

Planning Committee

- Date and Time - **Thursday 17 February 2022**
9:30am – 1:00pm and 2:00pm until close of business
(At the discretion of the Chairman, the timing of lunch may be varied)
- Venue - **Council Chamber, Town Hall, Bexhill-on-Sea**
-

Councillors appointed to the Committee:

J. Vine-Hall (Chairman), S.M. Prochak, MBE (Vice-Chairman), Mrs M.L. Barnes, G.C. Curtis, B.J. Drayson (ex-officio), S.J. Errington, A.E. Ganly, P.J. Gray, K.M. Harmer, J.M. Johnson, L.M. Langlands, C.A. Madeley, A.S. Mier, Rev H.J. Norton and G.F. Stevens.

Substitute Members: J. Barnes, Mrs V. Cook and H.L. Timpe.

AGENDA

1. **MINUTES**

To authorise the Chairman to sign the minutes of the meeting of the Planning Committee held on the 16 December 2021 as a correct record of the proceedings.

2. **APOLOGIES FOR ABSENCE AND SUBSTITUTES**

3. **ADDITIONAL AGENDA ITEMS**

To consider such other items as the Chairman decides are urgent and due notice of which has been given to the Head of Paid Service by 12 noon on the day preceding the meeting.

4. **WITHDRAWN APPLICATIONS**

The Director – Place and Climate Change to advise Members of those planning applications on the agenda which have been withdrawn.

NOTE: Representations on any items on the Agenda must be received in writing by 9:00am on the Monday preceding the meeting.

All Planning Committee meetings are recorded.

This agenda can be made available in large print, Braille, audiotape/CD or in another language upon request. For all enquiries please contact julie.hollands@rother.gov.uk

Tel: 01424 787811

**Rother District Council aspiring to deliver...
an Efficient, Flexible and Effective Council, Sustainable Economic Prosperity,
Stronger, Safer Communities and a Quality Physical Environment**

5. **DISCLOSURE OF INTEREST**

To receive any disclosure by Members of personal and disclosable pecuniary interests in matters on the agenda, the nature of any interest and whether the Member regards the personal interest as prejudicial under the terms of the Code of Conduct. Members are reminded of the need to repeat their declaration immediately prior to the commencement of the item in question.

6. **PLANNING APPLICATIONS - INDEX** (Pages 1 - 2)

7. **RR/2020/2132/P - 29 SEABOURNE ROAD, BEXHILL** (Pages 3 - 18)

8. **RR/2021/2629/P - BEXHILL MUSEUM** (Pages 19 - 24)

9. **RR/2021/1767/P - 24 SHIPLEY LANE, BEXHILL** (Pages 25 - 32)

10. **RR/2021/2176/P - 7 OLD MANOR CLOSE, BEXHILL** (Pages 33 - 38)

11. **RR/2021/2699/P - 6 SPRING STEPS, WINCHELSEA** (Pages 39 - 44)

12. **PLANNING STATISTICS FOR THE QUARTER OCTOBER – DECEMBER 2021 (INCLUDING SUMMARY OF PLANNING STATISTICS FOR 2020-2022)** (Pages 45 - 54)

13. **APPEALS** (Pages 55 - 62)

14. **TO NOTE THE DATE AND TIME FOR FUTURE SITE INSPECTIONS**

Tuesday 8 March 2022 at 9:00am departing from the Town Hall, Bexhill.

Malcolm Johnston
Chief Executive

Agenda Despatch Date: 9 February 2022

NOTE: Representations on any items on the Agenda must be received in writing by 9:00am on the Monday preceding the meeting.

Enquiries – please ask for Julie Hollands (Tel: 01424 787811)
For details of the Council, its elected representatives and meetings, visit the Rother District Council website www.rother.gov.uk

Rother District Council

Report to	-	Planning Committee
Date	-	17 February 2022
Report of the	-	Director of Place and Climate Change
Subject	-	Planning Applications – Index

Director: Ben Hook

Planning Committee Procedures

Background Papers

These are planning applications, forms and plans as presented in the agenda, pertinent correspondence between the applicant, agents, consultees and other representatives in respect of the application, previous planning applications and correspondence where relevant, reports to Committee, decision notices and appeal decisions which are specifically referred to in the reports. Planning applications can be viewed on the planning website <http://www.rother.gov.uk/planning>

Planning Committee Reports

If you are viewing the electronic copy of the Planning Applications report to Planning Committee then you can access individual reported applications by clicking on the link ([View application/correspondence](#)) at the end of each report.

Consultations

Relevant statutory and non-statutory consultation replies that have been received after the report has been printed and before the Committee meeting will normally be reported orally in a summary form.

Late Representations

Unless representations relate to an item which is still subject to further consultation (and appears on the agenda as a matter to be delegated subject to the expiry of the consultation period) any further representations in respect of planning applications on the Planning Committee agenda must be received by the Director of Place and Climate Change in writing by 9am on the Monday before the meeting at the latest. Any representation received after this time cannot be considered.

Delegated Applications

In certain circumstances the Planning Committee will indicate that it is only prepared to grant/refuse planning permission if/unless certain amendments to a proposal are undertaken or the application is subject to the completion of outstanding or further consultations. In these circumstances the Director of Place and Climate Change can be delegated the authority to issue the decision of the Planning Committee once the requirements of the Committee has been satisfactorily complied with. A delegated decision does not mean that planning permission or refusal will automatically be issued. If there are consultation objections, difficulties, or negotiations which cannot be satisfactorily concluded, then the application will be reported back to the Planning Committee. This delegation also allows the Director of Place and Climate Change to negotiate and amend applications, conditions, reasons for refusal and notes commensurate with the instructions of the Committee.

Applications requiring the applicant entering into an obligation under section 106 of the Town & Country Planning Act 1990 (as amended) are also delegated.

Order of Presentation

The report on planning applications is presented in the following order as shown below:

Agenda Item	Reference	Parish	Site Address	Page No.
7	RR/2020/2132/P	BEXHILL	29 Seabourne Road The Warren – Plot 3 Bexhill TN40 2SN	3
8	RR/2021/2629/P	BEXHILL	Bexhill Museum Egerton Road Bexhill TN39 3HL	19
9	RR/2021/1767/P	BEXHILL	24 Shipley Lane Bexhill TN39 3SR	25
10	RR/2021/2176/P	BEXHILL	7 Old Manor Close Bexhill TN40 1SL	33
11	RR/2021/2699/P	ICKLESHAM	6 Spring Steps Winchelsea Icklesham TN36 4EH	39

SITE PLAN

BEXHILL

RR/2020/2132/P

29 Seabourne Road
The Warren – Plot 3



Rother District Council

Report to - Planning Committee
Date - 17 February 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2020/2132/P
Address - 29 Seabourne Road
The Warren - Plot 3
BEXHILL
Proposal - Demolition of existing bungalow and detached garage and construction of 3 No. new houses (previously approved under planning permission RR/2017/2588/P).

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING)**

Director: Ben Hook

Applicant: Mr Andrew Stewart Christie
Agent: Mr Andrew Stewart Christie
Case Officer: Mr Edwin Corke
(Email: edwin.corke@rother.gov.uk)
Parish: BEXHILL
Ward Members: Councillors J.H.F. Brewerton and C.A. Clark

Reason for Committee consideration: Director – Place and Climate Change referral: Significant public interest received in relation to the impact of the proposed development on wildlife, particularly badgers.

Statutory 8-week date: 29/10/21
Extension of time agreed to: 23/02/2022

This application is included in the Committee site inspection list.

1.0 SUMMARY

The proposal is a resubmission of a previously approved scheme for replacement of a bungalow and detached garage with a terrace of three houses. It is a sustainable residential development, which will have an acceptable impact on the environment, including wildlife, and will make a positive contribution to the District's housing supply. Planning permission should be granted, subject to appropriate conditions.

1.1 PROPOSAL DETAILS

PROVISION	
No of houses	3
CIL (approx.)	£16,781
New Homes Bonus (approx.)	£20,052

2.0 SITE

- 2.1 The application relates to a vacant residential plot located on the northern side of Seabourne Road, close to the junction with Bishops Walk. It lies within a large residential area within the Development Boundary for Bexhill.
- 2.2 The site slopes down from south to north and previously contained a detached bungalow and single garage. Ecological surveys have confirmed the presence of two badger setts and slow worms.
- 2.3 There are three adjoining properties – No. 4 Bishops Walk, which is a detached bungalow to the north, No. 33 Seabourne Road, which is a detached bungalow to the east, and No. 2 Bishops Walk, which is a detached bungalow to the west.
- 2.4 The surrounding area contains a mixture of bungalows, chalet-bungalows and two-storey houses on varying plot sizes. There is a variety of facing materials including brick, tile hanging and render.
-

3.0 PROPOSAL

- 3.1 In January 2015 planning permission (Application Ref: RR/2014/1455/P) was granted for demolition of existing bungalow and detached garage and construction of three new houses on the site, arranged as a terrace. This was subsequently renewed in January 2018 under Application Ref: RR/2017/2588/P. The planning permission was never implemented and expired in January 2021.
- 3.2 The current application was submitted prior to the previous planning permission expiring and is a resubmission of that scheme. It is once again proposed to erect a terrace of three 2/3-bedroom dwellings on the site, in-between the neighbouring properties on either side.
- 3.3 The building follows a chalet-style design with first floor accommodation provided within the roof space. The main pitched roof faces Seabourne Road and has two pitched roof dormers in both the front and rear slopes. The main roof is flanked on either side by slightly lower gable-ended pitched roofs. These run at right angles to the main roof with the gable ends facing the front and rear of the site respectively. The external materials palette consists of brickwork and tile hanging to the walls and plain tiles to the roof.
- 3.4 Due to the sloping nature of the site, the building height increases to the rear as the ground level falls away.

- 3.5 The proposal includes the formation of a shared vehicular access onto Seabourne Road and the creation of a shared car parking and turning area in front of and to the side of the dwellings.
-

4.0 HISTORY

- 4.1 RR/2014/459/P Demolition of existing bungalow and detached garage and construction of 3 No. new houses – Refused.
- 4.2 RR/2014/1455/P Demolition of existing bungalow and detached garage and construction of three new houses – Granted.
- 4.3 RR/2017/2588/P Demolition of existing bungalow and detached garage and construction of 3 No. new houses – Granted.
- 4.4 RR/2021/1234/P Demolition of existing dwelling and construction of 3 No. detached family dwellings including gardens, parking and access to Seabourne Road (alternative proposal to RR/2020/2132/P) – Not yet determined.
-

5.0 LEGISLATION AND POLICIES

- 5.1 The following wildlife legislation is relevant to the proposal:
- Wildlife and Countryside Act 1981.
 - Protection of Badgers Act 1992.
 - Natural Environment and Rural Communities Act 2006.
- 5.2 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- PC1: Presumption in Favour of Sustainable Development
 - OSS1: Overall Spatial Development Strategy
 - OSS2: Use of Development Boundaries
 - OSS3: Location of Development
 - OSS4: General Development Considerations
 - BX1: Overall Strategy for Bexhill
 - BX3: Development Strategy
 - SRM1: Towards a Low Carbon Future
 - SRM2: Water Supply and Wastewater Management
 - CO6: Community Safety
 - EN3: Design Quality
 - EN5: Biodiversity and Green Space
 - EN7: Flood Risk and Development
 - TR3: Access and New Development
 - TR4: Car Parking
- 5.3 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DRM1: Water Efficiency
 - DRM3: Energy Requirements
 - DHG3: Residential Internal Space Standards
 - DHG4: Accessible and Adaptable Homes

- DHG7: External Residential Areas
- DHG11: Boundary Treatments
- DHG12: Accesses and Drives
- DEN1: Maintaining Landscape Character
- DEN4: Biodiversity and Green Space
- DEN5: Sustainable Drainage
- DEN7: Environmental Pollution
- DIM2: Development Boundaries

5.4 The National Planning Policy Framework, Planning Policy Guidance and previous planning permissions are also material considerations

6.0 CONSULTATIONS

6.1 Lead Local Flood Authority (East Sussex County Council) – **UNABLE TO RESPOND**

6.2 East Sussex County Council Ecologist – **NO OBJECTION**

6.2.1 Subject to the imposition of conditions.

6.3 Waste & Recycling (Rother District Council) – **NO OBJECTION**

6.3.1 The three sets of bins would need to be presented where the entrance to the drive meets the main road.

6.4 Planning Notice

6.4.1 Over 600 letters of **OBJECTION** have been received. The main concern raised is summarised as follows:

- Badgers should not be harmed.

6.4.2 Additional concerns raised are summarised as follows:

- Overdevelopment of the site.
- Design not in keeping with the character and appearance of the area.
- Overlooking and loss of light to neighbours.
- Inadequate parking provision.
- Increased flood risk to surrounding properties.
- Poor architectural design.
- Overbearing.
- Noise, fumes and extra traffic.
- Harmful to wildlife.

6.4.3 Four letters of **SUPPORT** have been received. The reasons are summarised as follows:

- Will provide affordable local homes.
- Construction period will provide lots of local businesses with work.
- Derelict site will be a brilliant place for beautiful homes to develop.

6.4.4 Three letters with **GENERAL COMMENTS** have been received. The comments are summarised as follows:

- Badgers should not be harmed.

6.5 Bexhill Town Council – **NO COMMENTS RECEIVED**

6.5.1 The planning application was submitted before the Town Council was created.

7.0 LOCAL FINANCE CONSIDERATIONS

7.1 The proposal is for a type of development that is CIL liable. The total amount of CIL money to be received is subject to change, including a possible exemption, but the development could generate approximately £16,781.

7.2 The proposal is one that would provide New Homes Bonus (subject to review by the Government). If New Homes Bonus were paid it could, assuming a Band D property, be approximately £20,052 over four years.

8.0 APPRAISAL

8.1 The main issues are determined to be:

- The effect of the proposal on the character and appearance of the area.
- The effect of the proposal on wildlife.
- The effect of the proposal on the amenities of neighbouring properties.
- Whether the proposal would be capable of accommodating the reasonable expectations of likely occupiers, including in terms of indoor and outdoor space and the provision of appropriate means of access for disabled users.
- Highway matters, including parking provision.
- Foul and surface water drainage provision.

8.2 Character and appearance of the area

8.2.1 Policies OSS4 (iii) and EN3 of the Core Strategy and Policy DEN1 of the DaSA Local Plan seek to ensure that new development is of high design quality that respects, contributes positively towards, and does not detract from the character and appearance of the locality.

8.2.2 The surrounding area contains a mixture of bungalows, chalet-bungalows and two-storey houses on varying plot sizes. There is a variety of facing materials including brick, tile hanging and render.

