

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..Mr..Richardson,.....  
c/o Building Design & Surveying Services (East Anglia),  
.....  
Woodlands, Harrow Street, Leaven Heath, Nr. Colchester.

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

**Conservatory at 125 Hart Road, Thundersley, 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.
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 22nd June, 1989.  
Signed by *B. M. 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/338/89 ✓

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To .....  
**R.J. Hawkins, Esq.,**  
.....  
**67 Rayleigh Road,**  
.....  
**Thundersley,**  
**Essex**

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

**Vehicular access at 67 Rayleigh Road, Thundersley**

for the following reasons:-

No provision is included in the proposals for the satisfactory turning of vehicles clear of the highway. The lack of such facilities would result in vehicles reversing into or out of the highway causing conditions of danger and obstruction to the detriment of highway safety.

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated ...**17th May 1989**...

Signed by ..... *R. Palmer* .....

Chief Executive and Clerk  
of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



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 2074

10/7/1149

Mr A Newcombe  
106 Florence Road  
CANVEY ISLAND  
Essex  
SS8 7EN

Your reference

Our reference

T/APP/M1520/A/89/129088/P7

Date

-6 FFR 90

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPLICATION NO: CPT/339/89

1. I have been appointed by the Secretary of State for the Environment to determine your appeal. This appeal is against the decision of the Castle Point District Council to refuse planning permission for a first floor rear extension at 106 Florence Road, Canvey Island. I have considered the written representations made by you and by the Council, and also those made by interested persons. As you know, I inspected the site on 30 January 1990.
2. From my inspection of the site and its surroundings and from the representations made, I consider that the decision in this case turns mainly on whether the proposed extension would cause unacceptable loss of amenity for neighbouring residents.
3. Your existing house is a 2-storey one with a single storey rear extension, over which you propose to add a first floor to accommodate an additional bedroom. 108 Florence Road to the south is also 2-storey, but most dwellings in the area are bungalows or chalets. 104 Florence Road, and the properties backing onto yours in Juliers Road, are bungalows. The properties generally have shallow rear gardens, yours being some 6 m from the back of the extension to the rear boundary, although it is relatively wide. You consider that there is adequate room for the proposed extension. It would be designed to match the appearance of the existing house.
4. The rather cramped nature of development in this area must limit the standard of privacy which residents can expect, but it seems to me that it does require restrictions to be placed on extensions to dwellings which further erode that amenity. I do not agree that there would be only a negligible increase in overlooking in this case. From the rear window of the extension, one would be able to see into the back of 15 Juliers Road from a significantly closer distance than from the first floor of the existing house, and the screening effect of the boundary fence would be reduced. There is also a newer bungalow at 17 Juliers Road, not shown on the Ordnance Survey plan, the occupiers of which would experience a similar loss of privacy. I think that the first floor extension would also look overbearing from these bungalows. I note the objection from residents at 11 Juliers Road, but I think that the effect on them would be less as they would see the extension at an oblique angle, and as you say, the tree in their garden would provide some screening. As an additional point however, I believe that the extension would cause some loss of sunlight in the rear garden and perhaps in the back rooms of 104 Florence Road, which lies directly to the north.

5. I consider that these objections outweigh the benefits to you of enlarging your house in this way, and that the extension would cause unacceptable loss of amenity for neighbouring residents. You drew my attention to the building works at the rear of 110 Florence Road, although the nature of these in relation to what was there before is not clear to me. From the Ordnance Survey plan, it appears that that dwelling was previously set further back than your house. Be that as it may, I must examine your proposal on its own merits, and for the above reasons I do not find it acceptable. I have taken account of all the other matters raised but there is nothing which outweighs this conclusion.

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

I am Sir

Your obedient Servant

*Andrew S. Newman*

A S NEWMAN BA MA DipTP MRTPI  
Inspector



TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To **Mr. A. Newcombe,**  
**106 Florence Road,**  
**Canvey Island,**  
**Essex**

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

**First floor, hipped roofed, rear extension at 106 Florence Road,**  
**Canvey Island**

for the following reasons:-

**By reason of the shallow depth of the rear garden, the proposed development would have an oppressive impact on the occupiers of the dwellings to the rear, and would be detrimental to the privacy and amenities of those occupiers.**

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

20th April 1989

Dated .....

Signed by *Benny Rollinson*

Chief Executive and Clerk  
of the Council

3

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. Everard, Esq.,.....  
                  29 Downer Road North,  
                  Benfleet,.....  
                  Essex

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

**Part first floor, part two storey, pitched roofed, side extension and pitched roofed, front canopy at 29 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

Dated ..... 18th May 1989

Signed by

*Benny 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

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/BR/341/89

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 to serve the bedroom shall have a cill height 5'6" above finished floor level and shall be obscure glazed and retained in this form thereafter.

