/M1520/A/89/140608/P5

Date

21 MAY 90

10/7/1173

Registered

on card

22/5/90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MRS W E WINWOOD
APPLICATION NO:- CPT/325/89

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Castle Point District Council to refuse planning permission for the demolition of existing bungalow and erection of 3 detached 3 bedroom houses, each with a single garage at 5 Bartley Road, Benfleet. I have considered the written representations made by you and by the Council and also those made by interested persons. I have also considered those representations made directly by interested persons to the Council which have been forwarded to me. I inspected the site on 23 April 1990.

2. From my inspection of the site and its surroundings and having read the representations, I consider that the main issues in this case are whether the proposal would be unacceptably harmful to the character and appearance of the area and whether it would be unacceptably harmful to the amenities enjoyed by neighbouring residents.

3. In respect of the first main issue, the site is occupied by a bungalow, set behind a high, thick hedge. To the south is a pair of semi-detached houses and to the north, a pair of semi-detached bungalows. To the west are rear gardens. The area is characterised by a variety of houses and bungalows of different designs, sizes and materials. The appeal site measures some 26.1 m giving each of the proposed plots a frontage of 8.7 m. This individual frontage width would accord with many others in Bartley Road and Bartley Close. It would be wider than those of Nos 1 and 3 to the south, but marginally narrower than those of Nos 9 and 11 to the north. In view of the variety of dwelling types in the area and the proposed plot widths, I conclude that the site is capable of accommodating 3 dwellings in a manner which would add to the diversity of house types and would not be unacceptably harmful to the character and appearance of the area.

4. In respect of the second main issue concerning the impact of the proposed development on neighbours, the houses have, in my view, been carefully designed to minimise any loss of privacy and light to adjacent dwellings. The main 2 storey part of the most southerly house would be about 2 m away from the side elevation of No 3 Bartley Road and would have less depth than that existing property. The only openings in the proposed flank wall would be a ground floor door to the utility room and a small window, with a small bathroom window at first floor level. I do not consider that these would lead to undue loss of privacy due to overlooking. While there may be some minimal loss of daylight because of the presence of this proposed building, it would be sited to the north of No 3 and so would not result in any loss of sunlight. The main 2-storey part of the most northerly house would be some 4.5 m

from the side elevation of No 9 Bartley Road which contains the front door and 2 windows, which already suffer, I consider, some loss of light by being under a car port type canopy. The proposed house would cause some additional loss of light and sunlight to that side of No 9, but would not be so severe as to warrant a refusal on that ground. The only windows in the north side elevation of the proposed house would serve a downstairs WC, the stairs and a first floor shower room, none of which would, in my view, cause any undue loss of amenity to No 9. Bartley Road is a cul-de-sac and the increase in traffic caused by 3 houses on the site of an existing dwelling would not, I consider, generate such additional traffic as to obstruct the passage of vehicles on the road or to other dwellings. The design of the houses would include garages and room for a parking space in front. For the above reasons, I conclude that the proposal would not be unacceptably harmful to the amenities enjoyed by neighbouring residents.

5. I have considered the conditions set out in the report to the Sub-Committee of 18 May 1989 in the light of the advice contained in Circular 1/85. I do not consider that an agreement under Section 52 of the Town and Country Planning 1971 nor the suggested condition 6 are necessary as the plots are of adequate size to accommodate the dwellings and any subsequent development permitted under the Town and Country Planning General Development Order 1988 without undue harm to the amenities of adjacent residents. I do not consider that conditions 7 and 8 are necessary given the intended domestic use of the site and the size of the individual plots. Visibility splays on this cul-de-sac would not need to be excessive and could be protected sufficiently from undue obstruction by landscaping conditions, which would also encompass the boundary details requested under condition 3, which I do not, therefore, intend to impose. Materials have been specified in adequate detail on the drawing No 2999 B681. This is a fully detailed application which has already shown a forecourt depth adequate for the parking of a car and I shall not impose conditions 9 and 12. The protection of existing trees is covered in the landscaping condition and, therefore, suggested conditions 10 and 11 are not necessary. The only first floor windows would be those to either the stairs, a bathroom or shower room and I do not consider that suggested condition 13 is needed to safeguard the privacy and amenity of adjoining neighbours.