8.2.3 As per the previously approved schemes, the proposal would introduce a terrace of three houses on the site. The new building would be larger than the previous bungalow and would therefore be more prominent in the street scene. However, it would be set well back from the road – in line with the established building line – with good separation to the side and rear boundaries. The building also follows a chalet-style design which seeks to avoid excessive height or bulk. The main pitched roof of the proposed terrace would only be some 400mm higher than the roof of the previous bungalow. In addition, the proposed external materials palette of brickwork and tile hanging to the walls and plain tiles to the roof would be in keeping with the mix of facing materials in the surrounding area.

8.2.4 The above combination of factors would allow the proposal to integrate appropriately with the surrounding development. Conditions relating to external materials, hard and soft landscaping, and boundary treatment are necessary in order to preserve the visual amenities of the area.

8.3 Wildlife

8.3.1 A significant number of objections have been received about the impact of the proposed development on wildlife, particularly badgers.

8.3.2 Section 40(1) of the Natural Environment and Rural Communities Act 2006 says that:

“The public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”

8.3.3 Policy EN5 (ix) of the Core Strategy and Policy DEN4 (ii) of the DaSA Local Plan require developers to integrate biodiversity into development schemes by avoiding adverse impacts from development on biodiversity or habitat, or where wholly unavoidable, provide appropriate mitigation against or compensation for any losses.

8.3.4 The Applicant has submitted ecological reports produced in October and November 2021. There are three ecological constraints associated with this site: badgers, reptiles and breeding birds. However, none of these preclude the proposed development.

8.3.5 With regard to badgers, these are protected under the Protection of Badgers Act 1992. Under the Act, it is an offence *inter alia* to: wilfully kill, injure or take a badger, or attempt to do so; cruelly ill-treat a badger; or intentionally or recklessly interfere with a badger sett, by a) damaging a sett or any part of one, b) destroying a sett, c) obstructing access to or any entrance to a sett, d) causing a dog to enter a sett, or e) disturbing a badger when it is occupying its sett. Activities that can affect badgers include noise, additional lighting or vibration.

8.3.6 Surveys have confirmed the presence of two setts on site: a main sett with eight active entrances in the north-west part of the site (with an additional two entrances in the garden of the neighbouring property, No. 2 Bishops Walk); and an annex/subsidiary sett with one active entrance by the western site boundary. The annex sett lies within the footprint of the proposed development and is therefore proposed for closure under licence from Natural England.

8.3.7 With regard to the main sett, a mitigation strategy has been produced. This proposes, amongst other things, the provision of an exclusion zone during the construction works, and the creation of a 5m wide badger/reptile/biodiversity habitat area across the northern part of the site post-development.

8.3.8 The ecologist at East Sussex County Council has no objection to closure of the annex/subsidiary sett and has advised that the mitigation strategy for the main sett is acceptable. Implementation of the mitigation strategy can be

secured by condition. A licence from Natural England would be required for the construction works given the proximity of the development to the main sett.

- 8.3.9 Turning to reptiles, slow worms, grass snakes, common lizards and adders are protected against intentional killing or injuring under Schedule 5 of the Wildlife and Countryside Act 1981.
- 8.3.10 A reptile survey has confirmed a good population of slow worms distributed across the site, with the presence of juveniles indicating that it is a breeding population.
- 8.3.11 The proposed development would result in the loss of the majority of suitable reptile habitat. However, a mitigation strategy has been produced, which proposes the creation of the badger/reptile/biodiversity habitat area across the northern part of the site. This would enable the slow worm population to be retained on site. The County Council ecologist does not object to the proposal, as an on-site receptor area would be created. Notwithstanding this, a detailed ecological design strategy addressing the rescue and translocation of reptiles has been recommended. This would ensure the slow worm population is maintained on site, both in the short-term and long-term. The ecological design strategy can be secured by condition.
- 8.3.12 With regard to breeding birds, no bird nests were observed on the date of survey. Notwithstanding this, the site has the potential to support breeding birds. Under Section 1 of the Wildlife and Countryside Act 1981, wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In order to avoid disturbance to nesting birds, any demolition of buildings or removal of scrub/trees that could provide nesting habitat should be carried out outside the breeding season (generally March to August). If this is not reasonably practicable within the timescales, a nesting bird check should be carried out prior to any demolition/clearance works by an appropriately trained, qualified and experienced ecologist, and if any nesting birds are found, advice should be sought on appropriate mitigation.
- 8.3.13 The above information regarding breeding birds can be brought to the Applicant's attention by way of a note on the decision notice.

8.4 Amenities of neighbouring properties

- 8.4.1 Policy OSS4 (ii) of the Core Strategy requires development to not unreasonably harm the amenities of adjoining properties.
- 8.4.2 The application site is enclosed by residential properties on three sides. Use of the site would intensify as a result of the proposal, but there is nothing intrinsically harmful about domestic activities taking place in a residential area within a defined settlement. It is not considered that the intensification in use and resulting noise and disturbance (including from additional vehicle movements) arising from two additional dwellings would be unduly intrusive to neighbouring occupiers. Therefore, the amenities of adjoining properties would not be unreasonably harmed in relation to this matter.

- 8.4.3 In relation to light and outlook, the main bulk of the proposed terrace would be positioned between the flank walls of the neighbouring bungalows on either side (No. 33 Seabourne Road and No. 2 Bishops Walk), with a minimum separation of some 4m to the common boundaries with both those properties. This combination of factors would ensure that the building would not result in loss of light or outlook to the detriment of residential amenity. With regard to the neighbouring property to the north (No. 4 Bishops Walk), the rear elevation of the proposed terrace would be some 17.5m away from the common boundary with that property. This measure of separation would ensure that loss of light and outlook would not occur.
- 8.4.4 Turning to privacy, the main outlook from the windows serving the principal rooms of the proposed dwellings would be over the front and rear gardens of the respective dwellings. Where windows/rooflights are proposed in the side elevations, these are either high level or small hallway windows. For these reasons, harmful overlooking of the neighbouring properties on either side would not occur. With regard to the neighbouring property to the north (no. 4 Bishops Walk), the separation distance of some 17.5m to that property is considered to be sufficient to prevent harmful overlooking from the rear facing windows of the proposed dwellings.
- 8.4.5 Overall it is not considered that the proposal would unreasonably harm the amenities of neighbouring properties.
- 8.5 Needs of Occupiers
- 8.5.1 Policy OSS4 (i) of the Core Strategy requires all development to meet the needs of future occupiers, including providing appropriate amenities.
- 8.5.2 Policy DHG3 of the DaSA Local Plan requires all new dwellings to meet the minimum internal space in line with the Nationally Described Space Standards (NDSS).
- 8.5.3 The proposal is for three 2/3-bedroom houses. The end dwellings would each have a gross internal floorspace of 98sqm. The floorspace of the middle dwelling would be 82qm. According to the NDSS, a minimum gross internal floorspace of 84sqm should be provided for a 3-bedroom two-storey dwelling. This would be achieved for the two end dwellings but not the middle dwelling, which requires an additional 2sqm of floorspace. In this case however, the 'third' bedroom on the ground floor of the middle dwelling does not qualify as a bedroom, as it does not meet the minimum floor area requirement of 7.5sqm for a single bedroom. As the room is also shown as a study on the floor plans, it is treated as such for the purpose of determining this application. In this regard, the middle dwelling would achieve the minimum gross internal floorspace requirement of 70sqm for a 2-bedroom two-storey dwelling.
- 8.5.4 Turning to external space, Policy DHG7 (i) of the DaSA Local Plan normally requires private rear garden spaces of at least 10m in length. Excluding the 5m wide badger/reptile/biodiversity habitat area which is to be created across the northern part of the site, each of the dwellings would be provided with a rear garden of some 12.5m in length, which meets this requirement.

- 8.5.5 The provision of appropriately located cycle stores and refuse and recycling storage and collection point facilities can be secured by condition.
- 8.5.6 Policy DHG4 of the DaSA Local Plan requires all new dwellings to be built in accordance with Part M4(2) – Accessible and Adaptable Dwellings – of the Building Regulations. Policy DRM1 requires all new dwellings to achieve water consumption of no more than 110 litres per person per day. Both these requirements can be secured by condition.
- 8.6 Highway Matters
- 8.6.1 Policies TR3 and CO6 (ii) of the Core Strategy seek to ensure adequate and safe access arrangements and avoid prejudice to road and/or pedestrian safety.
- 8.6.2 Access to the site would be as previously approved (i.e. via a new shared vehicular access from Seabourne Road). It would be some 6m wide, which well exceeds the minimum shared access width of 4.5m specified in the Highway Authority's *Minor Planning Application Guidance*.
- 8.6.3 With regard to car parking provision, Policy TR4 (i) of the Core Strategy requires the residual needs of the development for off-street car parking to be met having taken into consideration localised circumstances and having full regard to the potential for access by means other than the car, and to any safety, congestion or amenity impacts of a reliance on parking off-site whether on-street or off-street.
- 8.6.4 Having regard to the *Minor Planning Application Guidance*, 1 or 2-bedroom dwellings should generally be provided with one car parking space and 3 or 4-bedroom dwellings should generally be provided with two spaces. In this case three 2/3-bedroom dwellings are proposed and a total of six spaces (two per dwelling) would be provided. This is as per the previously approved scheme and would satisfy the car parking requirements for the development.
- 8.6.5 For the above reasons there is no objection to the proposal on highway grounds.
- 8.7 Drainage
- 8.7.1 This is a publicly sewered area with both foul and surface water sewers present. With regard to the disposal of foul sewage there is a presumption in favour of connection to the public sewer. This means of foul sewage disposal is proposed for the development, which is acceptable.
- 8.7.2 The application form and Site Plan indicate that surface water would be disposed of by soakaways. However, no information/evidence has been provided to demonstrate that soakaways would provide effective disposal of surface water, including from both the dwellings and large area of hardstanding. As such, a pre-commencement condition is necessary in order to resolve this issue before the development commences.

8.8 Other Matters

- 8.8.1 Restrictions on 'permitted development' rights (e.g. relating to enlargement of the dwellings, erection of outbuildings etc.) are considered to be necessary to safeguard the amenities of neighbouring properties, preserve the visual amenities of the area, retain appropriate outdoor amenity space for occupiers of the dwellings, and to protect habitats and species identified in the ecological surveys from adverse impacts post-development. These can be secured by condition.

9.0 **PLANNING BALANCE AND CONCLUSION**

- 9.1 The proposal is a resubmission of a previously approved scheme. It is a sustainable residential development, which will have an acceptable impact on the environment, including wildlife, and will make a positive contribution to the District's housing supply. Planning permission should be granted, subject to appropriate conditions.

RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plan, drawings and document:
Site Location Plan, dated 08 Dec 2020.
Drawing No. 5901/100/B (PROPOSED DWELLINGS – SITE PLAN), dated DEC 20 (NB the new soakaways and proposed cycle sheds are not approved).
Drawing No. 1420-P-02C (PROPOSED PLAN AND ELEVATIONS), dated 14-02-14 (NB the sheds are not approved).
Drawing No. 1420-P-03C (PROPOSED FIRST FLOOR PLAN, SITE PLAN AND SECTION), dated 14-02-14 (NB the sheds are not approved).
Mitigation Strategy: Badger (Site Reference: EE-21-06050-05), produced by Epoch Ecology Ltd on behalf of Christie Developments on 09/11/2021 (NB the installation of a subterranean badger fence along the edge of the exclusion zone is not approved).
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development shall commence, including any ground works or works of demolition, until an ecological design strategy (EDS) addressing the rescue and translocation of reptiles has been submitted to and approved in writing by the Local planning authority. The EDS shall include the following:
 - a) purpose and conservation objectives for the proposed works;
 - b) review of site potential and constraints;
 - c) detailed design(s) and/or working method(s) to achieve stated objectives;

- d) extent and location /area of proposed works on appropriate scale maps and plans;
- e) type and source of materials to be used where appropriate, e.g. native species of local provenance;
- f) timetable for implementation demonstrating that works are aligned with the proposed phasing of development;
- g) persons responsible for implementing the works;
- h) details of initial aftercare and long-term maintenance;
- i) details for monitoring and remedial measures; and
- j) details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: A pre-commencement condition is required to protect habitats and species identified in the ecological surveys from adverse impacts during construction and post-development, in accordance with Policy EN5 (ix) of the Rother Local Plan Core Strategy 2014 and Policy DEN4 (ii) of the Development and Site Allocations Local Plan 2019, and to avoid an offence under the Wildlife and Countryside Act 1981 (as amended).

4. No development shall commence, including any ground works or works of demolition, until a 5m wide badger/reptile/biodiversity habitat area has been created across the northern part of the site, in accordance with details (including a scale plan identifying the area) which have first been submitted to and approved in writing by the Local Planning Authority. The approved badger/reptile/biodiversity habitat area shall thereafter be retained and maintained in perpetuity as an undeveloped area.

Reason: A pre-commencement condition is required to protect habitats and species identified in the ecological surveys from adverse impacts during construction and post-development, in accordance with Policy EN5 (ix) of the Rother Local Plan Core Strategy 2014, and Policy DEN4 (ii) of the Development and Site Allocations Local Plan 2019, and to avoid an offence under the Wildlife and Countryside Act 1981 (as amended).

5. No development shall commence until a scheme for the provision of surface water drainage works to serve the development has been submitted to and approved in writing by the Local Planning Authority, and the dwellings shall not be occupied until the drainage works to serve the development have been provided in accordance with the approved details.

Reason: A pre-commencement condition is required to ensure the satisfactory drainage of the site and to prevent water pollution, in accordance with Policies SRM2 and EN7 of the Rother Local Plan Core Strategy 2014, and Policy DEN5 of the Development and Site Allocations Local Plan 2019.

6. The development shall be carried out in accordance with the approved Mitigation Strategy: Badgers (NB the installation of a subterranean badger fence along the edge of the exclusion zone is not approved).

Reason: To protect habitats and species identified in the ecological surveys from adverse impacts during construction and post-development, in accordance with Policy EN5 (ix) of the Rother Local Plan Core Strategy 2014, and Policy DEN4 (ii) of the Development and Site Allocations Local Plan 2019, and to avoid an offence under the Wildlife and Countryside Act 1981 (as amended).

7. No development above ground level shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority, and the development shall thereafter be carried out in accordance with the approved details:
 - a) manufacturer's/supplier's specifications of external facing materials;
 - b) manufacturer's/supplier's specifications of hard-surfacing materials;
 - c) boundary treatment (including a plan indicating the positions, design, height, materials and type of boundary treatment to be erected); and
 - d) measures to enhance the site for biodiversity.Reason: To preserve the visual amenities of the area and to enhance the site for biodiversity, in accordance with Policies OSS4 (iii) and EN5 (ix) of the Rother Local Plan Core Strategy 2014, and Policy DEN4 (iii) of the Development and Site Allocations Local Plan 2019.