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. To protect the privacy of the occupiers of the adjoining property.

Dated: 18th May 1989

*Benny Rollinson*

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

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## 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.....**B. Parkin, 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 extension to create two additional bedrooms at 'Parkins Palace' Eastern Esplanade, 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 ..... 17th May 1989  
Signed by ..... *B. Parkin* .....

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. and Mrs. R. Palmer,  
c/o Ashley Robinson, 73 South Primrose Hill, Chelmsford, Essex  
.....

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

Single storey, flat roofed, rear extension at 62 Burlington Gardens, 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 *Bern 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/BR/346/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. and Mrs. J. Maikla,** .....  
..... **79 Common Lane,** .....  
..... **Hadleigh,** .....  
..... **Essex** .....

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

**Two storey, pitched roofed, side extension at 79 Common Lane, Hadleigh**

for the following reasons:-

**The proposal does not provide sufficient on-site car parking provision for the accommodation to be provided and would therefore lead to parking on the adjoining highway detrimental to highway safety and the free flow of traffic.**

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated **22nd June, 1989**

Signed by *Bernie Hollinger*

Chief Executive and Clerk  
of the Council

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/350/89 /

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. H. Thomas,** .....  
..... **50 Warren Road,** .....  
..... **Leigh-on-Sea,** .....  
..... **Essex** .....

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

**Three storey, flat roofed, flat development at 28 Rectory Road, Hadleigh**

for the following reasons:-

**The proposal would be an overdevelopment of the site which is likely to be deleterious to the amenities of the future occupiers of the proposed dwellings and nearby residents and would result in a scheme which would be out of character with the area generally.**

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **17th May 1989** .....

Signed by ..... *B. R. [Signature]* .....

Chief Executive and Clerk  
of the Council

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IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/351/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To .....  
Dr. J.B. Ghauri,  
.....c/o Brown & Brand, 288 High Road, Benfleet, Essex.....

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

**Change of use from residential to doctors surgery at 498 High Road, Benfleet**

for the following reasons:-

The proposed development would be likely to result in increased traffic and activity at the premises which could adversely affect the amenity of adjoining and nearby occupiers of properties and would be deleterious to the character of the area generally.

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... 17th May 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

9 MAY 1989

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Mr. A. Robinson,**.....  
..... **26 Combewood Drive,**.....  
..... **South Benfleet,**.....  
..... **Essex**.....

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

**One detached, five bedroomed house, with integral double garage at  
36 Thorington Avenue, Daws Heath, 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 ..... **20th April 1989**

Signed by .....

*Berny 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

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/352/89

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 20th April 1989

*Barry Rollins*

Signed by .....  
Chief Executive & Clerk of the Council **13**

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/352/89

CONDITIONS/CONTINUED:

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

Dated 20th April 1989

*Bery Robinson*

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

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## TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON CARD

12 JUN 1989

To... Mr. and Mrs. I.P. Brackman,  
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, sloped roofed, rear extension at 9 Climmen 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 18th May 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

SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/BR/353/89

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. 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. 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 and Country Planning Act 1971.
2. To safeguard the privacy and amenities of both this and adjoining premises.
3. In order to ensure a development sympathetic to and in keeping with the existing development.

Dated: 18th May 1989

*Benny Rollinson.*

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

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TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

REGISTERED ON CARD  
12 JUN 1989

To..... **Mr. Meehan,**.....  
                  **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, two bedroomed bungalows, with garages at 12 Green 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 ..... **18th May 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  
FORMS PART OF DECISION NOTICE NO. CPT/354/89

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. 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.
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.) The particulars submitted are insufficient for consideration of the
- 2.) details mentioned, and also pursuant to Section 42 of the Town and
- 3.) Country Planning Act 1971.
4. To obtain maximum visibility in the interests of highway safety.
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: 18th May 1989

*Bern Rollins*

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

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CASTLE POINT BOROUGH COUNCIL

\* (Outline) Application No.

CPT/354/89/R

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning General Development Order 1988

BOROUGH COUNCIL OF CASTLE POINT

To G.H. and S.J. Ellis Builder, The Old Water Tower, Upton,  
Scudamore, Warminster, Wiltshire BA12 0AE.

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

Renewal of planning permission for two detached two bedroomed bungalows with semi-integral garages at 12 Green 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  
SS7 1TF.