6. I have taken account of the other matters raised in the representations, including those policies contained in the Approved First Review Development Plan and the Structure Plan and the guidance set out in the revised draft Planning Policy Guidance 3 which is not yet a statutory document. However, given my conclusions that there are no convincing objections to the proposal, there are no other matters of sufficient weight to override the considerations that have led me to my decision.

7. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the demolition of existing bungalow and erection of 3 detached 3 bedroom houses, each with a single garage at 5 Bartley Road, Benfleet in accordance with the terms of the application (No CPT/325/89) dated 26 February 1989 and the plans submitted therewith, subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;
2. no development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development;

3. all planting, seeding, turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings and the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

8. An applicant for any consent, agreement or approval required by a condition of this permission and for approval of the reserved matters referred to in this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

9. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Gentlemen
Your obedient Servant

Natalie Eaton

NATALIE EATON BA(Hons) DipTP MRTPI
Inspector

CASTLE POINT DISTRICT COUNCIL

*(Outline) Application No..

CPT/BR/326/89

Regen
Card
31.7.89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To..... J. Lansley,
64, Church Road,
..... Hadleigh,.....
Essex

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

One detached, four bedroomed house with detached garage at Plot 2, Ronoby, Elmhurst 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:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD

THUNDERSLEY, BENFLEET, ESSEX

Dated 27th July 1989
Signed by Bam Rolleson

Chief Executive and Clerk
of the Council
2

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/BR/326/89

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 27th July 1989

Barry Rollinson

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

5

SCHEDULE OF CONDITIONS & REASONS WHICH
FORM PART OF DECISION NOTICE NO. CPT/BR/326/89

CONDITIONS/CONTINUED:

9. All windows at first floor level in the side elevations of the dwelling 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.
- 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.
 8. To ensure garage forecourts of adequate depth clear of the adjoining highway.
 9. To protect the privacy of the occupiers of the adjoining dwellings.

Dated 27th July 1989

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

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD
11 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... Mr. and Mrs. Harries,
c/o R.F. Chinnery, 'Rosedene' Thorpe Moreux,
Bury St. Edmunds, Suffolk.....

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

Insertion of rooms in roofspace by the formation of gable ends, two front hipped roof dormers and flat roofed rear dormer at 63 Castle 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:-

SEE ATTACHED SCHEDULE

The reasons for the foregoing conditions are as follows:-

SEE ATTACHED SCHEDULE

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 1st June 1989
Signed by *Barry Kollmer*

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/327/89

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 building work shall be carried out between 8 p.m. and 8 a.m. or after 4 p.m. Sundays.
4. The balcony shall be provided with a side screen of 5'6" in height and constructed of materials which will prohibit the overlooking of the adjoining property.

REASONS:

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.
4. In order to protect the privacy of the occupiers of the adjoining dwelling.

Dated 1st June 1989

Signed by Benny Rollinson
Chief Executive & Clerk of the Council

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 **W. Heale & Sons Builder,**
..... **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 :-

**Two detached, one bedroomed bungalows with garages at 42 Taranto 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 **20th April 1989**

Signed by *Barry Rollins*

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/328/89

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: 20th April 1989

Barry Rollinson

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

3



Planning Inspectorate

Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ

Telex 449321

Direct Line 0272-218927

Switchboard 0272-218811

GTN 1374

*e.c. Land Charges
c.c. CPO 10/4/90 dm*

Messrs Strutt and Parker
Coval Hall
CHELMSFORD
Essex CM1 2Q

Your reference
BUILDING SURVEYORS' DEPT
Our reference
T/APP/M1520/A/89/139510/P3

Date ² 9 APR 90

10/7/1167

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY DR K G PATEL
APPLICATION NO:- CPT/329/89