8. No development above ground level shall take place until a scheme of soft landscape works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. Details shall include: Planting plans. Written specifications (including cultivation and other operations associated with plant and grass establishment). Schedules of plants noting species, plant sizes and proposed numbers/densities where appropriate.
Reason: To preserve the visual amenities of the area and to enhance the site for biodiversity, in accordance with Policies OSS4 (iii) and EN5 (ix) of the Rother Local Plan Core Strategy 2014, and Policy DEN4 (iii) of the Development and Site Allocations Local Plan 2019.

9. 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 dwellings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five 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.
Reason: To preserve the visual amenities of the area and to enhance the site for biodiversity, in accordance with Policies OSS4 (iii) and EN5 (ix) of the Rother Local Plan Core Strategy 2014 and Policy DEN4 (iii) of the Development and Site Allocations Local Plan 2019.

10. The dwellings shall be constructed in accordance with Part M4(2) (Accessible and Adaptable Dwellings) of Schedule 1 of the Building Regulations 2010 (as amended) for access to and use of buildings.
Reason: To ensure an acceptable standard of access to the dwellings is provided, in accordance with Policy OSS4 (i) of the Rother Local Plan Core Strategy 2014, and Policy DHG4 of the Development and Site Allocations Local Plan 2019.

11. The dwellings shall not be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority to demonstrate that they have been constructed to achieve water consumption of no more than 110 litres/person/day water efficiency as set out in Part G of Schedule 1 of the Building Regulations 2010 (as amended) for water usage.
Reason: To ensure the dwelling is water efficient, in accordance with Policy SRM2 (v) of the Rother Local Plan Core Strategy 2014, and Policy DRM1 of the Development and Site Allocations Local Plan 2019.

12. No dwelling shall be occupied until a means of vehicular access has been constructed in accordance with the approved drawings.
Reason: To ensure adequate safe access arrangements, in accordance with Policies CO6 (ii) and TR3 of the Rother Local Plan Core Strategy 2014.
13. No dwelling shall be occupied until car parking and turning areas have been provided in accordance with the approved drawings. The car parking & turning areas shall thereafter be kept available for the parking and turning of motor vehicles and for no other purpose.
Reason: To ensure there is adequate off-street car parking provision and in the interests of highway safety, in accordance with Policies CO6 (ii), TR3 and TR4 (i & iii) of the Rother Local Plan Core Strategy 2014, and Policy DHG7 (ii) of the Development and Site Allocations Local Plan 2019.
14. No dwelling shall be occupied until secure cycle stores have been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The cycle stores shall thereafter be kept available for the parking of bicycles and for no other purpose.
Reason: To ensure there is adequate cycle parking provision, and to preserve the visual amenities of the area, in accordance with Policy OSS4 (i & iii) of the Rother Local Plan Core Strategy 2014, and Policy DHG7 (ii) of the Development and Site Allocations Local Plan 2019.
15. No dwelling shall be occupied until refuse and recycling storage and collection point facilities have been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling storage and collection point facilities shall thereafter be kept available for the storage and collection of refuse and recycling and for no other purpose.
Reason: To ensure there is adequate refuse and recycling storage and collection point facilities, and to preserve the visual amenities of the area, in accordance with Policy OSS4 (i & iii) of the Rother Local Plan Core Strategy 2014, and Policy DHG7 (iii) of the Development and Site Allocations Local Plan 2019.
16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no enlargement, improvement or other alteration of a dwelling, as defined within Classes A, AA, B, C and D of Part 1 of the Schedule 2 of the Order, shall be carried out on the site otherwise than in accordance with a planning permission granted by the Local Planning Authority.
Reason: To safeguard the amenities of neighbouring properties, preserve the visual amenities of the area, retain appropriate outdoor amenity space for occupiers of the dwellings, and to protect habitats and species identified in the ecological surveys from adverse impacts post-development, in accordance with Policies OSS4 (i, ii & iii) and EN5 (ix) of the Rother Local Plan Core Strategy 2014, and Policy DEN4 (ii) of the Development and Site Allocations Local Plan 2019.
17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no garages, building, structure or erection of any kind (including wall, fences or other means of enclosure not

permitted as part of this development) shall be erected and no caravan or mobile home shall be kept or stationed on the land.

Reason: To safeguard the amenities of neighbouring properties, retain appropriate outdoor amenity space for occupiers of the dwellings, and to protect habitats and species identified in the ecological surveys from adverse impacts post-development, in accordance with Policies OSS4 (i & ii) and EN5 (ix) of the Rother Local Plan Core Strategy 2014, and Policy DEN4 (ii) of the Development and Site Allocations Local Plan 2019.

NOTES:

1. The development is subject to the Community Infrastructure Levy (CIL). Full details will be set out in the CIL Liability Notice which will be issued in conjunction with this decision. All interested parties are referred to <http://www.rother.gov.uk/CIL> for further information and the charging schedule.
2. The developer and/or landowner is advised that a licence from Natural England will be required for closure of the annex/subsidiary badger sett and for the construction works given the proximity of the development to the main badger sett. These should be obtained before the development commences.
3. The developer and/or landowner is advised that the site has the potential to support breeding birds. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In order to avoid disturbance to nesting birds, any demolition of buildings or removal of scrub/trees that could provide nesting habitat should be carried out outside the breeding season (generally March to August). If this is not reasonably practicable within the timescales, a nesting bird check should be carried out prior to any demolition/clearance works by an appropriately trained, qualified and experienced ecologist, and if any nesting birds are found, advice should be sought on appropriate mitigation.
4. The developer and/or landowner is reminded that it is an offence to damage or destroy protected species under separate legislation. The granting of planning permission for a development does not provide a defence against prosecution under wildlife protection legislation.
5. The developer and/or landowner is advised that any proposed works on or abutting the existing highway will require a Section 184 Licence with the County Council, prior to the commencement of works. Details of construction, surface water drainage, gradients and potential traffic management requirements can all be discussed with East Sussex County Council through the Section 184 Licence process. Any temporary access would also be subject to the Section 184 Licence process prior to any commencement of work.
6. The developer and/or landowner is advised that a formal application for connection to the public sewerage system is required in order to service this development. Please read Southern Water's New Connections Services Charging Arrangements document, which is available at <https://beta.southernwater.co.uk/developing-building/connection-charging-arrangements>.

7. The development will be subject to the requirements of the Building Regulations, and advice should be sought from the East Sussex Building Control Partnership. No work should be carried out until any necessary permission has been obtained.
8. The developer and/or landowner should take all relevant precautions to minimise the potential for disturbance to adjoining occupiers from noise and dust during the construction period. This should include not working outside the hours of 8am to 6pm Monday to Friday, 8am to 1pm on Saturdays, and no such work should take place on Sundays or Public Holidays.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

SITE PLAN RR/2021/2629/P	BEXHILL Bexhill Museum Egerton Road
-----------------------------	---



Rother District Council

Report to - Planning Committee
Date - 17 February 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2021/2629/P
Address - Bexhill Museum
Egerton Road
BEXHILL
Proposal - Removal of existing concrete ramps into the building.
Proposed Alterations to Lower Ground Floor at the
Museum including works to the front elevation, and new
disabled door access from the rear elevation.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING)**

Director: Ben Hook

Applicant: Bexhill Museum
Agent: Gradient Consultants Ltd
Case Officer: Miss H. Nurse (Email: harriet.nurse@rother.gov.uk)
Parish: BEXHILL
Ward Members: Councillors C.A. Bayliss and P.C. Courtel

Reason for Committee consideration: Director – Place and Climate Change
referral: Council owned application site.

Statutory 8-week date: 12 January 2022
Extension of time agreed to: 22 February 2022

1.0 SUMMARY

1.1 This proposal is for the removal of the existing concrete ramps into the building, proposed alterations to the rear elevation including new disabled door access and the infilling of recesses to the front elevation. The main issues to consider are the impacts upon neighbouring and nearby properties and the effect of the proposal on the character of the existing property and the visual amenities of the locality. The application is recommended for approval.

2.0 SITE

2.1 Bexhill Museum is a single storey building, situated on the northern side of Egerton Road. The rear of the building faces onto Egerton Park.

3.0 PROPOSAL

3.1 This application seeks planning permission for the removal of existing concrete ramps into the building, the proposed alterations to the lower ground floor at the Museum including works to the front elevation, and new disabled door access from the rear elevation.

3.2 The proposed materials comprise of white painted render to match the existing walls and powder coated aluminium windows/doors to the rear elevation.

4.0 HISTORY

4.1 None relevant.

5.0 POLICIES

5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:

- OSS4: General Development Considerations
- EN3: Design Quality

5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:

- DHG9: Extensions, Alterations and Outbuildings
- BEX15: Bexhill Cultural Area

5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

5.4 Section 12 of the National Planning Policy Framework states – The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.5 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

6.0 CONSULTATIONS

6.1 Planning Notice

No representations received.

6.2 Town/Parish Council – **NO OBJECTION**

6.2.1 Bexhill Town Council fully supports this application.

7.0 APPRAISAL

7.1 The main issues for consideration are the impacts upon neighbouring and nearby properties and the effect of the proposal on the character of the existing property and the visual amenities of the locality.

7.2 Impacts upon neighbouring and nearby properties

7.2.1 Policy OSS4 (ii) of the Core Strategy states that all development should not unreasonably harm the amenities of adjoining properties.

7.2.2 Policy DHG9 (i) of the DaSA requires development to not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.

7.2.3 The nearest neighbouring property (Cunningham House) is positioned to the south over 17m from the Museum and separated by Egerton Road. The Bexhill Museum is set opposite the Egerton Park and approximately 20m to the west of the Egerton Park Childrens' Centre.

7.2.4 Given the separation distance and minor nature of the proposals, it does not appear to cause a harmful impact on the nearby neighbours' residential amenities, including matters such as overlooking, loss of light or outlook.

7.3 Effect on the character of the existing property and its setting

7.3.1 Policy OSS4 (iii) of the Core Strategy requires all development to respect and not detract from the character and appearance of the locality.

7.3.2 Policy BX1 of the Core Strategy states that the overall strategy to deliver the objectives for Bexhill is to (i) conserve and enhance the Town's distinct and independent character and residential function, supported by local services and jobs as much as possible.

7.3.3 Policy EN1 provides protection for the landscape character of the area, whilst Policy EN3 requires all development to be of a high-quality design.

7.3.4 Policy BEX15 of the Core Strategy states that improvements to the quality of the public realm to complement the arts, culture and tourism offer, to improve the quality of the promenade experience, to strengthen connections between the beach and the town, and create a sense of place in keeping with the destination role of the seafront will be supported.

7.3.5 The front elevation forms a unique mix of modern and Edwardian character to the street scene. The alterations to the front elevation would be minor, the infilling of the recesses with blockwork and render with a painted finish to match the existing building. It is considered this alteration would not alter nor harm the character and appearance of the front elevation of this cultural building.

7.3.6 The rear elevation as existing appears cluttered and jumbled to the lower ground floor. The proposed alterations to the rear elevation would include the addition of new powder coated glazed door and half door to the east side of the rear elevation and new powder coated panelled doors to the west side of the rear elevation, with both having sidelights and fanlights to match the existing. The alterations also include the removal of the windows and panels to the central part of the rear elevation and be infilled with blockwork, finished with painted render to match the existing. The alterations to the rear elevation would be minimal, sympathetic and would be in keeping with the character of the elevation facing Egerton Park, creating a more visually coherent elevation.

8.0 PLANNING BALANCE AND CONCLUSION

8.1 The scale and design of the alterations within the proposal would be acceptable to the Bexhill Museum. These works would not have any significant impact to the nearby neighbouring amenities or character of the existing building and surrounding area. The application is therefore supported.

RECOMMENDATION: GRANT (PLANNING PERMISSION)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Site Location Plan submitted Nov 2021
Drawing No.GR1646/001 submitted Nov 2021
Drawing No.GR1646/004 dated Oct 2021
Drawing No.GR1646/003 dated Sept 2021
Drawing No.GR1646/002 dated Sept 2021
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the construction of works hereby permitted shall be as detailed within the application unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
Reason: To maintain the characteristics of the existing building in accordance with Policies OSS4 (iii) of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

SITE PLAN RR/2021/1767/P	BEXHILL 24 Shipley Lane
-----------------------------	----------------------------



Rother District Council

Report to - Planning Committee
Date - 17 February 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2021/1767/P
Address - 24 Shipley Lane
Bexhill
TN39 3SR
Proposal - Proposed front and side single storey wraparound extension and outbuilding providing ancillary living accommodation

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING)**

Director: Ben Hook

Applicant: Mr and Mrs A. Partridge
Agent: Mr A Gerken, Pump House Designs
Case Officer: Miss Aimee Whitehead
(Email: aimee.whitehead@rother.gov.uk)

Parish: BEXHILL COLLINGTON

Ward Members: Councillors Mrs D.C. Earl-Williams and D.B. Oliver

Reason for Committee consideration: Director – Place and Climate Change referral: Application called in by Councillor Oliver

Extension of time agreed to: 22-02-22

This application is included in the Committee site inspection list.

1.0 SUMMARY

- 1.1 The application seeks permission for a proposed front and side single storey wraparound extension and outbuilding providing ancillary living accommodation.
- 1.2 The site falls within Bexhill development Boundary.
- 1.3 The proposal is considered of an acceptable scale and design for the property. It does not unreasonably harm the amenities of the neighbouring

properties and would have an acceptable impact upon the character and appearance of the locality.

2.0 SITE

- 2.1 The subject dwelling is a detached hip roofed property situated within the cul-de-sac at Shipley Lane. The application site borders neighbouring dwellings at its northern, western and eastern boundaries and fronts Shipley Lane along its southern boundary. The existing street scene consists of likewise detached dwellings and bungalows, there is also evidence of extensions and alterations to existing dwellings along the street scene.
- 2.2 The building is not listed, nor sited in a Conservation Area or Area of Outstanding Natural Beauty. The application site lies within Bexhill development Boundary, and the local vernacular is therefore predominantly residential.
-

3.0 PROPOSAL

- 3.1 The proposal seeks permission for the erection of a single storey front and side wraparound extension and the erection of an outbuilding in the location of the detached garage for ancillary accommodation.
- 3.2 The wraparound extension will be 'L' shaped in nature and sited at the south western corner of the subject dwelling. The wraparound extension will measure approximately 6.2m in length across the front elevation, will have a maximum projection of 1.9m from the existing front elevation, 8.7m in length along the side elevation, will have a maximum width of 2m from the side elevation and will measure 3.1m in height to the ridge.
- 3.3 The outbuilding will measure approximately 8m in length, 4.5m in width and 2.7m in height to the eaves.
- 3.4 Throughout the duration of the application revised plans were received and the public reconsulted on these. The revised plans saw the introduction of a flatter roof form on the outbuilding to address officer's concerns with respect to the impact on neighbour amenity.
-

4.0 HISTORY

- 4.1 No relevant planning history at the application site.
-

5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
 - EN2: Stewardship of the Historic Built Environment
 - EN3: Design Quality

- 5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
 - DEN1: Maintaining Character Landscape
- 5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.
-

6.0 CONSULTATIONS

6.1 Bexhill Town Council – NO RESPONSE RECEIVED

6.2 Planning Notice

- 6.2.1 One letter of objection has been received and one general comment with respect to the application. The comments raised are summarised as follows:
- Overhang onto 26 Shipley Lane, notice needs to be served onto the owners therefore the application is invalid.
 - Loss of parking provision.
 - Weatherboard would not be maintainable in such a small void and as such different materials should be used. Access will not be provided from No.26 Shipley Lane for the build works.
-

7.0 LOCAL FINANCE CONSIDERATIONS

- 7.1 The proposed is for type of development that is not Community Infrastructure Levy liable.
-

8.0 APPRAISAL

- 8.1 The main issues raised by the proposal are as follows:
- impact on the visual amenities of the street scene; and
 - Impacts upon the neighbouring and nearby properties.
- 8.2 Impact on the visual amenities of the street scene
- 8.2.1 The design, scale and materiality of the proposed wraparound extension is considered to respect that of the existing dwelling and the local vernacular. The existing street scene consists of modest detached dwellings, the design of the dwellings within the cul-de-sac varies and there is also evidence of extensions and alterations to the original dwellings. Therefore, the introduction of the wraparound extension is not considered to be an incongruous addition.
- 8.2.2 The proposed outbuilding will be enclosed within the rear of the dwelling and therefore not visible from the existing street scene.