Dated 6 April 1994

Signed by Bam Rolinger

Chief Executive

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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**

SCHEDULE OF CONDITIONS AND REASONS WHICH  
FORM PART OF DECISION NOTICE NO. CPT/354/89/5

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. 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 Borough 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 Borough 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) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.

8. 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 purposes whatsoever.

Dated: 6 April 1994

Signed by: .....

*Bam Rollier*  
Chief Executive and Clerk  
of the Council

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Reg on system  
15/4/90

SCHEDULE OF CONDITIONS AND REASONS WHICH  
FORM PART OF DECISION NOTICE NO. CPT/354/89/5

REASONS

1. This condition is imposed pursuant to Sections 91-92 of the Town and Country Planning Act 1990.
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 ensure garage forecourts of adequate depth clear of the adjoining highway.
8. To ensure the retention of adequate on site car parking to the Council's adopted standard.

Dated: 6 April 1990

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

Application No. .... / .... / ....

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning General Development Order 1988

LINKED  
✓

~~Borough~~  
~~District~~ Council of CASTLE POINT

To ..... G.H. & S.J. Ellis Builder,  
..... c/o Ron Hudson Designs Ltd., 309 London Road,  
..... Hadleigh, Benfleet, Essex, SS7 2BN .....  
.....

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 ..... 18th May 19 89 in respect of Outline Application No. CPT/354/89  
..... Details of two detached two bedroomed bungalows with semi-integral garages  
at .....  
in accordance with the following drawings submitted by you:-  
12 Green Avenue, Canvey Island

subject to compliance with the following conditions:-

The reasons for the foregoing conditions are as follows:-

7883 SW

3-91  
18-4-88  
12-6-89

COUNCIL OFFICES, KILN ROAD,  
THUNDERSLEY, BENFLEET, ESSEX  
SS7 1TF.

10th June, 1992

Date .....  
Bam Rollins  
Chief Executive and Clerk of the Council

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES OVERLEAF



## 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

CASTLE POINT D.C.

CLERK'S DEPT.

16 FEB 1990

DISTRIBUTION

JW

10/7/1152

A T Inggs  
Hawthorns  
St Peters Road  
Hockley  
Essex  
SS5 6AA

Our Reference:

T/APP/M1520/A/89/130035/P5

Date: 13 FEB 90

Report to 20/3/90 TP n

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY MR M H JOWETT  
APPLICATION NO: CPT/355/89

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 erection of a 2 storey flat-roofed front and side extension at "Zoar", Marine Parade, Canvey Island. I have considered the written representations made by you and by the Council, together with those made by interested persons direct to the Council which have been forwarded to me. I inspected the site on 23 January 1990.
2. "Zoar" is a 3 storey flat-roofed house overlooking the Thames Estuary. Many of the houses facing Marine Parade are 3 storey to take advantage of the view, but the area in general is characterised by a variety of bungalows, chalets and 2 and 3 storey houses. To the east of "Zoar" is a similar 3 storey house, to the west is a 2 storey house with dormer windows, No 27, and to the north-west lies a bungalow, No 25A Northfalls Avenue. The appeal site was formerly part of the garden of No 27 and has been purchased by your client in order to build the proposed extension.
3. From my inspection of the site and the surrounding area and from the written representations made I consider that the main issue in deciding this appeal is whether the proposed extension would harm the amenities of the occupiers of No 25A Northfalls Avenue by creating a harmful overbearing effect or by way of way of overshadowing of the garden.
4. The council has adopted supplementary planning guidance in the form of a set of space standards for residential areas which includes the requirement of a 9.1 m (30 ft) rear garden for 2-storey dwellings in order to reduce, among other things, any unduly oppressive or dominating effect on adjoining dwellings. The council does not however, have any policies for domestic extensions, each being considered on their own merits.
5. No 25A has its gable end facing Northfalls Avenue and a conservatory and side entrance door on its southern elevation facing towards the rear of No 27. There is a garden on the south side of the bungalow, and also a small rear garden. The rear wall of the extension would be about 5 m wide and 5.7 m



n, and would be located some 2 m to the south of the boundary fence. In view both "Zoar" and No 27 already have an overbearing effect on the bungalow, and this would be harmfully increased in my estimation, as the extension would partially close the gap between these 2 dwellings. The extension, which would lie to the south of No 25A would also cause further overshadowing of part of the small garden area which would further reduce the amenities currently enjoyed by the occupants. I note that the present occupier of the bungalow has raised no objection to the extension, but this does not alter my conclusion that demonstrable harm would arise from the proposal, and I intend to dismiss your client's appeal.

