

SITE PLAN
RR/2020/1211/P

BEXHILL
47 Collington Avenue, Langley House.



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Not To Scale

Rother District Council

Report to - Planning Committee
Date - 10 September 2020
Report of the - Executive Director
Subject - Application RR/2020/1211/P
Address - 47 Collington Avenue, Langley House
BEXHILL
Proposal - Proposed covered porch

[View application/correspondence](#)

RECOMMENDATION: It be RESOLVED to GRANT (FULL PLANNING)

Head of Service: Tim Hickling

Applicant: Mr A.K. Jeeawon
Agent: Mr M. Trewin - KB Glass
Case Officer: Mrs Ita Sadighi (Email: Ita.sadighi@rother.gov.uk)
Parish: BEXHILL
Ward Member(s): Councillors Mrs D.C. Earl-Williams and D.B. Oliver

Reason for Committee consideration: Applicant is a Councillor

Statutory 8 week date: 18 September 2020

1.0 SUMMMARY

- 1.1 The application is recommended for approval. The proposal is a modest porch addition to the side area of the property. It would lead to the covered outdoor space from the garden/living room to the rear of the existing carport.
- 1.2 The property is a large private residential dwellinghouse. Planning permission was granted for its change of use from a care home to residential in 2019, RR/2019/421/P relates. The property has had various extensions added to it over the years mostly in relation to its former use as a care home. In granting the 2019 change of use to residential, Condition 3 restricted any further extensions or buildings to the property by classes A-E of Part 1 of the Schedule 2 the Town and Country Planning (General Permitted Development) (England) Order 2015.

2.0 SITE

- 2.1 47 Collington Avenue is a large detached property located on the southern side of the road.

2.2 The site is surrounded by residential properties to the east, south and west.

3.0 PROPOSAL

3.1 This application seeks permission for a proposed covered porch.

3.2 The proposed porch would measure approximately 2sqm by approximately 2.5m high. This modest structure would be set on the side of the property to the rear of the existing carport leading onto a covered garden space.

4.0 HISTORY

4.1 B/64/489 – Formation of new bathroom and office. Permitted development.

4.2 B/67/498 – Formation of three wards and additional lavatory basins. Permitted development.

4.3 B/68/710 – Addition of two porches. Approved.

4.4 B/69/706 – Formation of lift and alterations. Approved conditional.

4.5 B/72/85 – Temporary change of use of part of nursing home into office and temporary change of part of home to residential. Approved conditional.

4.6 RR/75/1588 – Change of use from nursing home to offices caretakers flat for temporary period of one year. Approved conditional.

4.7 RR/76/1553 – Change of use from nursing home into six self-contained flats and erection of six garages. Refused.

4.8 RR/85/0986 – Outline application for erection of five storey block of 15 flats with 12 garages served by a new vehicular access. Refused.

4.9 RR/86/1142 – Outline application for erection of 18 warden care flats with 10 parking spaces. Refused

4.10 RR/2003/3453/P – Erection of uPVC conservatory. Approved.

4.11 RR/2004/1509/P – Create fire exit door in front of building. Approved.

4.12 RR/2011/1725/P – Removal of an existing detached garage and construction of new larger detached garage together with the construction of a detached conservatory to the rear garden area. Retrospective permission for new boundary walls and raised decking area to rear. Approved conditional.

4.13 RR/2013/1678/P – Erection of carport and linking covered seating area. Approved conditional.

4.14 RR/2015/2012/P – Change of use from residential care home to part residential care home/ part residential accommodation. (Owner occupier and family use only)(Part Retrospective). Withdrawn.

- 4.15 RR/2018/1334/P – Renewal of external balustrade around 1st floor flat roof area. (Part Retrospective). Refused.
- 4.16 RR/2018/2676/O – Existing use of first floor roof area as a roof terrace since 8 October 1998. Accessible from ground, first and second floors. Refused.
- 4.17 RR/2019/421/P – Change of use from C2 (residential institution) to C3 (dwellinghouse). Approved conditional.
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5.0 POLICIES

- 5.1 The following policies of the [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OSS3: Location of Development
 - OSS4: General Development Considerations
 - EN3: Design Quality
- 5.2 The following policies of the emerging [Development and Site Allocations Local Plan](#) (submitted for examination in January 2019) are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
- 5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.
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6.0 CONSULTATIONS

- 6.1 [Planning Notice](#)
- 6.2 No representations received.
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7.0 LOCAL FINANCE CONSIDERATIONS

- 7.1 The proposal is for a type of development that is not Community Infrastructure Levy liable as there is little increase in floor space.
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8.0 APPRAISAL

- 8.1 [Issues for consideration](#)
- 8.1.1 The main issues to consider are:
- Impact to the character of the area
 - Impact on near neighbouring amenities

8.2 Impact on the character and appearance of the area

8.2.1 Policy EN3 of the Core Strategy, amongst other things, states that “*New development will be required to be of high design quality by:(i) Contributing positively to the character of the site and surroundings, including taking opportunities to improve areas of poor visual character or with poor townscape qualities, subject to all other material considerations.*”

8.2.2 Policy OSS4 of the Core Strategy seeks to ensure that development proposals (iii) respect and do not detract from the character and appearance of the locality.

8.2.3 The application site is in a predominantly residential area and on this basis, given its modest size and location at the rear of the existing carport, screened from public view, it is not considered that the proposed side porch would have an adverse impact on the character or appearance of the surrounding area or the existing building.

8.3 Near Neighbouring Amenities

8.3.1 Policy OSS4 of the Core Strategy requires all development to (ii) not unreasonably harm the amenities of adjoining properties.

8.3.2 The proposal is a modest side addition that is single storey and located away from any side boundaries. Because of this physical separation and size, there would be no impact on neighbouring residential amenities.

9.0 CONCLUSION

9.1 The proposed porch addition is of an acceptable scale and design for the host property. It would not have any detrimental impact to the near neighbouring properties, and, set towards the rear of the house, it should have no impact to the street scene or character of this area.

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 Plan and Proposed Drawing No. 385 SK 1 A dated July 2020.
Reason: For the avoidance of doubt and in the interests of proper planning, as advised in Planning Practice Guidance Paragraph: 022 Reference ID: 21a-022-20140306

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the Framework (paragraphs 186 and 187) 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.