1. As you know, I have been appointed by the Secretary of State for the Environment to determine this appeal, which is against the decision of Castle Point District Council to refuse outline planning permission for erection of a residential home for geriatric care on approximately 0.5 ha of land at Rhoda Road, Thundersley, Essex. I have considered the written representations made by you and by the council, as well as the views of interested persons. I made an unaccompanied inspection of the site and surroundings on 2 April 1990.
2. The application was refused by the council first on account of conflict with Green Belt policy. You do not deny that the site is within the Green Belt; but you say that this residential home would be an "institution requiring large grounds" and thus excluded from the presumption against development imposed by Green Belt policy. You deny that there would be damage to the Green Belt. You also submit that there is special need (and other circumstances) to justify a departure from strict policy, if the policy is indeed applicable.
3. From a careful consideration of the written representations, and following the site inspection, I am of opinion that the main issues in this case are first whether this residential home for geriatric care is a type of development excluded from Green Belt policy; secondly, whether this development would in fact cause demonstrable harm to important interests of protecting the Green Belt from inappropriate development; thirdly, whether it would harm important wildlife habitats; and fourthly whether the need for this home is so strong, or special circumstances so compelling, as to outweigh any sound objection which I may find in answer to issues 1, 2 or 3.
4. Policy S9 of the Structure Plan (proposed first alteration) states that within the Green Belt permission will not be given except in very special circumstances for the construction of new buildings for purposes other than (among others) institutions requiring large grounds or similar uses which are open in character. This is reflected by government advice on the Green Belts, Planning Policy Guidance Note No 2, para 13, which refers to institutions standing in extensive grounds, or other uses appropriate to a rural area.



The council admit in their statement that a residential home is often a type of use requiring large grounds, but say that the appeal site is not of a size adequate to support such a use. They deny that your client's proposal would be an institution in large grounds.

6. Many residential homes are for active people requiring playing fields etc. I consider that typical geriatric residents at this proposed home would be unlikely to require large grounds. A site of some 0.5 ha would not, in my opinion, be large or extensive grounds within the spirit of Policy S9 or PPG2. The use would not be open in character. A geriatric care home is in general appropriate to an urban area, not to a rural area. If this development is to be allowed in the Green Belt, it would have to be treated as an exception to policy rather than as a form of normally permissible use.

7. I also consider that erection of a building in accordance with the submitted sketch, or any feasible variation thereof, would damage Green Belt interests in the following ways. It would amount to a further sprawl of development (unconnected with agriculture or other necessary rural uses) into the important gap of mainly open land which separates the residential area immediately to the west of the site from the further residential area some 500 m to the east. It would be a further encroachment into the countryside.

8. The council say that the area supports many wildlife habitats including known badger setts. You deny that there are any active badger setts. A neighbouring objector in Downer Road (which is to the rear of the site) has provided a flashlight photograph of a local badger taken in June 1988. Other neighbours confirm that there are badgers in and around the site. I have considered this disputed point in the light of the Badgers Act 1973, as amended by the Wildlife and Countryside Acts 1981 and 1985. The weight of evidence supports the view that development of the site would disturb the habitat of badgers. In the case of a really large rural site, this sort of objection can often be dealt with by imposing a planning condition aimed at identifying and protecting any badger setts, in consultation with the Nature Conservancy Council. That would not be an appropriate course in the present case, because so much of the site would (according to the sketch) be covered by the building, car park, turning circle, service yard, lawns and planting, that there would really be nowhere suitable for badgers.

9. This development would in itself harm ecological and Green Belt interests of acknowledged importance, for the reasons already explained. You say it would not set a precedent. I disagree. For me to allow it, unless there be convincing special justification, would tend to undermine worthwhile local policy aimed at protecting the Green Belt from further sprawl, making it hard for the council to resist similar proposals for residential institutions on sites of this sort of size, the cumulative effect of which, if allowed, would be more damaging.

10. As to need and special circumstances, I have considered the letter from Dr Pasha at Southend Hospital, who would support the idea of 50-bed sheltered accommodation for the elderly at Rhoda Road North. I accept that there is a local shortage of purpose-built geriatric care homes, though in my opinion that need should so far as possible be filled in mainly built-up areas. This site is not well

aced for access to shops and communal facilities, even if the unmade road surface were to be upgraded to highway standard as shown on the plan. I note the council's point that the road is not shown as being within the same ownership or control as the appeal site.

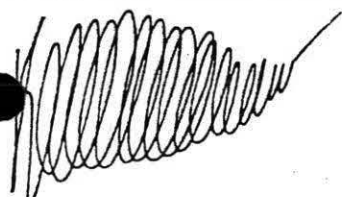
11. You also say, and I accept, that the building could be designed in a way that would avoid overshadowing etc of neighbours, without breaking the skyline or felling any worthwhile trees. The same could, however, be said of many parts of the Green Belt. You describe the surroundings as a housing area. I regard it as a plotland area containing a scattering of dwellings on large plots in rural surroundings. The appeal site is quite different in character from the more closely built-up area of housing fronting Downer Road.