8.3 Impacts upon neighbouring and nearby properties

8.3.1 Policy OSS4 (ii) of the Rother Local Plan Core Strategy states that new development should not unreasonably harm the amenities of adjoining properties.

8.3.2 Policy DHG9 (i) of the DaSA Local Plan states that alterations will be permitted where they do not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.

8.3.3 The proposed outbuilding, despite being bigger in footprint and scale than the existing garage, will mostly use redundant space currently sited to the rear of the existing garage and will also use some of the existing dwellings garden space. The proposed roof form has been altered to account for officer's concerns; the height and scale of the roof has been significantly reduced and the revised roof is considered to have a negligible impact on neighbour amenity.

8.3.4 The proposed outbuilding will also be sited parallel to the existing garage at No.26 and No.28 Shipley Lane, it is therefore considered that the proposed outbuilding would not have a greater impact on the neighbouring dwellings than the garages as the neighbouring dwellings have on the subject dwelling. Furthermore, it is important to note that No.26 Shipley Lane have a large single storey rear extension and garage which both adjoin the common boundary with No.24; the proposed outbuilding is therefore not considered to have any additional impact on rear garden area at No.26 than the existing garage does.

8.3.5 The proposed wraparound extension is considered to have an acceptable impact on neighbouring dwellings. Sufficient distance of 0.8-1.2m will be retained between the proposed western side elevation of the extension and the common boundary with No.24. Two windows are proposed in the western side elevation of the extension and a condition shall be imposed to any subsequent planning permission ensuring that these windows are obscure glazed, in the interest of maintaining appropriate levels of amenity.

8.3.6 Considering the above mentioned points, it is not considered that the proposed development would give rise to an undue level of overlooking, loss of privacy or loss of light than the existing dwelling does. The proposal is therefore considered to have an acceptable impact on neighbour amenity.

8.4 Other Matters

8.4.1 Neighbour comments have raised the issue with respect to the proposed outbuilding overhanging onto the land of No.26, and the application therefore subsequently being invalid. Revised plans have been submitted by the Applicant to address these concerns. As such, the proposed floor plans and block plans submitted demonstrate that the development would be sited within the red edged site plan and within the boundaries of the application site. It is therefore considered that the application is valid and notice does therefore not need to be served on No.26 Shipley Lane.

8.4.2 Comments were also raised with respect to the loss of car parking at the dwelling, it is acknowledged that there will only be one parking space retained

at the front of the dwelling. However, there is additional space at the front of the dwelling that could be converted to hard surface to accommodate parking provision under permitted development, without the need for explicit consent from the Local Planning Authority. Therefore, it is not considered the loss of parking provision on site would warrant a refusal.

- 8.4.3 A condition shall be added to any subsequent planning permission so as to ensure the proposed overspill accommodation is used in conjunction with the main dwelling and not as a separate dwelling.

9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 The proposal is considered of an acceptable scale and design for the property. It does not unreasonably harm the amenities of the neighbouring properties and would have an acceptable impact upon the character and appearance of the locality. Planning permission should therefore be granted subject to conditions.

RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Location Block Plan Drawing No.6936 / LBP/ A, dated 2021
Existing Layout Drawing No. 6936 / EX/ A, dated June 2021
Proposed Layout Drawing No. 6936/1/ H, dated June 2021 (amendments made January 2022)
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined in the application form unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the development is in character with its surroundings in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy and Policy HG9(ii) of the Rother Development and Site Allocations Plan.
4. At the time of construction and prior to the first occupation or use of the extension hereby approved, the windows at the ground floor level within the **western** elevation of the proposed wraparound extension, as indicated on the approved Drawing No. 6936/1/ H, date stamped June 2021, shall be glazed with obscure glass of obscurity level equivalent to scale 5 on the Pilkington Glass Scale and shall thereafter be retained in that condition.

Reason: To preserve surrounding residential amenity in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy HG9(i) of the Rother Development and Site Allocations Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no garages, building, structure or erection of any kind (including wall, fences or other means of enclosure) shall be erected and no caravan or mobile home shall be kept or stationed on the land.

Reason: To ensure that the appearance of the development and amenities of the area are maintained in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no extensions or alterations, as defined within classes **A, D and E** of Part 1 of the Schedule 2 of the order, shall be carried out on the site otherwise than in accordance with a planning permission granted by the Local Planning Authority.

Reason: To ensure that the satisfactory appearance of the development and area is maintained in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

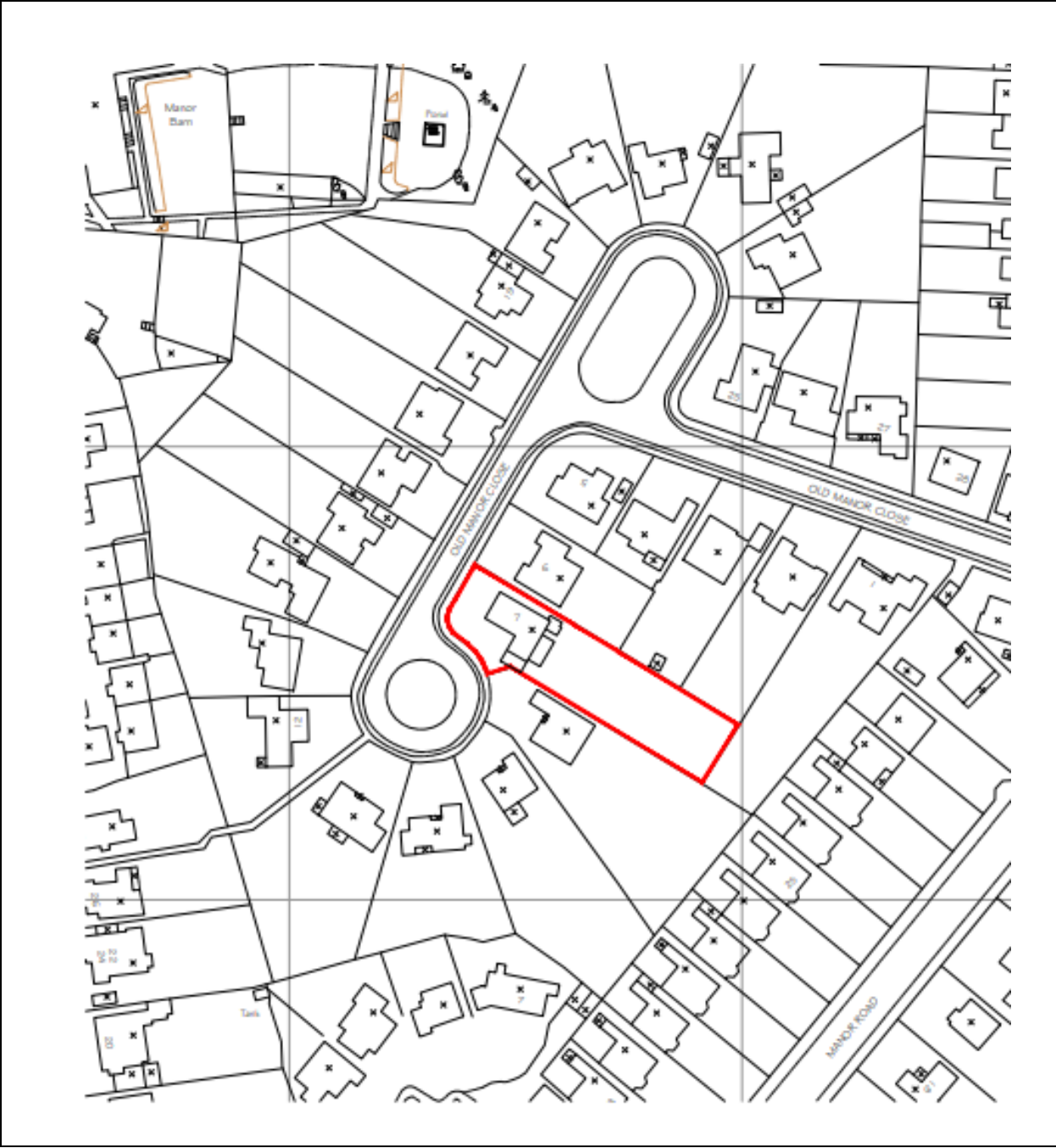
7. The residential annexe is permitted solely as additional accommodation for the existing dwelling at 24 Shipley Lane and shall not be occupied by any person who is not a member of the family (as defined by section 186 of the Housing Act 1985 or in any provision equivalent to any re-enactment of that Act) residing in the family dwelling.

Reason: The site lacks sufficient amenity space and services (e.g. parking, turning) to accommodate a second self-contained dwelling, and in the interests of protecting the residential amenities of neighbouring properties in accordance with Policy OSS4 of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

This page is intentionally left blank

SITE PLAN RR/2021/2176/P	BEXHILL 7 Old Manor Close
-----------------------------	------------------------------



Rother District Council

Report to - Planning Committee
Date - 17 February 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2021/2176/P
Address - 7 Old Manor Close
BEXHILL
Proposal - Proposed roof conversion and dormer extension
(amended proposal to previously approved scheme
(RR/2020/2529/P).

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING)**

Director: Ben Hook

Applicant: Mr & Mrs S. Andrews
Agent: -
Case Officer: Mrs M. Taylor (Email: maria.taylor@rother.gov.uk)
Parish: BEXHILL
Ward Member(s): Councillors T.J.C. Byrne and H.L. Timpe

Reason for Committee consideration: Applicant related to member of staff

Statutory 8 week date: 2 November 2021

Extension of time requested to: 14 January 2022

This application is included in the Committee site inspection list.

1.0 SUMMARY

1.1 This application is for a reduced scheme from that previously approved by RR/2020/2529/P for a roof conversion with extension to create a half hipped roof over one garage and dormer to the rear.

2.0 SITE

2.1 A detached chalet bungalow situated on the south east side of Old Manor Close within the development boundary for Bexhill as defined in the Development and Site Allocations Local Plan 2019.

3.0 PROPOSAL

- 3.1 This application seeks permission for a roof conversion and dormer extension. It is proposed to extend the existing hipped roof over the garage to form a half hip/barn end and add a dormer with two windows into the rear facing roof slope. The dormer would be clad with Marley Eternit weatherboarding and roof extension with matching clay tiles. One roof light in the existing north east side roof slope serving a dressing room.
- 3.2 This application is a reduced scheme on the previous approval RR/2020/2529/P in that it is no longer intended to add a hipped roof over the second garage and therefore the size of the proposed rear dormer has also been reduced slightly and moved more towards the northern side and the size of the glazed windows also reduced.

4.0 HISTORY

- | | | |
|-----|----------------|--|
| 4.1 | B/58/448 | Detached house and garage – Approved. |
| 4.2 | RR/77/0828 | Erection of conservatory – Approved. |
| 4.3 | RR/2017/1505/O | To extend loft space over second garage to create bedroom or larger loft space – Lawful DC Refused. |
| 4.4 | RR/2017/2059/P | Addition of pitched roof over garage – Approved Conditional. |
| 4.5 | RR/2020/1338/O | Certificate of lawfulness for the proposed conversion of existing internal garage to provide additional living accommodation – Lawful DC Approved. |
| 4.6 | RR/2020/2529/P | Proposed roof conversion, extension of roof over existing garage and construction of dormer – Approved Conditional. |

5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
 - EN1: Landscape Stewardship
 - EN3: Design Quality
- 5.2 The following policies of the [Development and Site Allocations Local Plan](#) are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
 - DEN1: Maintaining Landscape Character
- 5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

6.0 CONSULTATIONS

6.1 Planning Notice

6.1.1 No representations received.

6.2 Town/Parish Council

6.2.1 No comments received.

7.0 APPRAISAL

7.1 In light of the COVID-19 coronavirus pandemic, the consequent travel limitations and social distancing guidance from the Government, and following consideration of the proposed development, it is considered that this application could, exceptionally, be determined without the need for a site visit. In place of carrying out a site visit a detailed site assessment has been undertaken using GIS, aerial photography, Google Street View images and photographs taken on a previous visit to the site on 2/11/2017.

7.2 The main issues for consideration are:

- Impacts upon neighbouring and nearby properties.
- The effect of the proposal on the visual amenities of the street scene and the locality.

7.3 Impacts upon neighbouring and nearby properties

7.3.1 *8 Old Manor Close:* A detached chalet style property to the south of the application site where the front elevation falls beyond the rear elevation of the application site. The land to the rear of both properties drops away and therefore the front elevation of this neighbouring property is set lower than the application site. Within the street scene this neighbour's garage sits adjacent to the boundary of the application site with the first floor windows in the dwelling in the front elevation set towards the middle of the gable end having the nearest window obscure glazed.

This proposal is a reduced scheme on that which was previously approved in that it is no longer intended to add a hipped roof over the second garage which is set close to the boundary with this neighbouring property and therefore the proposed development has been moved further away. It was previously considered that the hipped roof addition over the second garage would not have any adverse impact and although this application increases the eaves height with the half hipped design over the first garage this would be positioned further away from the boundary and therefore would not adversely impact this neighbouring property.

With regard to the proposed rear dormer the size of which would only just exceed the permitted development rights set out in Class B of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as a minimal part of the south west side would be within the proposed half hipped roof. One window would serve bedroom and a second an en-suite. Views from the proposed bedroom window would be towards the roof line and side elevation of this neighbouring property where there are both ground floor and one first floor dormer directly facing the

rear garden of the application site. However, it is considered views towards these windows from the proposed dormer would not have any greater detrimental impact than the existing views obtained from the rear garden. Taking this into account a refusal on this point could not be justified.