6. In reaching my decision I have also taken into account all the other matters raised in the representations, including the other examples of developments to which you referred in your representations, among which were those at Beveland Road and Beck Road which I saw on my visit, but none of them are of sufficient importance to lead me to any other conclusion than the one I have reached.

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

*David Harrison*

DAVID HARRISON BA DipTP MRTPI  
Inspector



LE POINT DISTRICT COUNCIL

Application No.

CPT/355/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To .....  
Mr. M.H. Jowett,  
.....  
'Zoar',  
.....  
Marine Parade,  
Canvey Island, Essex

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

Two storey, flat roofed, front and side extension at 'Zoar' Marine Parade,  
Canvey Island

for the following reasons:-

The proposed extension, by reason of its close proximity to the rear boundary, would have an oppressive and overdominating effect on the dwellings to the north, to the detriment of the amenities of the residents of that dwelling.

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

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

Signed by .....

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

REGISTERED ON CARD  
12 JUN 1989

To..... **Mr. and Mrs. Witty,**  
**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 extension at 22 Southwalters, 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)

1. 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.**
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

18th May 1989

Dated .....

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.

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

12 JUN 1989

To..... **Mr. and Mrs. Smith,**  
**c/o C.S.D. Designs, 174 Long Road, Canvey Island, Essex**  
.....

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

**Single storey, hipped roofed, front extension; single storey, rear extension; pitched roofed, first floor, side extension; formation of hipped roof over existing flat roofed front dormer; two hipped roofed, front dormers and sloped roofed, first floor, rear extension at 52 Brandenburg 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 ..... 18th May 1989

Signed by .....

*Ben Kollins*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/357/89

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. The windows in the rear elevation at first floor level shall be obscure glazed and permanently retained as such.
4. No windows, openings 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.

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: 18th May 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

REGISTERED ON CARD

12 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mr. Miller,**  
..... **17 Underhill Road,**  
..... **Benfleet,**  
..... **Essex**

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

**Pitched roofed, double garage at 17 Underhill 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 ..... 18th May 1989  
Signed by ..... *R. 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

DISTRICT COUNCIL OF CASTLE POINT

7 JUN 1989

To..... Mr. and Mrs. H.T. Hudson,  
..... c/o Cavalier Plans, 136 Westborough Road,  
..... Westcliff-on-Sea, Essex.....

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

**Rooms in the roofspace incorporating rear, flat roofed dormer and new front porch at 40 Common Approach, 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 ..... 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..... **Mr. Saunders & Mr. Edwards,**  
**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, pitched roofed, rear extension at 33 & 31 Cumberland 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 ..... **18th May 1989**

Signed by ..... *Bam 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



SCHEDULE OF CONDITIONS & REASONS WHICH  
FORMS PART OF DECISION NOTICE NO. CPT/BR/362/89

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 windows to the existing bedrooms created in the side elevations at first floor level shall be obscure glazed and permanently retained as such thereafter.

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 protect the privacy of the occupiers of the adjoining dwellings.

Dated 18th May 1989

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

*Bang Rollins*

3

CPT/BR/363/89

## 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..... DA., Appaduria, 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 :-

Pitched roofed, double, attached garage at 'The Croft' Sidwell Lane, 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 ..... *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

REGISTERED ON CARD  
11 JUL 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **P. Lawrence, Esq.,**  
..... **22 Birch Close,**  
..... **Benfleet,**  
..... **Essex**

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

**Single storey, part pitched roofed, side extension incorporating new garage and study and conversion of existing garage to dining room at 22 Birch Close, 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

1st June 1989

Dated .....  
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  
FORMS PART OF DECISION NOTICE NO. CPT/BR/364/89

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

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. To safeguard the amenities of the surrounding dwellings.  
To retain adequate on site garaging provision.

Dated: 1st June, 1989

*Barry 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

To..... Mr. R. Greener,  
c/o Mr. D. Darby, 22 Salisbury Avenue, Westcliff-on-Sea, Essex  
.....

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

**Two storey, hipped roofed, side extension at 89 Clarence 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:-

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 ..... *Ben 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 AUG 1989

DISTRICT COUNCIL OF CASTLE POINT

To.....**Brian Purser, c/o Crown Services,**  
**c/o 3 Bishops Court, Canvey Island, Essex.**  
.....

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

**Pitched roof front canopy at site of No. 15 Middleburg 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 & 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 July, 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

## 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..... **Miss V. Chambers,**  
..... **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, pitched roofed, rear extension at 27A Letzen 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 ..... *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

21 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mr. Rugg,**  
**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, hipped roofed, rear extension at 64 Tantelen 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

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

## 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. and Mrs. C. Baldwin.  
..... c/o Ron Hudson Designs Ltd., 309 London Road,  
..... Benfleet, Essex .....