12. You point out that planning permission was previously granted on this site for stables and a tack room, but the project did not proceed because local bye-laws subsequently prohibited the riding of horses through Rhoda Road. You submit that your client's proposals are now a more appropriate use for the site, having a more lasting benefit to the local community.

13. I have carefully considered that point, the support of many neighbours, and indeed all other factors favourable to the project, but they are outweighed by the need to protect this important rural gap in the Green Belt from further encroachment. No planning conditions would make the project acceptable. I hope that your client is successful in finding a more acceptable site for a purpose-built geriatric home, for which there is clearly a strong local need.

13. For the reasons I have explained in this letter, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

I am, Gentlemen
Your obedient Servant



R M MAXTONE GRAHAM MA(Cantab), Advocate
Legal Assoc: Royal Town Planning Inst
Inspector

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

Dr. K.G. Patel,
To c/o Strutt & Parker, Covali Hall, Chelmsford, Essex

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

Residential home for geriatric care at land at Rhoda Road, Thundersley

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 not served by an adequate means of made-up vehicular access.
3. The proposal would have a detrimental affect on an area which supports many wildlife habitats including known badger setts.
4. The proposal would have a significant impact on this narrow fragile area of Green Belt where the extension of development would be seriously injurious to the amenity and character of the area.
5. The proposal by reason of its siting, size and position and the topographical nature of the site would have a detrimental affect on the amenity of the occupiers of neighbouring property.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **26th April 1989**

Signed by *Bart Rolin*

Chief Executive and Clerk
of the Council

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/330/89

Noted on
20/1

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

One detached, three bedroomed bungalow and garage at 23 Oakfield Road, Benfleet

for the following reasons:-

The proposal represents undesirable backland development which by reason of its narrow frontage and unsatisfactory relationship with the adjoining dwellings would create a discordant feature in the street scene, and would be detrimental to the privacy and amenities of the adjoining residents.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated ... 1st June 1989 ...
Signed by

Chief Executive and Clerk
of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Mr. M. Conneely,**
c/o L.G. Johnson, 22 Cheapside West, Rayleigh, Essex
.....

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

Creation of rooms in roofspace by the formation of new gable end incorporating front and rear flat roofed dormers at 15 Fleet Road, South Benfleet

for the following reasons:-

1. The proposal by reason of the creation of the new gable end and extended front dormer would spoil the appearance of the dwelling and the balance of the adjoining dwelling of which it forms part and be an obtrusive feature in the street scene out of character with the group of dwellings in this location.
2. The property does not provide sufficient on site parking facilities to meet the Council's standards for the amount of accommodation to be provided.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **18th May 1989**

Signed by *Benny Rollinson*
Chief Executive and Clerk
of the Council **3**

CPT/BR/332/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED

9 MAY 1989

To Mr. Callis,
c/o C.S. Development Designs Ltd., 174 Long Road,
..... Canvey Island, Essex

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

Single storey, flat roofed, rear and side extension at 63 Western Road,
Hudleigh

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 20th April 1989

Signed by *R. Ballman*

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 **A.J. Beavis, Esq.,**
..... **27 Willow Close,**
..... **Canvey Island,**
..... **Essex**

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

Two storey, flat roofed, rear extension at 27 Willow Close, Canvey Island

for the following reasons:-

The proposed extension would create an unattractive and obtrusive feature in the street scene, and would, by virtue of its height and proximity to the party boundary, result in a diminution in the amenities of the occupiers of the adjoining dwelling.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **18th May 1989**

Signed by *Benny Rollins*

Chief Executive and Clerk
of the Council

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

REGISTERED ON CARD

71 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... P.W. Davenport, Esq.,
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 :-

Single storey, flat roofed, rear extension at 'Birdale' 2 Gleten 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 and Country Planning Act 1971.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated 1st June 1989

Signed by

Bert Rollier

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..... **W. Harold Perry Ltd.,**
c/o P.B. Associates, 55 Westow Hill, London SE19 1TS
.....

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

Servicing and valeting bay at W. Harold Perry Ltd., Stadium Way, Rayleigh

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. 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.

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 satisfactory development in sympathy with and harmonious to existing development in this area.

COUNCIL OFFICES, KILN ROAD
THUNDERSLEY, BENFLEET, ESSEX

Dated **13th June 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