7.3.2 *6 Old Manor Close*: A detached chalet style property to the north side of the application site.

The proposed hipped roof over the garage would not have any impact on this neighbouring property as it is situated to the south side of the property. In respect of the rear dormer which would be moved slightly closer to this side but the window closest would serve the en-suite and would be obscured. Views from the proposed bedroom window would be oblique and towards the end of the garden and would not impinge on the immediate privacy of this neighbour. The proposed rooflight in the north east roof slope would serve a dressing room and appears to be high level to restrict any view and could be conditioned to ensure that it is positioned at least 1.7m above floor level to protect the amenities of this neighbouring property given that they have a dormer window directly facing this side elevation of the application site.

7.4 Effect on the Visual Amenities of the Street Scene and Locality

The proposed half hipped roof would be clearly visible in the street scene. The application details the use of matching materials for the proposed roof extension which has been designed to match the front, north west, half hipped gable and would match in with the existing roof line this side which is set lower than the main ridge line of the property. The rear dormer would not be visible within the street scene.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposal would not have a harmful detrimental impact on the character or appearance of the existing property, the amenities of neighbouring properties or the street scene in the wider context. It is therefore proposed the application should be supported.

RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Site Location and Block Plan, Drawing No. 1007-LA-100 dated 2.12.2020
Proposed Elevations, Drawing No. 1007-LA-220/C dated 25.08.21

Proposed First Floor and Roof Plan, Drawing No. 1007-LA-210/C dated 25.08.21

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction of the development hereby permitted shall be as described within the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To maintain the characteristics of the existing building and the visual amenities of the surrounding area in accordance with Policy OSS4 of the Rother Local Plan Core Strategy (2014) and Policy DHG9 of the Development and Site Allocations Local Plan (2019).

4. At the time of construction the rooflight window in the north east side facing roof slope serving the first floor dressing room, as indicated on the approved drawing no. 1007-LA-220/C dated 25.08.21 shall be installed at a minimum height of 1.7m from floor level when measured from the base of the window and shall thereafter be retained in that condition.

Reason: To preserve surrounding residential amenity in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy DHG9 (i) of the Rother Development and Site Allocations Plan.

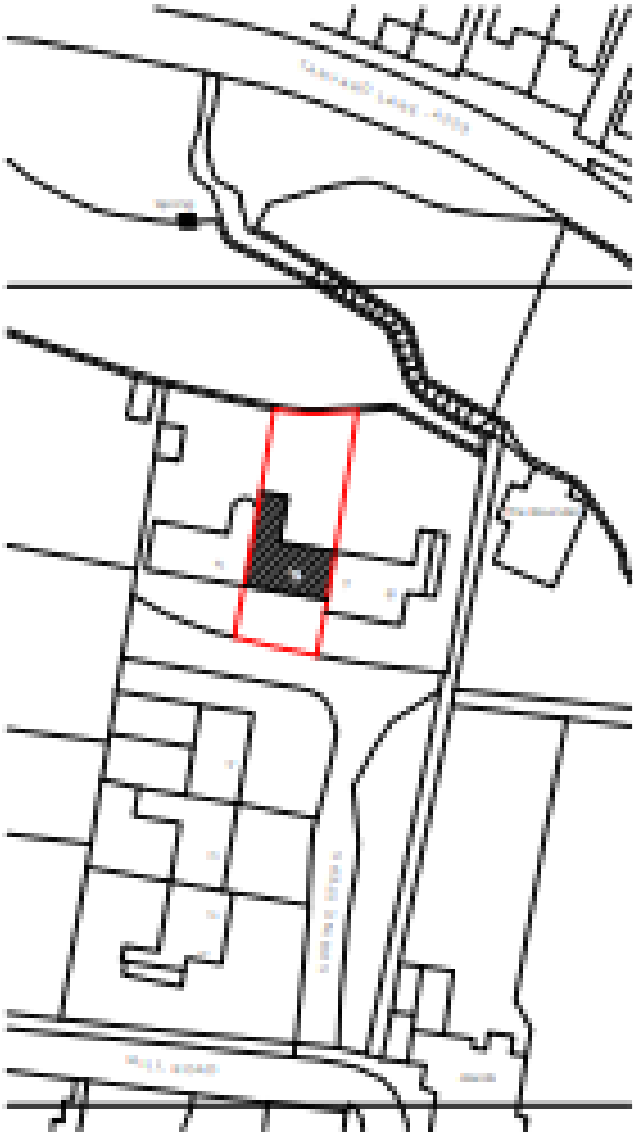
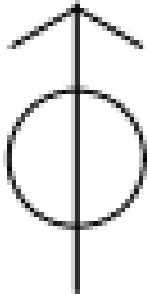
NOTE:

1. The granting of planning permission does not grant or imply the right to construct foundations or guttering overhanging the adjoining property or to enter onto adjoining property without the consent of the owners of that property in order to carry out construction work or subsequent maintenance work.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

SITE PLAN RR/2021/2699/P	ICKLESHAM 6 Spring Steps Winchelsea
-----------------------------	---

NORTH



Rother District Council

Report to - Planning Committee
Date - 17 February 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2021/2699/P
Address - 6 Spring Steps
Winchelsea
TN36 4EH
Proposal - Proposed attic conversion and installation of 3 x rooflights to rear elevation.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED** to **GRANT (FULL PLANNING)**

Director: Ben Hook

Applicant: Mr Chris Meyer
Agent: Mr Sam Boobier
Case Officer: Mr Michael Vladeanu
(Email: Michael.vladeanu@rother.gov.uk)

Parish: ICKLESHAM

Ward Members: Councillors H.J. Norton and G.F. Stevens

Reason for Committee consideration: Director – Place and Climate Change referral: No essential difference to application previously called in and rejected by committee

Statutory 8-week date: 30/12/2021

Extension of time agreed to: 24 February 2022

This application is included in the Committee site inspection list.

1.0 SUMMARY

- 1.1 This application seeks permission for the installation of 3 No. roof lights to the rear roof slope to facilitate a proposed attic conversion to create a home office/playroom.
- 1.2 The site falls within the development boundary and conservation area for Winchelsea Town, the High Weald Area of Outstanding Natural Beauty (AONB) and an archaeological notification area.

- 1.3 The proposal is considered of an acceptable scale and design for the property. It does not unreasonably harm the amenities of the neighbouring properties and would have an acceptable impact upon the character and appearance of the locality within the High Weald AONB and the Winchelsea Conservation Area.
-

2.0 SITE

- 2.1 6 Spring Steps is a 1950's terraced property located within the Spring Steps cul-de-sac to the north of Mill Road. The property is set towards a dead end and is accessed via a small driveway from the northeast corner of Barrack Square.
- 2.2 The building is not listed and is located within the development boundary and Conservation Area for Winchelsea, the High Weald AONB, and an archaeological notification area. In addition, Winchelsea is covered by two Article 4 Directions, which restrict certain forms of development.
-

3.0 PROPOSAL

- 3.1 This application seeks permission for the installation of 3 No. roof lights to the rear roof slope to facilitate a proposed attic conversion to create a home office/playroom.
-

4.0 HISTORY

- 4.1 RR/2018/2608/O Certificate of lawfulness for a proposed driveway and access. Refused.
- 4.2 RR/2021/1020/P Proposed attic conversion and installation of 3 No. rooflights to rear elevation. Refused.
-

5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS4: General Development Considerations
 - EN2: Stewardship of the Historic Built Environment
 - EN3: Design Quality
- 5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
 - DEN2: The High Weald AONB
 - EN2: Stewardship of the Historic Built Environment
- 5.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty on Local Planning Authorities when exercising

planning functions, to pay special attention to the desirability of preserving or enhancing the character of appearance of that area.

- 5.4 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.
-

6.0 CONSULTATIONS

6.1 Icklesham Parish Council – NO COMMENTS RECEIVED

6.2 Planning Notice

- 6.2.1 Six representations of objection have been received. The concerns raised are summarised as follows:

- The application is substantially the same as was recently refused permission by Rother District Council.
 - The proposed roof lights are large and diminish the architectural quality of the house and its viability as part of Winchelsea's residential housing stock.
 - The space in the loft has insufficient headroom to qualify as proper rooms.
 - Overdevelopment of the property and would lead to increased traffic congestion and parking issues in the town.
 - Could this be used as an AirBnB?
-

7.0 LOCAL FINANCE CONSIDERATIONS

- 7.1 The proposed is for type of development that is not Community Infrastructure Levy liable.
-

8.0 APPRAISAL

- 8.1 The main issues raised by the proposal are as follows:

- Impacts upon neighbouring and nearby properties.
- The effect of the proposal on the visual amenities of the streetscene, High Weald AONB and Winchelsea Conservation Area.

8.2 Impacts upon neighbouring and nearby properties

- 8.2.1 Policy OSS4 (ii) of the Rother Local Plan Core Strategy states that new development should not unreasonably harm the amenities of adjoining properties.

- 8.2.2 Policy DHG9 (i) of the DaSA Local Plan states that alterations will be permitted where they do not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.

- 8.2.3 The development does not propose to change the existing roof structure and no works to increase the height or width of the existing roof are proposed.

8.2.4 The only external modification works proposed are the installation of 3 No. rooflights which will be positioned on the rear roof slope of the property. The proposed rooflights would be facing away from neighbouring properties and therefore it is considered that the proposal would not have a detrimental effect on the amenities of adjoining properties.

8.3 The effect of the proposal on the visual amenities of the streetscene, AONB and Conservation Area

8.3.1 The Council's Conservation Officer has been consulted on the application and their comments have been incorporated into the report.

8.3.2 The previous planning application at the site (RR/2021/1020/P) for the same development was refused at committee contrary to the case officer's recommendation. The reason for refusal as outlined on the decision notice states "the proposal by way of its appearance and choice of materials would detract from the host dwelling and the row of terrace houses within which it resides. Accordingly, it is considered to unacceptably harm the character and appearance of the locality within the High Weald AONB and the Winchelsea Conservation Area contrary to Policies OSS4, EN2 and EN3 of the Rother Core Strategy 2014 and Policies DHG9, DEN2 of the Development and Site Allocations Local Plan 2019."

8.3.3 In terms of this application the proposed development does not plan to alter or modify the design, size or shape of the roof and hence will not affect the character or appearance of the streetscene or locality.

8.3.4 The proposed 3 No. rooflights would be on the rear roof slope of the property and would not be visible from the streetscene or adjoining neighbouring properties.

8.3.5 Notwithstanding the above, there are various examples of rear and front rooflights on multiple houses on Mill Street and notably No.4 Spring Steps which was approved under planning permission RR/2012/1718/P.

8.3.6 It is therefore considered that the proposed development would not detract from the character and appearance of the locality, Winchelsea Conservation Area or the landscape of the High Weald AONB.

8.4 Other Matters

8.4.1 Representations of objection have been received, which state that due to the previous application and this application being of similar nature the dwelling may be used as a holiday accommodation and not a residential dwelling. The Applicant has confirmed that the dwelling and loft area will be used for residential purposes only and will not be used for holiday accommodation. A holiday let use could potentially require planning permission for change of use.

8.4.2 Various concerns have been raised in regard to highway safety and parking issues in the locality. No changes are proposed to the car parking arrangements for the site. Given that the site is an existing dwelling and is only seeking to provide additional space to create a space for residential

purposes, rather than a new dwelling, it is unlikely that the proposal will generate unacceptable stress on the parking availability in the locality.

9.0 PLANNING BALANCE AND CONCLUSION

- 9.1 The proposal is considered of an acceptable scale and design for the property. It does not unreasonably harm the amenities of the neighbouring properties and would have an acceptable impact upon the character and appearance of the locality within the High Weald AONB and the Winchelsea Conservation Area. Planning permission should therefore be granted subject to conditions.
-

RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with section 91 of the Town and Country Planning Act 1990 (as amended by section 51 of the Planning and Compulsory Purchase Act 2004).
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Proposed Floor Plans, Elevations & Site Block Plan, drawing no. 21.346/02A, dated April 2021
Site Location Plan, Drawing No. 21.346/01 dated April 2021
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those outlined in the application form unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
Reason: To protect the special character of the High Weald Area of Outstanding Natural Beauty in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy Framework (paragraph 38) and with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Rother District Council

Report to: Planning Committee

Date: 17 February 2022

Title: Planning Statistics for the Quarter October – December 2021 (including summary of planning statistics for 2020/2022)

Report of: Ben Hook, Director – Place and Climate Change

Ward(s): All

Purpose of Report: To update the Planning Committee

Officer

Recommendation(s): It be **RESOLVED:** That the report be noted.