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

**Part two storey, part first floor, sloped roofed, rear extension at 98 Underhill 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 ..... 18th May 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

REGISTERED ON CARD

12 JUN 1989

DISTRICT COUNCIL OF CASTLE POINT

To..... **Mr. and Mrs. A.R. McCrae,**  
..... **c/o Ron Hudson Designs Ltd., 309 London Road,**  
..... **Hadleigh, Essex**.....

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

**Formation of three hipped roofed front dormers at 49 Dovercliff 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 *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





## 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

CLARK'S DEPT.

15 FEB 1990

Point Services  
128 New Road  
Hadleigh  
Benfleet  
Essex  
SS7 2RG

Your Ref:

117161

Our Ref:

T/APP/M1520/A/89/131269/P2

Date:

14 FEB 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY MR & MRS D SMITH  
APPLICATION NO:- CPT/BR/373/89

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal against the decision of the Castlepoint District Council to refuse planning permission for a first floor rear extension at No 1 Pilgrims Way, Hadleigh. 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 31 January 1990.

2. The appeal property is a modern two-storey detached house and garden which occupies a corner position with a main frontage to the west side of Pilgrims Way, a short cul-de-sac, and a flank frontage to the north side of The Crescent. To the north and west are the side boundaries and gables of No 3 Pilgrims Way and No 62 The Crescent respectively. The proposed 1st floor extension is to be over an existing single storey flat roofed extension at ground floor level.

3. From what I have seen and read I consider that my decision turns on whether or not the proposed development would unacceptably overshadow the rear of No 3 Pilgrims Way.

4. The rear garden of No 3 is a compact, level area, rectangular in shape and extending to a depth of 6.7m from the rear face of the house. In the south-west corner is a small garden hut, in the north-east corner a small greenhouse, and in the north-west corner an ornamental pond. The remaining southern area is lawned and the northern area paved. The garden is enclosed by the rear of the house, and on the other 3 sides by a 1.8m timber fence. Against the fence to the appeal site are 3 spaced conifers about 3 to 3.5m high. There are a further 3 small conifers against the fence to No 62 The Crescent and several larger ones 4 to 4.5m high behind the fence in the garden of that property.

5. The fences and conifers are boundary forms which one normally associates with domestic gardens. Conifers are a popular evergreen which relieve urban starkness and can be reduced in height as the ones at No 62 have apparently been recently. Similarly the smaller ones in the garden of No 3 could be lowered or even removed if the owners so wished. Consequently, although I accept your point that the conifers and fences already create a sense of enclosure, this is in my view only to the extent that one would normally expect in such a situation where a balance has to be struck between daylight/outlook, and privacy.



6. Of greater importance is the mass of the permanent buildings which affect the garden of No 3. As you say the appeal dwelling itself blocks out direct sunlight in the morning. The substantial bulk of No 62 The Crescent, extended to the side and rear and partly overlapping the rear garden boundary of No 3, similarly interrupts afternoon sunshine and creates a dominant visual feature. To the north, the 2 storey mass of No 5 Pilgrims Way projects some 2.5m past the rear of No 3, causing some loss of outlook and natural daylight.

7. The growth of conifers can be regulated to some extent, but these adjoining buildings combine to create an overbearing sense of urban enclosure which is permanent. The open skyline to the south between the appeal property and No 62 The Crescent remains the only source of direct sunlight to the rear of No 3. The proposed extension would project 3m, almost half the depth of the rear garden. In my opinion this would result in an unacceptable loss of sunlight and general daylighting to the kitchen, bedroom, and rear garden of No 3.

8. I accept that the extension in itself, with the existing pitched roof extended over, would provide a fourth bedroom and would not detract from the street scene or general character of the locality. I have also borne in mind the advice at Para 4 of Circular 15/84 that full and effective use should be made of land in urban areas. However, in this case I find that the serious harm to residential amenity, a matter of acknowledged importance in planning, overrides these considerations and all other matters raised.

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

I am Gentlemen  
Your obedient Servant

A handwritten signature in cursive script, reading 'J.C. Basford', with a long horizontal flourish extending to the right.

J C BASFORD BSc CEng MICE  
Inspector

Noted on  
ad

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/BR/373/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... Mr. and Mrs. D. Smith, .....  
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:-

First floor, pitched roofed, rear extension at 1 Pilgrim Way, Hadleigh, Benfleet

for the following reasons:-

The proposed extension, by reason of its mass and height, would create an oppressive and overdominant feature, detrimental to the amenities of the adjoining residents.

