

Date: 23rd April 2024  
Telephone: 01268 882200

Dear Occupier

**NOTICE OF APPLICATION FOR PLANNING PERMISSION**  
**Town and Country Planning (Development Management Procedure)**  
**(England) Order 2015**  
**Notice under Article 15(5)**

**Application number:** 24/0225/FUL  
**Location:** 47 St Marys Road Benfleet Essex SS7 1NN  
**Applicant name:** Mr Chris Fitzgerald  
**Proposed development:** Demolish existing garage and erect single storey side extension

The above application can be viewed on the Council's website at [www.castlepoint.gov.uk](http://www.castlepoint.gov.uk) and on the public computers which are available at the Council offices by appointment between the hours of 09:00 and 16:00 Monday to Friday.

Any comments that you may have can be submitted in writing by using the Council's website <https://publicaccess.castlepoint.gov.uk/online-applications/> quoting the above application number. Comments must be received no later than 14th May 2024. Comments on a planning application will be sent to the case officer but will not be available to view by third parties or published in any form. However, in the event of a planning appeal they will be sent to the Planning Inspectorate after all personal data has been redacted. The notes on the reverse side of this letter set out the general considerations that the Authority can take into account when dealing with this application. If you are not the owner of this property, please advise the owner of the contents of this letter.

Yours faithfully,

**Planning Services**

On behalf of Castle Point Borough Council



It is not possible to provide copies of the application, however, if you have a disability that prevents you from viewing the application, please inform the Authority immediately. It may then be possible to consider alternative arrangements.

**If you make representations about the proposal, the department will:**

- Précis your representations in a report which will be publicly available

**The planning authority can only take into account material planning issues, for example:**

- Loss of residential amenity, privacy, overlooking and dominance
- The character of the area and the streetscene
- Increase in traffic and/or highway and pedestrian safety
- Lack of on-site car parking and increase in on-street car parking
- Noise and disturbance to adjoining properties
- Effect on wildlife, their habitats and other natural amenities and resources
- National and local planning policies and land use issues

**The planning authority cannot take account of observations relating to:**

- Loss of value of your property
- Loss of view from your property
- The financial benefits of the proposal to the applicants
- Business competition issues
- Neighbour disputes
- Personal comments about applicants

**Because of legal and practical considerations the Authority is unable to:**

- Publish, copy or display letters containing, bad language or any libellous statement
- Enter into correspondence about the application

**PLEASE NOTE**

If you immediately about the site of this application you are advised to satisfy yourself of your rights under the PARTY WALL etc. ACT 1996. Further details may be obtained from the Planning Portal website at **[www.planningportal.gov.uk](http://www.planningportal.gov.uk)** under Building Regulations.



<b>Neighbours Notified</b>	<b>Date Neighbour Letter Sent</b>	<b>Reply by Date</b>
17 Highcliff Road South Benfleet Benfleet Essex SS7 1NQ	23.04.2024	14.05.2024
45 St Marys Road South Benfleet Benfleet Essex SS7 1NN	23.04.2024	14.05.2024
54 St Marys Road South Benfleet Benfleet Essex SS7 1NN	23.04.2024	14.05.2024
56 St Marys Road South Benfleet Benfleet Essex SS7 1NN	23.04.2024	14.05.2024
49 St Marys Road South Benfleet Benfleet Essex SS7 1NN	23.04.2024	14.05.2024
<b>Consultees Notified</b>	<b>Date Consultee Letter Sent</b>	<b>Reply by Date</b>