DLUHC Statistics PS1 & PS2 Returns Oct - Dec 2021 (3rd Qtr)

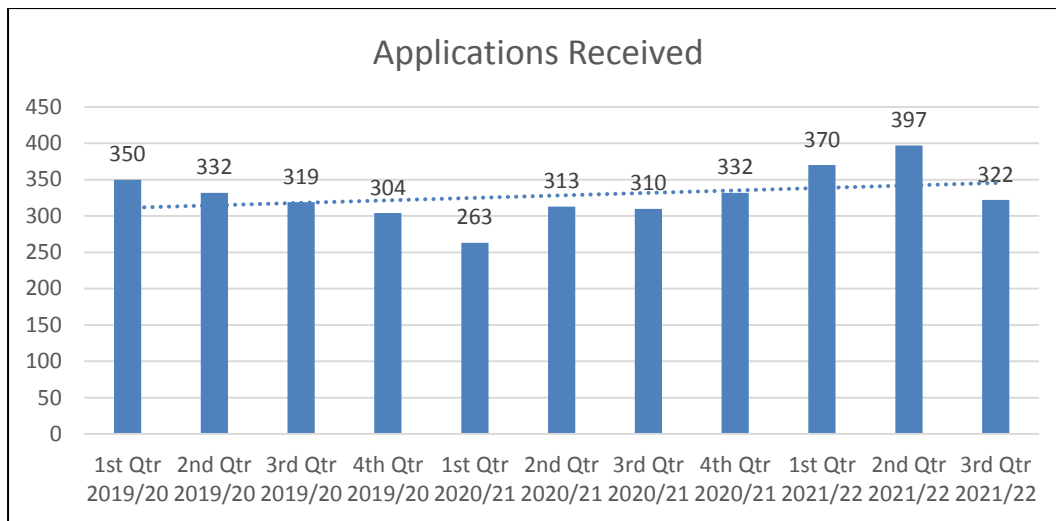
1.0	Total number of planning applications Received during the quarter:	322
2.0	Total number of planning applications Determined during the quarter:	520
	% Percentage of applications determined	
2.1	% of applications for major developments issued within agreed timeframe	100%
2.2	% of applications for minor developments issued within agreed timeframe	64%
2.3	%of other planning applications issued within agreed timeframe	72%
3.0	Total no of applications withdrawn	50
4.0	Number of planning applications on hand and not determined at the end of the quarter:	504
5.0	Applications not included in DHUL PS1 & PS2 Returns (Miscellaneous applications) Oct - Dec 2021 (3rd Qtr)	
	i.e. Prior notifications, Discharge of Condition, Lawful Development Certificates, Minor Amendments, Works to Trees, Consultations from neighbouring authority or East Sussex County Council	

5.1	Total number of miscellaneous applications received during quarter	149
5.2	Total number of miscellaneous applications determined during quarter	161
5.3	Number of miscellaneous applications on hand and not determined at the end of the quarter	90
	*Where received date from 1 April 2020	
6.0	Total number of applications on hand at end of quarter (DHUL PS1 & PS2 & Miscellaneous) Oct - Dec 2021 (3rd Qtr)	
6.1	Total number of applications on hand	594
7.0	Planning Application Appeals Oct - Dec 2021 (3rd Qtr)	
7.1	Number of planning appeals on hand (no decision):	51
7.2	Number of Planning appeals lodged:	24
7.3	Planning Appeal Decisions:	
	Allowed:	4
	Allowed in part:	0
	Dismissed:	12
8.0	Planning Enforcement Oct - Dec 2021 (3rd Qtr)	
8.1	Number of complaints received	69
8.2	Number of complaints resolved	186
8.3	Number of active complaints on hand	332
9.0	Local Land Charge Searches Oct - Dec 2021 (3rd Qtr)	
9.1	No of Local Land Charge searches received:	712
9.2	No of Local Land Charges completed	865

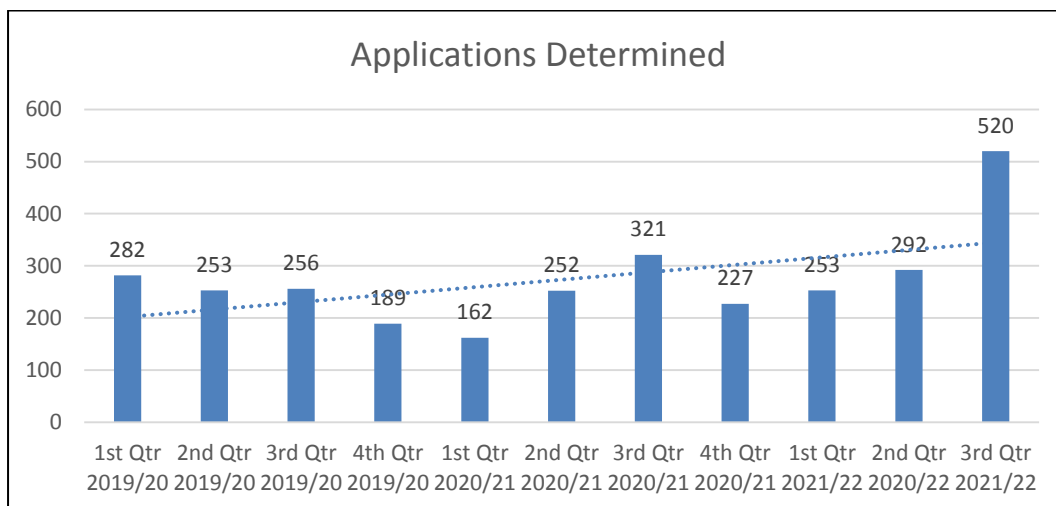
SUMMARY OF PLANNING STATISTICS 1 APRIL 2019 – 31 DECEMBER 2021

Planning Applications (DHUL PS1/2)

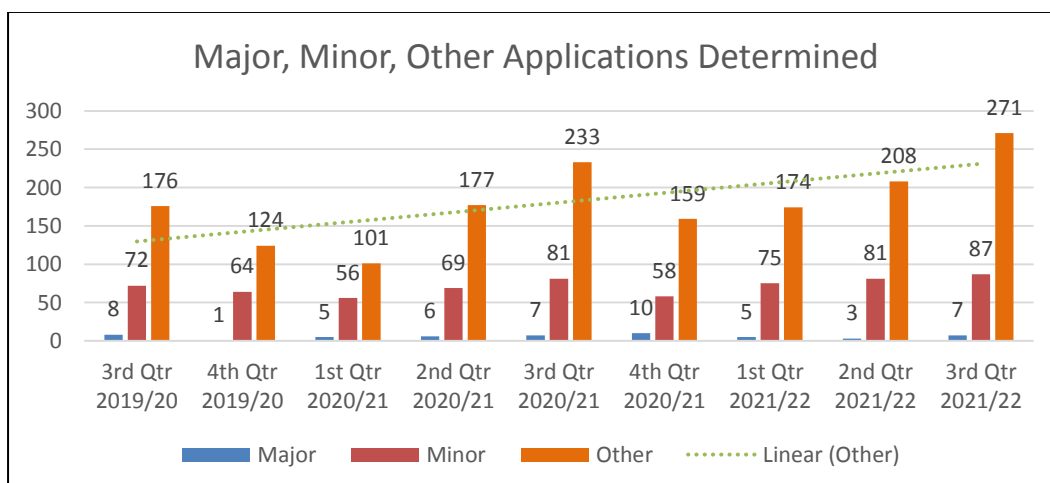
1.0 Applications received:



2.0 Total number of planning applications determined:

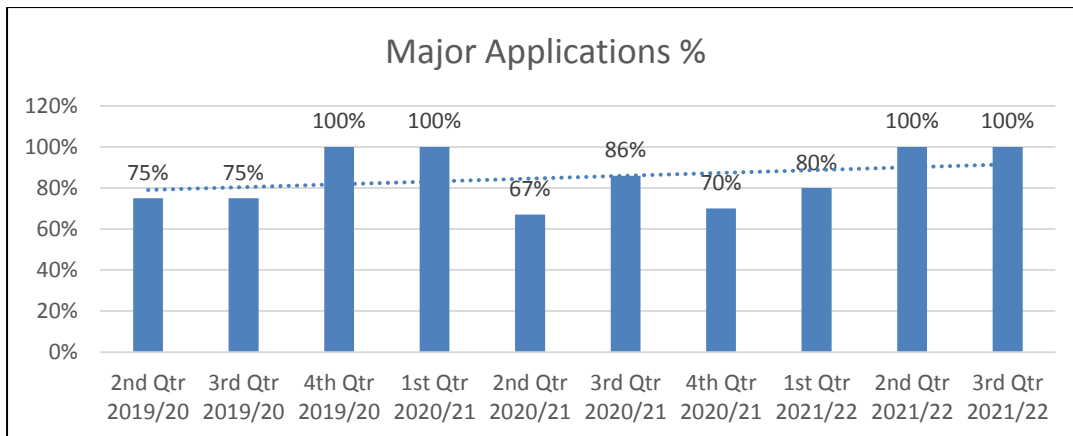


2.1 Category of Applications Determined

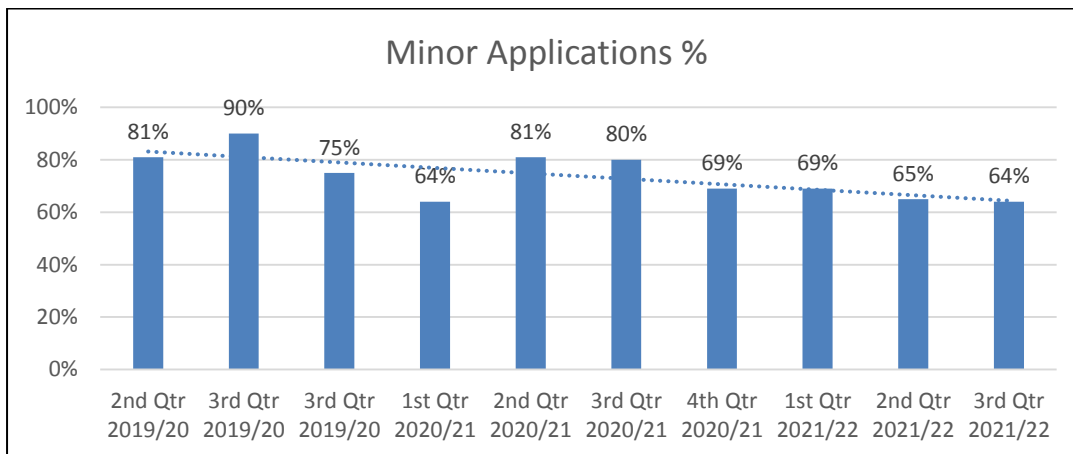


3.0 Percentage of planning applications determined within agreed timeframe

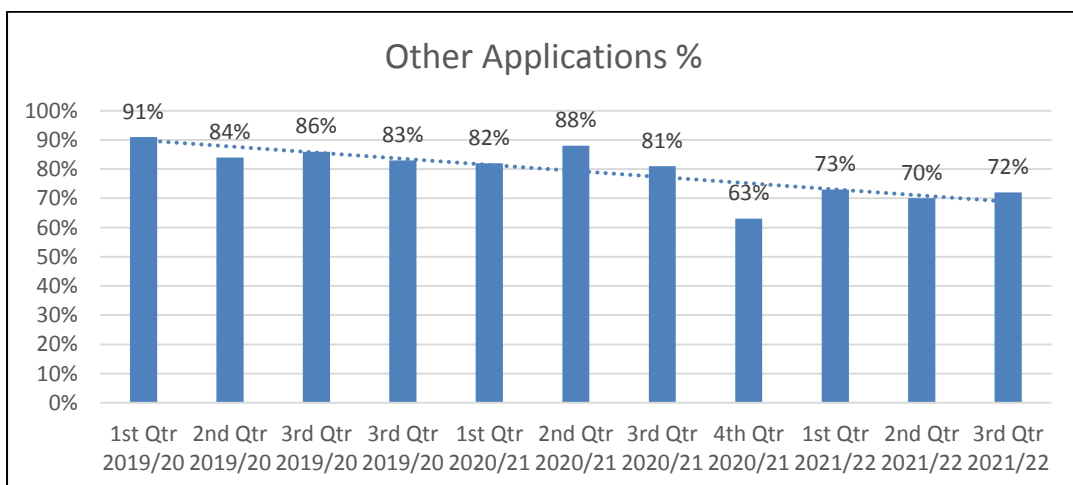
3.1 Major applications



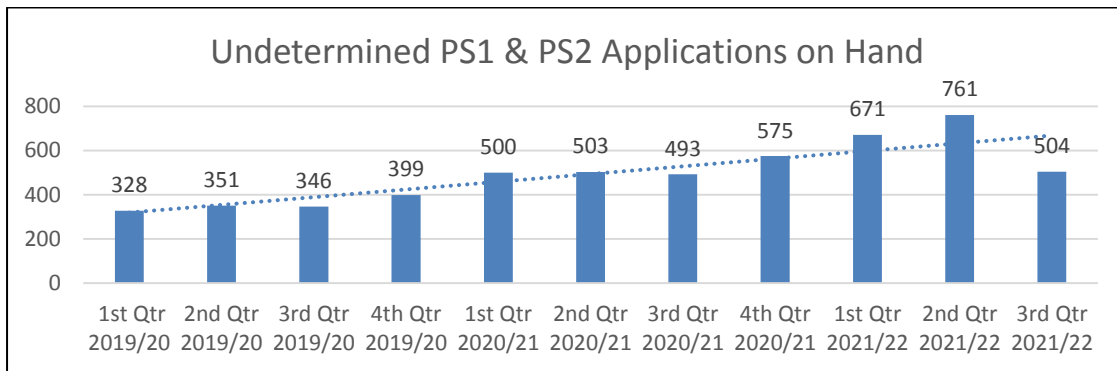
3.2 Minor applications



3.3 Other applications

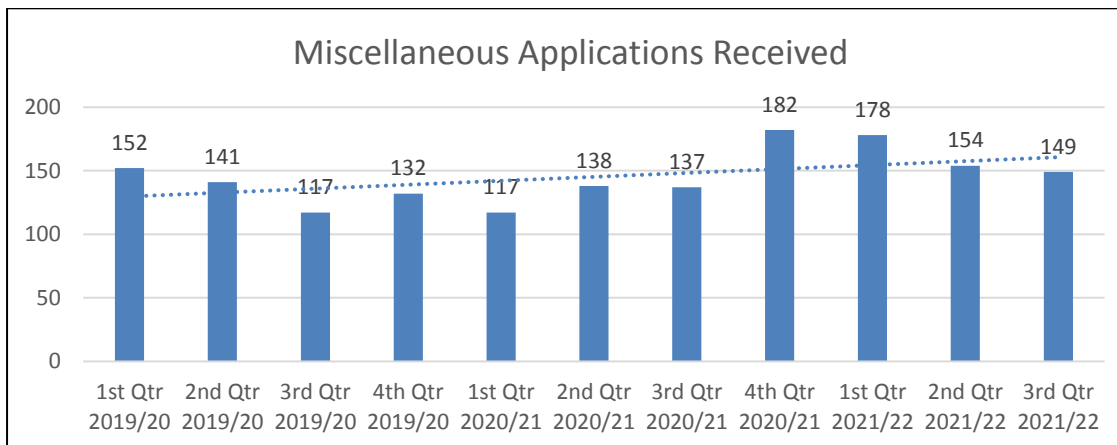


4.0 No of applications on hand and not determined (DHULC PS1 & PS2 Returns)

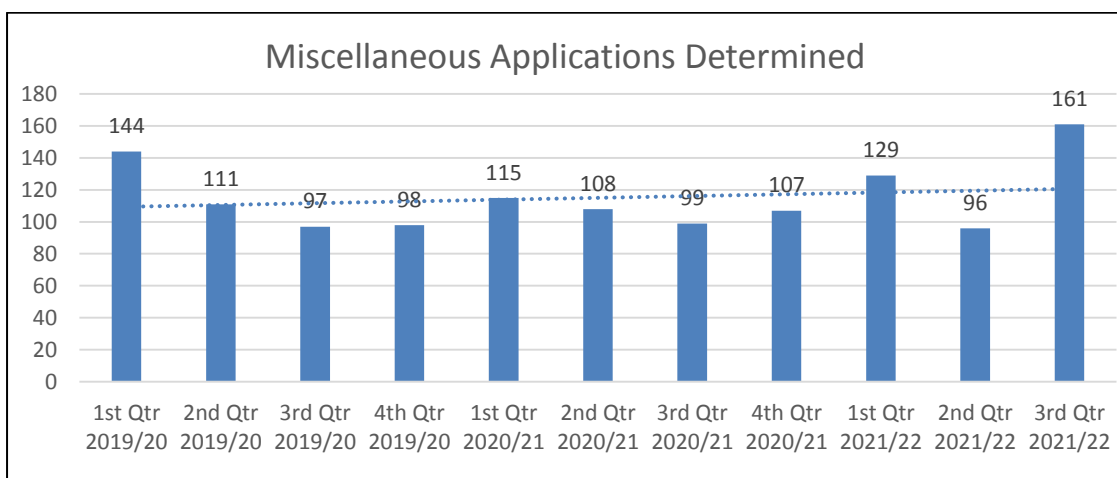


5.0 Applications not included in DHULC PS1 & PS2 Returns (Miscellaneous applications)

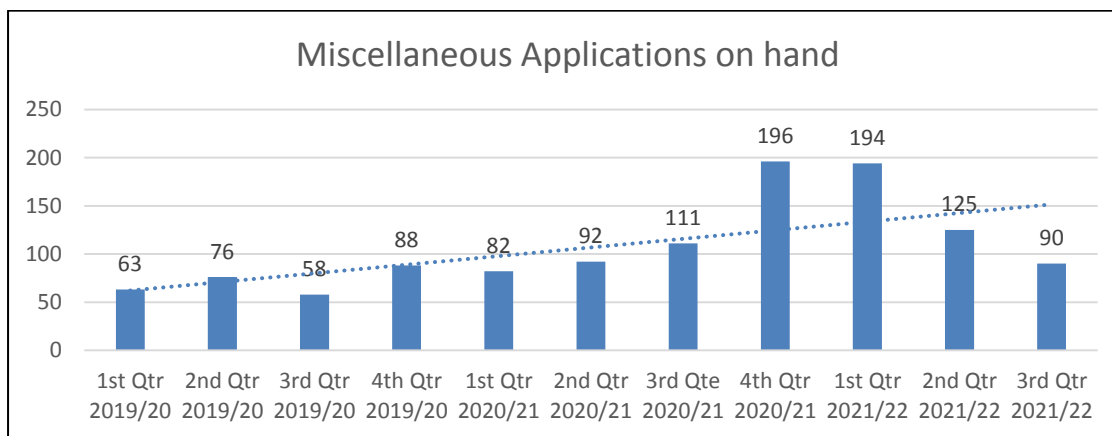
5.1 Received



5.2 Determined

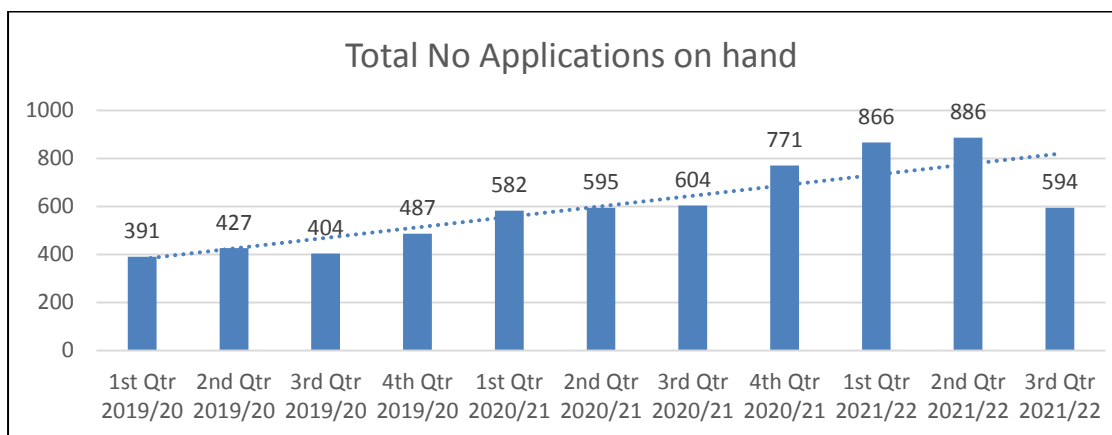


5.3 No of miscellaneous applications on hand



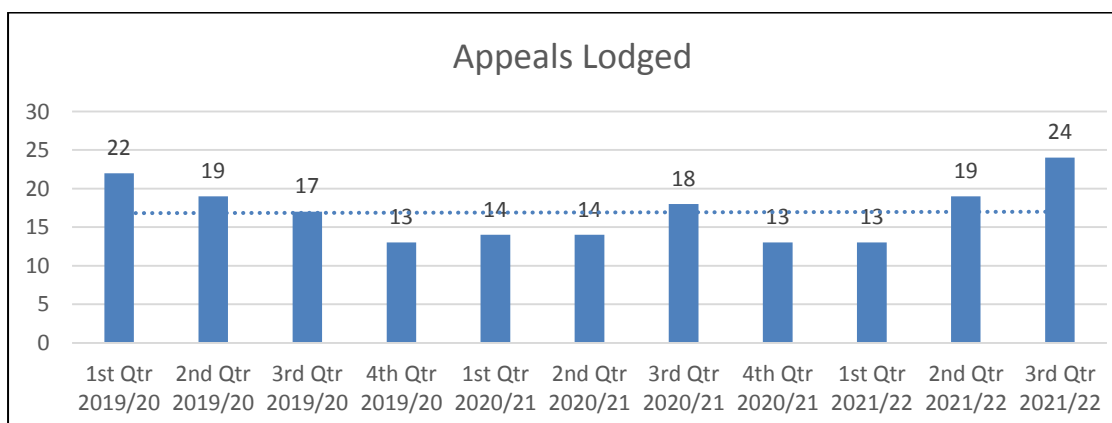
6.0 Total number of applications on hand (DHULC PS1 & 2 & Miscellaneous applications)

6.1 Total No Applications on hand

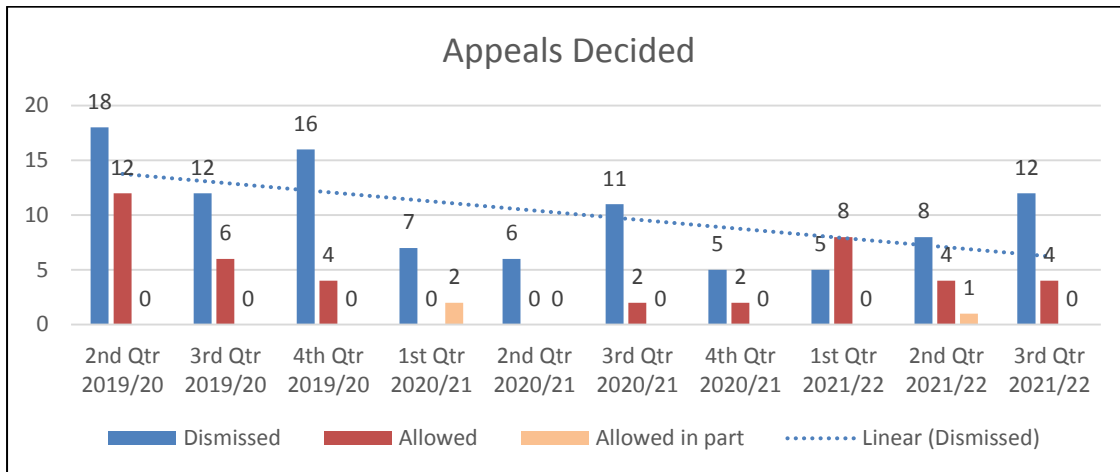


7.0 Planning Appeals

7.1 Appeals Lodged

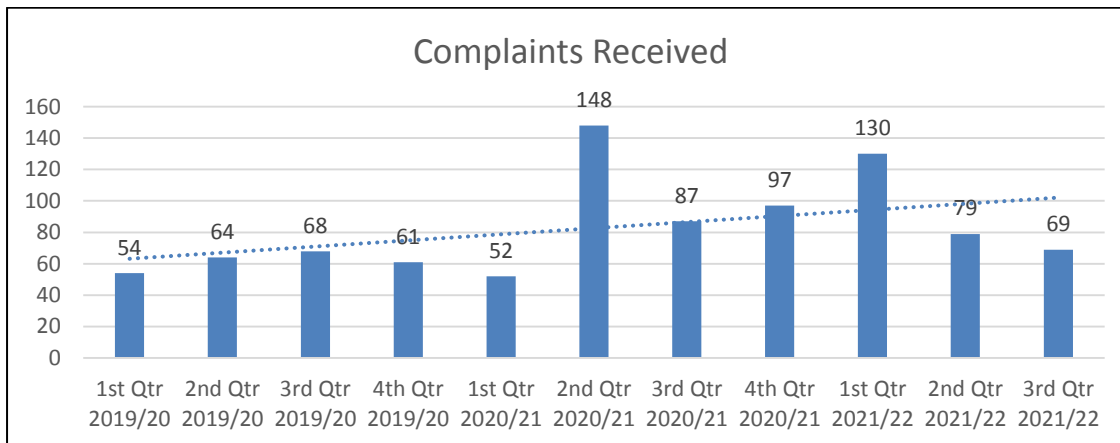


7.2 Appeals Decided

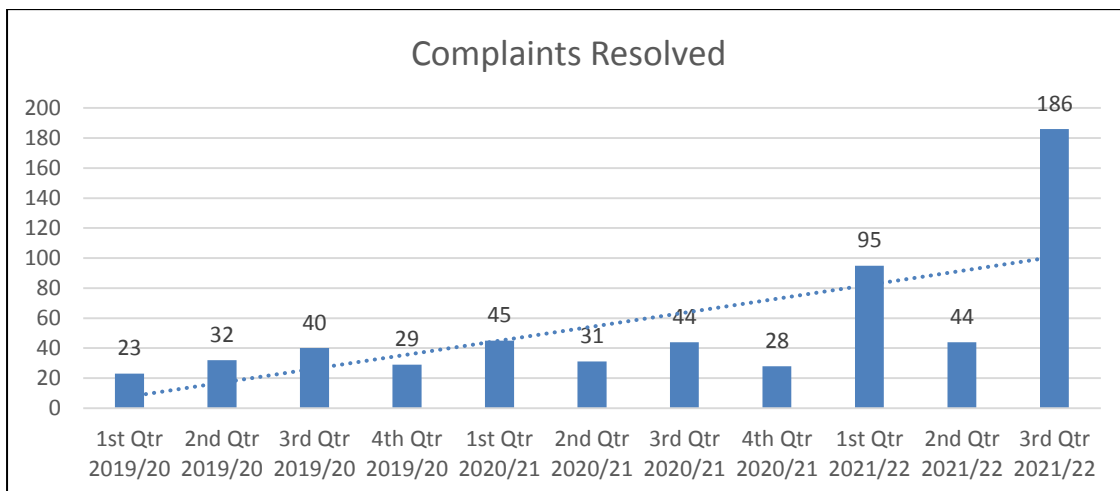


8.0 Planning Enforcement Complaints

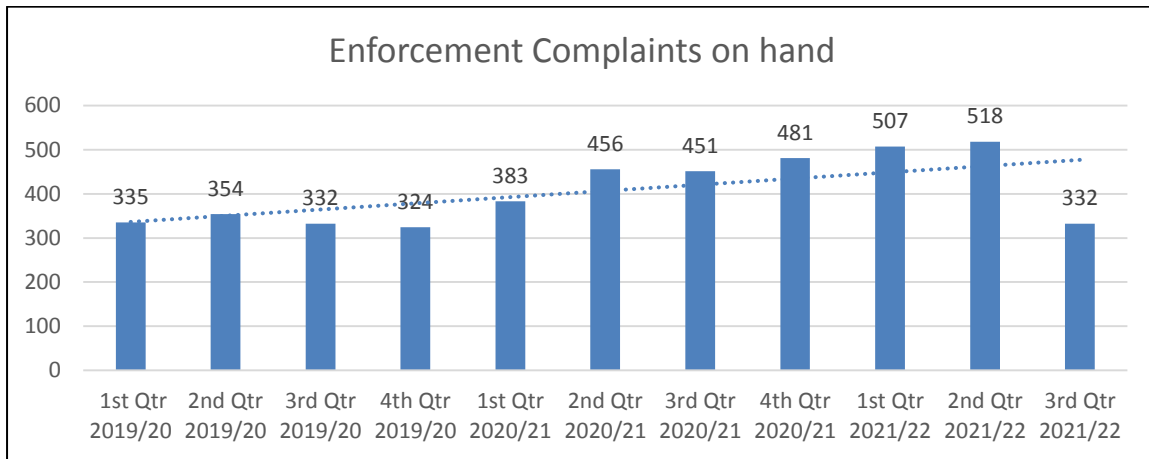
8.1 Complaints received



8.2 Complaints resolved

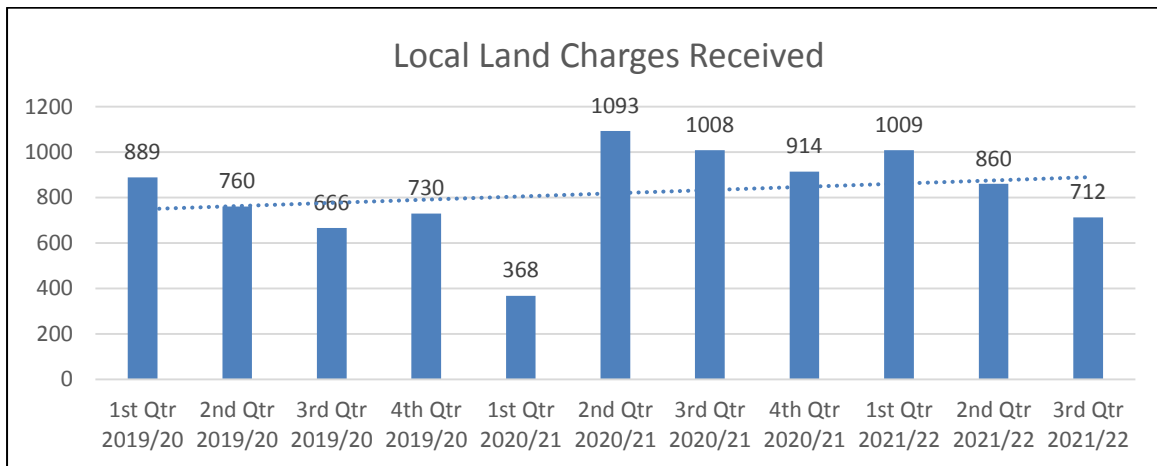


8.3 Active complaints on hand

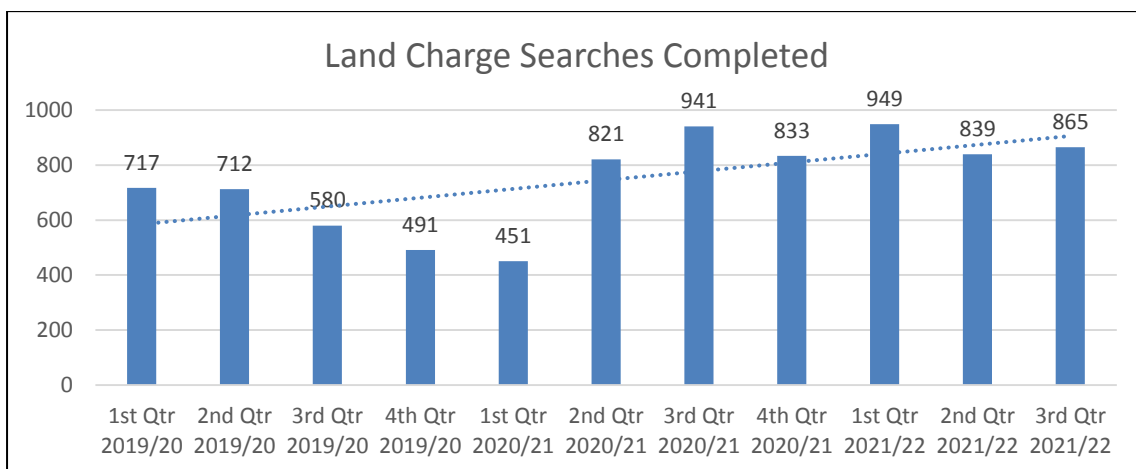


9.0 Local Land Charge Searches

9.1 Local Land Charge Searches Received



9.2 Local Land Charge Searches Completed



Chief Executive:	Malcolm Johnston
Report Contact Officer:	Ben Hook, Director – Place and Climate Change
e-mail address:	ben.hook@rother.gov.uk
Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A

This page is intentionally left blank

Rother District Council

Report to: Planning Committee

Date: 17 February 2022

Title: Appeals

Report of: Ben Hook, Director – Place and Climate Change

Ward(s): All

Purpose of Report: To update the Planning Committee

Officer Recommendation(s): It be **RESOLVED:** That the report be noted.