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated 1st June 1989

Signed by

Bern Rollins  
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.....**B.G. White Builders,**.....  
.....**c/o Ron Hudson Designs Ltd., 309 London Road,**.....  
.....**Hadleigh, Essex**.....

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

**Construction of 7 detached houses and garages at 254-258/290 & 291 Castle View Development Phase II, Somnes 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 ..... **17th May 1989** .....  
Signed by *Ben 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  
FORM PART OF DECISION NOTICE NO. CPT/375/89

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. 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.
- The garage shall be used for domestic purposes only incidental to the enjoyment of the dwelling house as such.
8. The garage(s) shall be retained solely for that use and not converted into living accommodation.
9. The garage(s) door(s) shall be permanently set a minimum distance of 20' (6m) from the highway boundary.
10. 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.

Dated 17th May 1989

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



SCHEDULE OF CONDITIONS & REASONS WHICH  
FORM PART OF DECISION NOTICE NO. CPT/375/89

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. 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.
7. To safeguard the amenities of the surrounding dwellings.
8. To retain adequate on site garaging provision.
9. To ensure garage forecourts of adequate depth clear of the adjoining highway.
10. To ensure the retention of adequate on site car parking to the Council's adopted standard.

Dated: 17th May 1989

*Bern Rolliser*  
3

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

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/376/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

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

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

Single storey, hipped roofed, front extension at 6 Briarswood, Canvey Island

for the following reasons:-

Insufficient space exists within the site to allow for the manœuvring of vehicles into the proposed garage without undue vehicular movement and associated noise and fume generation, which would be detrimental to the amenities of the adjoining residents in the enjoyment of their rear gardens.

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated 18th May 1989.....

Signed by .....  
*Barry Rollins*

Chief Executive and Clerk  
of the Council

Noted on  
card

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/377/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... **Scott Homes,**  
..... **c/o R.J. Scott Associates, 91 High Street, Hadleigh, Essex**  
.....

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

**One detached, three bedroomed chalet with part integral garage at 28 Fairmead Avenue, Daws Heath, Benfleet**

for the following reasons:-

**The proposal represents overdevelopment of the site having regard to the scale and character of the dwellings in this locality and would create an obtrusive and dominant feature in the street scene which consists in the main of pairs of hipped roofed bungalows.**

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

Dated ..... **1st June 1989**  
Signed by **Bern Rollins** .....  
Chief Executive and Clerk  
of the Council **3**

CASTLE POINT DISTRICT COUNCIL

Application No.

CPT/BR/379/89

TOWN AND COUNTRY PLANNING ACT 1971

Town and Country Planning General Development Orders

DISTRICT COUNCIL OF CASTLE POINT

To ..... **P.C. Beard, Esq.,** .....  
..... **123 Common Lane,** .....  
..... **Thundersley,** .....  
..... **Essex** .....

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

**Insertion of rooms in the roofspace by the construction of flat roofed front and rear dormers at 123 Common Lane, Thundersley**

for the following reasons:-

The proposal by reason of the creation of the front dormer would spoil the appearance of the dwelling and the balance of the semi-detached pair of which it forms part and would therefore be out of character with this part of the street consisting of a group of similar bungalows and detrimental to the visual amenities of the street scene.

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

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

Signed by *Benny Rollinson* .....  
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

**Tarmac Homes Essex,**  
To ..... **c/o Hale-Sutton Thomas Page, 49/59 Fore Street,**  
**Hertford, Herts.**  
.....

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

**Three storey, pitched roofed, flat development at 147 London Road, Benfleet**

for the following reasons:-

1. The proposal is considered to be overdevelopment of the site which does not comply with the Council's policy in respect of building lines in that it fails to provide a satisfactory setting for the buildings appropriate to their size, function and situation.
2. The majority of the proposed private amenity space for the occupiers of the flats is unsatisfactorily situated in front of the buildings and would have a detrimental affect on the amenity of the occupiers of those flats it adjoins and necessitate the provision of high brick wall screening which contributes to the unsatisfactory setting for the buildings proposed.