APPEALS LODGED

RR/2021/116/P (Delegation)	BATTLE: 85-86 High Street, Battle Change of use of ground floor from disused shops to two holiday lets. Crowhurst Farm Developments Ltd
RR/2021/702/T (Delegation)	BATTLE: Buckles, 7 Netherfield Way, Netherfield, Battle Proposed reduction of large Oak tree (T1) in front garden. Felicity Tylor-Jones
RR/2021/1102/P (Delegation)	BATTLE: Caldbec Hill - Land at North Side of, Battle Proposed detached dwelling. Mr N. Whistler
ENF/310/20/BAT (Enforcement)	BATTLE: Land at Telham Meadows, Hastings Road, Battle Clearing of land for proposed mobile home. Mrs C. Gilchrist
RR/2020/2418/P (Delegation)	BEXHILL: Beulah Baptist Church, Clifford Road, Bexhill Demolition of existing sanctuary and Buckhurst Room hall and construction of a new church and community centre with associated external works. Retention of the Clifford Hall and new cladding and window configuration to the Beulah Centre elevation on Clifford Road. The Trustees of Beulah Baptist
RR2020/1779/P (Delegation)	BEXHILL: Long Acres, St Margarets Crescent, Whydown, Bexhill Retention of essential rural worker's dwelling. Retention of all other agricultural structures and infrastructure within site (retrospective). Proposed use of land for agricultural purposes, including a community farm (for educational and therapeutic purposes) and non-agricultural purposes including breeding of pets including dogs and rabbits.

Ms S. Clark

RR/2021/1151/P
(Delegation)

BEXHILL: 3 & 5 Gunters Lane, Bexhill
Two storey rear extension to No. 3 and single storey rear extension to No. 5, existing pair of cottages. Side extension to provide an additional 3-bedroom dwelling (resubmission).
Dale Saunders Holdings Ltd

RR/2021/234/P
(Delegation)

BREDE: Brede Valley Farm, Frymans Lane, Brede
Erection of agricultural dwelling.
Brede Valley Farm Ltd

RR/2021/113/P
(Delegation)

BREDE: The Lions Den, Opposite entrance to Goatham Lane, Brede
Change of use of land from agricultural to outside fitness facility. (Retrospective)
Mr Ricky Burgess

ENF/174/19/BRE
(Enforcement)

BREDE: Shearfold Cottage – Land at, Stubb Lane, Brede
Felling of trees, removal of top soil and installation of concrete slab, shelter and stables, running of forestry business from site, storage and residential use of touring caravans x 2.
Mr S. Moon

RR/2021/1424/P
(Non-determination)

BURWASH: St Giles, High Street, Burwash
Proposed detached single storey annex building providing accommodation ancillary to existing dwelling house.
Mrs Josephine O'Donnell

RR/2020/2306/P
(Delegation)

CAMBER: Poundfield Farm, Farm Lane, Camber
Siting of holiday lodge for seasonal tourist/holidaymakers accommodation.
Mrs Michelle Bristow

RR/2021/2077/P
(Delegation)

CROWHURST: Willow Pond House, Swainham Lane, Crowhurst.
Change of use of land for the siting of a timber cabin (caravan) for retreat holidays, re-positioned vehicular access off Swainham Lane and parking for two vehicles.
Mr Richard Warden

RR/2021/1765/P
(Delegation)

GUESTLING: Sunnyside – Garage and land opposite, Eight Acre Lane, Three Oaks, Guestling
Change of use of land to allow proposed parking space associated with dwellinghouse
Ms Christine Harmar-Brown

RR/2020/1857/P
(Delegation)

GUESTLING: Star Stud, Ivyhouse Lane, Guestling
Change of use of barn to holiday accommodation.
Mr J. O'Hara

RR/2021/1174/P (Delegation)	HURST GREEN: 76 London Road, Ravynsden, Hurst Green Erection of double garage and domestic workshop with home office over. Mr Nicholas Meurice
RR/2021/1907/P (Delegation)	MOUNTFIELD: Johns Cross Cafe - Land at, Johns Cross Road, Mountfield Outline: Replacement of existing self-storage containers and construction of buildings for self-storage (Class B8) along with parking, landscaping and use of existing access to the A21, with access considered. Mr M. Horley
RR/2019/2677/P (Non-determination)	NORTHIAM: Station Road - Land South of, Northiam Demolition of the existing marketing suite and erection of two detached dwellings, car parking spaces, refuse and cycle stores. Persimmon Homes Ltd
RR/2021/2759/P (Delegation)	PEASMARSH: Partridge Farm, Starvecrow Lane, Peasmarsh Change of use of the building and land from holiday let accommodation to permanent dwelling. Mr and Mrs A. & W. Thomas
RR/2021/879/P (Delegation)	PEASMARSH: Lyndhurst Cottage, Main Street, Peasmarsh Change of use from granny annexe/holiday let to separate residential dwelling. Mr Terry Denman
RR/2021/1760/P (Delegation)	RYE: 12 Market Road, K-9 Divine, Rye Change window joinery on the front elevation. Richard A Copland Chartered Surveyors
ENF/126/21/SAL (Enforcement)	SALEHURST: Plot 6b, Gladwish – Land to the East of Beech House Lane Works to land (Trenching for utilities and development) Mr D. Abad
RR/2020/2116/P (Delegation)	SEDLSCOMBE: The Croft, 'Aurora', Hurst Lane, Sedlescombe Construction of a dwelling house and associated landscape and access works. Mr & Mrs G.M. & V.G. Slowman
RR/2021/240/P (Delegation)	WESTFIELD: Summer Cottage - Land to the south west of, Whitelands, Westfield Demolition of existing storage buildings and hardstanding. Construction of new dwelling with landscaping, parking and use of existing access to the A28. Creation of a new planting buffer and biodiversity enhancements

Mr & Mrs W. Cornish

RR/2020/1416/P
(Delegation)

WESTFIELD: Whitelands Kennels, Westfield Lane, Westfield
Demolition of existing kennels. Proposed new dwelling comprising of five bedrooms. New driveway, parking area and associated landscaping.
Mr Damon Robinson

RR/2021/1165/P
(Delegation)

WHATLINGTON: Benham Cottage - Land at, Woodmans Green Road, Whatlington.
Construction of a detached dwellinghouse, gardens, parking and use of existing access to A21 (resubmission of RR/2020/836/P)
Mr & Mrs D. Ridler

APPEALS STARTED

RR/2021/1591/P
(Delegation)

BATTLE: Telham Meadows, Hastings Road, Battle
Removal of existing structures and replace with residential dwelling. Retrospective planning approval for the siting of emergency temporary mobile home, minor site clearance and drive widening. (Resubmission following refusal of RR/2020/2510/P)
Ms Clare Gilchrist

RR/2021/858/P
(Delegation)

BATTLE: 110 Hastings Road, Battle
Change of external materials to dwelling and garage to Grey Cedar weatherboard at upper levels. New rendered frontage wall and gates for privacy and security.
Mr & Mrs S. Hastings

ENF/310/20/BAT
(Enforcement)

BATTLE: Land at Telham Meadows, Hastings Road, Battle
Clearing of land for proposed mobile home.
Mrs C. Gilchrist

RR/2021/2191/P
(Delegation)

BEXHILL: 3 Sandown Way, Bexhill
First floor rear extension.
Mrs Jacqueline Young

RR/2020/2350/P
(Delegation)

BEXHILL: 33b Sackville Road, Bexhill
Replacement of 1 No. timber bow window and 1 No. timber window.
Ms Anna Gillett

RR/2021/732/P
(Delegation)

BEXHILL: 142 Pebsham Lane, Bexhill,
Demolition of the existing dwelling and construction of two storey dwelling.
Mr Balwinder Khaira

ENF/174/19/BRE
(Enforcement)

BREDE: Shearfold Cottage – Land at, Stubb Lane, Brede.

	Felling of trees, removal of top soil and installation of concrete slab, shelter and stables, running of forestry business from site, storage and residential use of touring caravans x 2. Mr S. Moon
RR/2021/1020/P (Committee - Decision)	ICKLESHAM: 6 Spring Steps, Winchelsea, Icklesham Proposed attic conversion and installation of 3no rooflights to rear elevation Mr Chris Meyer
RR/2021/1925/P (Delegation)	IDEN: May House, Wittersham Road, Iden Variation of condition 2 (approved plans) of planning approval RR/2020/2459/P - Proposed larger outbuilding to include study and WC. Mr & Mrs T. Patrick
RR/2019/2641/P (Delegation)	NORTHIAM: Coombe Cottage, Ewhurst Lane, Northiam Demolition of existing bungalow and construction of four residential units. Provision of new driveway and eco- sewer system. Mr James & Gavin Pierce
RR/2021/599/P (Delegation)	NORTHIAM: Fernbank - Land adjacent to, Rye Road, Northiam Relocation of vehicular access to the land and stop up existing vehicular access to the land. (Retrospective) Mr G. Fairbass
RR/2021/2467/P (Delegation)	NORTHIAM: Torphin, Station Road, Northiam New outbuilding to provide ancillary accommodation/annexe for disabled relative (retrospective). Mr E. Hatcher and Ms K. Russell
RR/2021/161/P (Committee - Decision)	NORTHIAM: Newlands, Dixter Lane, Northiam Variation of Condition 2 imposed on RR/2018/2282/P to provide two rear dormers to roof slopes of plots 1-3 to serve a new bedroom and ensuite to each property. Mr A. Town
RR/2019/2594/L (Delegation)	RYE: 18 Landgate, Rye Renewal of roof. (Retrospective) Mr Michael Ruse
ENF/126/21/SAL (Enforcement)	SALEHURST: Plot 6b, Gladwish – Land to the East of Beech House Lane Works to land (Trenching for utilities and development) Mr D Abad
RR/2019/2832/P (Non-determination)	SEDLSCOMBE: Beanford Farmhouse, New Road, Sedlescombe Alterations and conversion of existing outbuilding to form 4 No. holiday-lets and change of use of private amenity

space and buildings for use by occupiers of the holiday lets.

Mr & Mrs J. Ford

RR/2019/2833/L
(Non-determination)

SEDLSCOMBE: Beanford Farmhouse, New Road, Sedlescombe
Alterations and conversion of existing outbuilding to form 4 No. holiday-lets.
Mr & Mrs J. Ford

APPEALS ALLOWED

RR/2020/1668/P
(Non-determination)

BATTLE: Reeves Cottage, Kane Hythe Road, Battle
Proposed change of use of ancillary living unit to self-contained dwelling.
Miss D. Griffin

RR/2021/730/P
(Delegation)

BEXHILL: 43 Jameson Road, Bexhill
Conversion of roof space with dormers and change hipped end to gable ends front and rear. Recessed balcony to the rear.
Mr Daniel Phipps

RR/2020/2388/P
(Delegation)

SALEHRST/RBRIDGE: Elm Cottage, George Hill, Salehurst/Robertsbridge
Variation of Conditions 2 & 11 imposed on RR/2015/3106/P to allow an alternative site layout by removing two parking spaces to the rear of Elm Cottage to provide a larger rear garden. (Retrospective application)
Mr Ross Barnes

APPEALS DISMISSED

RR/2021/484/P
(Delegation)

BEXHILL: 81 Peartree Lane - Land adjacent to, Bexhill
Outline: Subdivision of plot and erection of new dwelling.
Mr Martin De Vere

RR/2020/1019/P
(Delegation)

BEXHILL: 48 Wickham Avenue, Bexhill
New 3-bedroom detached house with associated parking.
Mr Michael Hobbs

RR/2020/2161/P
(Delegation)

EWHURST: 1 Forge Close, Bridle End, Staplecross, Ewhurst
Proposed extensions and alterations, loft improvements with new dormers, and addition of entrance porch.
Mr & Mrs C. Stevens

RR/2020/1217/P
(Non-determination)

ICKLESHAM: Greyfriars Flat, Friars Road, Winchelsea, Icklesham
Demolition of existing buildings and erection of 5no. dwellings and car port.

Gallium Homes (Winchelsea) Ltd

RR/2021/850/O
(Delegation)

ICKLESHAM: 1 Burnham Cottages, Tram Road, Rye
Certificate of lawfulness for proposed single storey
extension.
Mrs Jane Mills

APPEALS WITHDRAWN

NONE

FORTHCOMING HEARINGS/INQUIRIES

RR/2020/512/P
(Delegation)

EWHURST: Upper Morgay Wood, Junction Road,
Staplecross
Demolition of existing agricultural buildings and existing
dwelling and replacement dwelling including extension of
residential curtilage.
Mr Greenwood

RR/2020/498/O
(Delegation)

BEXHILL: The Kloofs Caravan Site, The Kloofs,
Sandhurst Lane
Application for a Certificate of Lawful Existing Use or
Development for the use of the site as recreation land
and service area ancillary to the caravan site.
Mr T. Griggs

Details of the above Hearings/Inquiries to be confirmed by Planning Inspectorate.

Chief Executive:	Malcolm Johnston
Report Contact Officer:	Ben Hook, Director – Place and Climate Change
e-mail address:	ben.hook@rother.gov.uk
Appendices:	N/A
Relevant previous Minutes:	N/A
Background Papers:	N/A
Reference Documents:	N/A

This page is intentionally left blank