COUNCIL OFFICES, KILN ROAD  
THUNDERSLEY, BENFLEET, ESSEX

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

Signed by .....  
*Bam Rollins*  
Chief Executive and Clerk  
of the Council





## Planning Inspectorate

Department of the Environment

Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ1 JAN 1990

Telex 449321

Direct Line 0272-218927

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GTN 1374

JW

Breeze & Wyles  
37 Bullsmoor Lane  
ENFIELD  
Middlesex  
EN3 6TF

Your Reference:  
GVH/LED/PT.131  
Our Reference:  
T/APP/M1520/A/89/128892/P3  
Date:

16 JAN 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9  
APPEAL BY TARMAC HOMES ESSEX  
APPLICATION NO:- CPT/382/89

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 planning permission for the erection of a three storey, pitched roof flat development on land at 147 London Road, Benfleet, Essex. I held an inquiry into the appeal on 5th December 1989.

2. The appeal site is located on the northern side of London Road (A13) and occupies the whole of the frontage of London Road between Lambeth Road to the west and Kennington Avenue to the east. Virtually the whole of the site is currently occupied by a large disused building which was formerly the factory of the Standard Telephone Cables operation of the General Electric Company PLC. Immediately to the east of Kennington Avenue is an area of land which is also owned by the appellants and upon which a similar type of flat development is at present under construction. Adjacent to the north west corner of the site is a residential property No. 2 Lambeth Road, and adjacent to the north east corner is Thundersley Methodist Church. The site is within an area of mixed commercial and residential use and lies just to the east of the shopping and commercial centre known as Tarpots, Benfleet.

3. From my inspection of the site and its surroundings and consideration of the evidence given and representations made it is clear that the major issues in this case are firstly: whether the proposal would constitute an overdevelopment of the site such that the building lines fail to provide a satisfactory setting for the buildings appropriate to their size, function and situation and secondly: whether the location of the majority of the private amenity space is such that it would be seriously detrimental to the amenity of the occupiers of the proposed flats.

4. Although the appeal site is allocated for industrial purposes on the Approved Review Development Plan, the Council accept that this merely reflects the existing use at the time the review took place. It is agreed therefore that because of the proximity of the site to residential development and because use of the site for residential rather than industrial purposes would serve to improve the environment, there is no objection in principle to your clients' proposal. It was also agreed that the proposal does not give rise to any conflict with national policies or advice. On the contrary it seeks to assist in meeting some of the aims and objectives of that advice by making use of redundant industrial land to provide a number of low cost starter homes.



In dealing with the policy background to this appeal the Council made reference to Structure Plan policies which seek to ensure that all new buildings are appropriate in their setting, that materials used are in keeping with the character of the locality and that the layout provides satisfactory living conditions for the residents including the provision of adequate open space and amenity areas. Although there is no Statutory Local Plan for the area the Council have adopted informal planning guidelines in respect of general purpose flats and sheltered accommodation for the elderly and in respect of building lines. The Council have also adopted the Essex County Council car parking standards.

6. With regard to the first major issue the Council accept that your clients have complied with their standards in respect of the amount of parking provision and private amenity space. However they consider that because of the physical constraints of the size and shape of the appeal site your architects have been forced to site the building too close to London Road in order to accommodate the requisite number of parking spaces for the number of dwelling units proposed. Furthermore the same constraints have dictated that the main areas of amenity space are located in what the Council regard as an unsatisfactory location in relation to the buildings and this has resulted in the need to provide a high boundary wall to screen the main amenity areas from public view.

7. The proposed building line is clearly closer to London Road than that of any other building in the area including the existing building on the site. However there is certainly no clearly defined building line since this varies from site to site and in my opinion this is not visually detrimental to the street scene. I accept your view that the profile of the building was designed to give variation to the frontage and a variety of depths between the back of the footpath and the buildings in order to achieve interest in the elevations. In my opinion there is still an adequate buffer zone between the buildings and the activity of the street to avoid nuisance from pedestrians, vehicles, noise and fumes and this is one of the requirements of the Council's informal Planning Guidelines in respect of Building Lines. Concerning the question of traffic noise I agree with your opinion that the difference between the internal noise levels in your clients' existing development at Saxon Court and the proposed development are unlikely to be significantly different even though Saxon Court is set further back from the road.

8. Reference was also made to the planning histories of the appeal site and the adjacent site. The Council are pleased with the Saxon Court development because your clients were persuaded to amend their original proposals by moving the buildings further back from the road and providing the main areas of amenity space at the rear of the buildings. They feel that this arrangement is far more satisfactory than what is proposed for the appeal site. Whilst I can see some merit in setting the buildings of Saxon Court further back from the road even if only to protect a number of mature trees which exist on that site I do not consider it essential in the case of the appeal site where similar considerations do not apply. Comparisons were also made between the proposals for the appeal site and for a proposed sheltered housing scheme for the site which received planning permission but has not been implemented. Although I am not fully aware of all the details of that scheme I formed the opinion that your clients' proposals would be likely to be equally satisfactory.

9. Your clients are able to meet the Council's standards in respect of the amount of parking provision and private amenity space in full. Reference was made to the fact that the County Council's standards for parking provision, of two spaces per dwelling, could be relaxed slightly for the type of development proposed. However, I can understand the Council's decision not to allow such a relaxation particularly in relation to the area around the appeal site where further on street parking should be discouraged. I was also satisfied from the evidence before me that for a development of this type the number of units proposed for the site is in no way exceptional. On the first major issue I conclude, therefore, that your clients' proposal would not

...itute an overdevelopment of the site such that the building lines fail to provide satisfactory setting for the buildings appropriate to their size, function and situation.

10. On the second issue the area of disagreement between the parties related solely to the proposed locations of the main areas of private amenity space. The Council's view is that such amenity space should provide a private sitting out area for the residents and therefore it is best sited away from public gaze at the rear of the buildings. Your client's take the opposite view since they do not regard areas to the rear of the buildings as being sufficiently private as they would be constantly traversed by residents and visitors gaining access to the flats. They believe that the amenity areas are most likely to be used for sitting out purposes by the more elderly owners of ground floor flats and for this purpose they are better sited in the proposed locations. Here they would be closer to the flats they are most likely to serve, away from the areas of greatest activity on the site and they would be well screened from the passing pedestrians and road traffic by the 1.8 metre high wall that is proposed.

11. In my opinion there are merits in both arguments but I consider that the most important function of the amenity space which is essential to the type of development proposed, is to provide a pleasant landscaped setting for the development that will result in a pleasing environment for the residents. In my view that has been achieved at Saxon Court and I am also convinced that your client's proposals for the appeal site are likely to prove equally successful. I conclude that the location of the private amenity space is unlikely to be seriously detrimental to the amenity of residents and I do not consider that the proposed high brick wall screening contributes to an unsatisfactory setting for the proposed buildings.

12. I considered representations from one local resident who supported the proposed development but wished to ensure that his personal interests were protected because he lives in the one house immediately adjacent to the appeal site. I was satisfied that the details of the proposals and the conditions I shall impose will ensure a considerable improvement to the environment for the occupiers of that dwelling and those in the surrounding area.

13. I have taken account of the conditions suggested by the Council. This is a very detailed and extensive list that your clients were prepared to accept and with the exception of suggested condition 20 which I consider to be unnecessary, I agree they all relate to important matters which would make an essential contribution to ensure a satisfactory form of development. In my view however the suggested list can be considerably simplified by, for example, combining the requirements of conditions 3,4,6,7,10,13,14,16,18 and 19 within the landscape conditions and the highway conditions can be dealt with together by reference to the approved plan. Similarly the conditions relating to the submission of samples of materials can be dealt with in one comprehensive condition.

14. I have considered all other matters but nothing is sufficiently cogent to affect my conclusions on the major issues before me.

15. For the above reasons and in exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for a three storey, pitched roof flat development on land at 147 London Road, Benfleet, Essex in accordance with the terms of the application (No. CPT/382/89) dated 5th April 1989, and the plans submitted therewith subject to the following conditions:

1. the development hereby permitted shall be begun not later than 5 years from the date of this permission.
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. The scheme shall also include details of the means of enclosure, traffic control measures within the site, areas of hardsurfacing and the means of lighting the open areas of the site and car parking areas.

3. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or 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.
4. no development shall take place until details or samples of all materials to be used on the external elevations of the proposed buildings, screen walls and areas of hardstanding have been submitted to and approved by the Local Planning Authority.
5. development shall not begin until the accesses to the site and the improvements to the kerb radii at the junctions of Kennington Avenue and Lambeth Road with London Road have been constructed in accordance with the approved drawing No. 1457-61 to the appropriate specification of the Highway Authority. No structure or erection exceeding 1 metre in height shall be placed within the visibility sight lines indicated on the approved drawing.
6. there shall be no vehicle or pedestrian access from the site directly onto the Classified County Highway (A13) London Road.
7. all windows facing onto the London Road (A13) shall be double glazed in accordance with a scheme to be submitted to and approved by the Local Planning Authority.
8. prior to the occupation of the development hereby permitted the car parking and turning areas shown on the approved drawings shall be constructed in accordance with a specification to be submitted to and approved by the Local Planning Authority.

16. Attention is drawn to the fact that an applicant for any consent, agreement or approval required by a condition of 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.

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

I am Gentlemen  
Your obedient Servant



D. B. Atkinson C.Eng. M.I.C.E. M.I.H.T.  
INSPECTOR