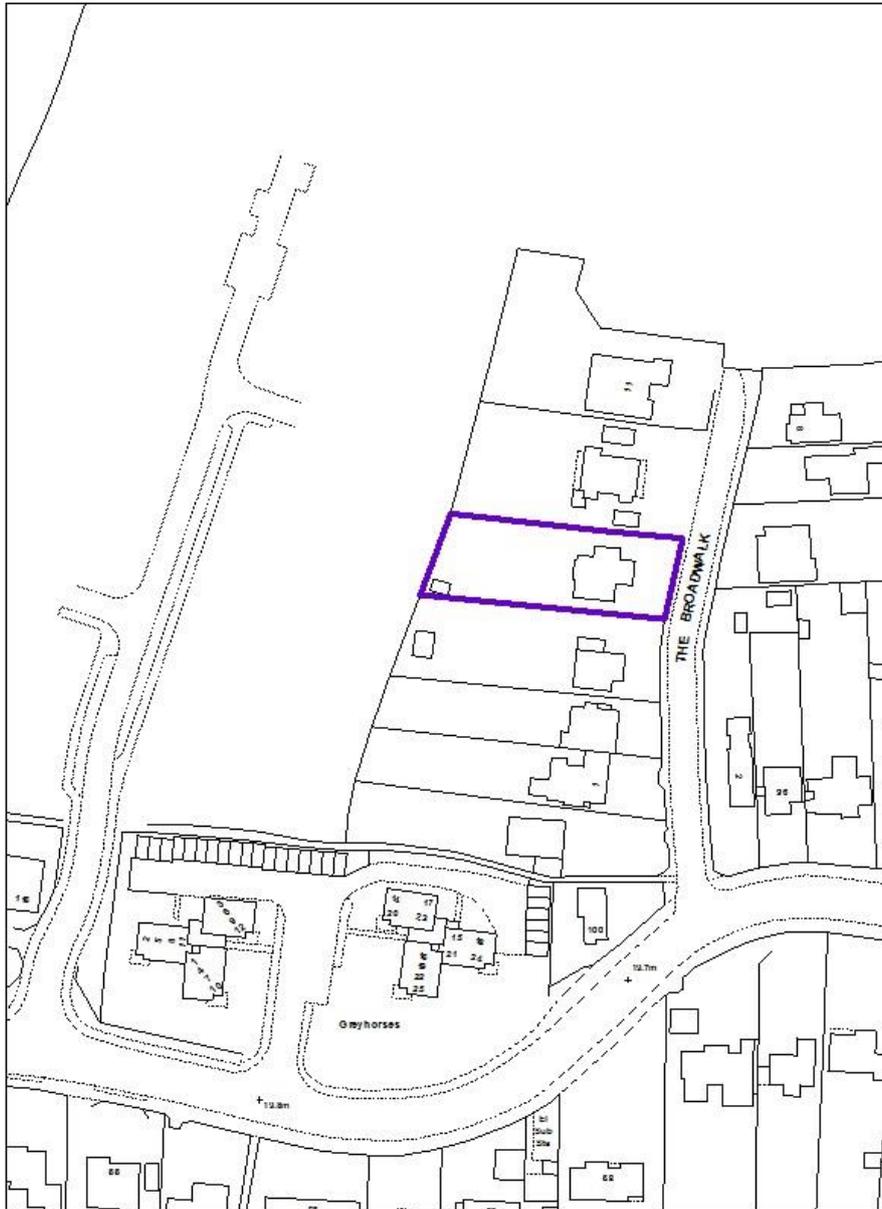


SITE PLAN

BEXHILL

RR/2020/1526/P

7 The Broadwalk, Bexhill.



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Not To Scale

## Rother District Council

Report to - Planning Committee  
Date - 12 November 2020  
Report of the - Head of Strategy and Planning  
Subject - Application RR/2020/1526/P  
Address - 7 The Broadwalk  
BEXHILL  
Proposal - Single storey front and side extension to form attached garage, including new vehicular access and front boundary wall. First floor extension to enlarge existing bedroom and form en-suite shower room (renewal of RR/2015/2951/P)

[View application/correspondence](#)

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

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**Head of Service: Tim Hickling**

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**Applicant:** Mr & Mrs Richard Errington  
**Case Officer:** Miss Katie Edwards  
(Email: [katie.edwards@rother.gov.uk](mailto:katie.edwards@rother.gov.uk))

**Parish:** BEXHILL  
**Ward Member(s):** Councillors S.J. Errington and K.M. Harmer

**Reason for Committee consideration:** Councillor Errington's application.

**Statutory 8 week date:** 14 October 2020  
**Extension of time agreed to:** 20 November 2020

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This application is included in the Committee site inspection list.

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### 1.0 SUMMARY

- 1.1 This proposal was granted planning permission on 18 January 2016 (RR/2015/2951/P). As that permission has expired, this application seeks to gain planning permission again. The previous permission is a material consideration.
- 1.2 This proposal is for a single storey side extension, a first floor side extension and new vehicular access and front boundary wall. While the Development and Site Allocations (DaSA) Local Plan has been adopted since permission was previously granted, a consideration of the main issues (effect on the proposal on the amenities of adjoining neighbours and the effect on the

proposal on the locality) continues to support the proposal. The application is recommended for approval with similar conditions as previously imposed.

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## **2.0 SITE**

- 2.1 The site contains a detached dwelling which is situated on the western side of The Broadwalk within the development boundary for Bexhill as identified in the DaSA Local Plan. The Broadwalk is an unadopted road which is located to the west of Bexhill off of Barnhorn Road.
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## **3.0 PROPOSAL**

- 3.1 This proposal is the same as granted permission (since expired) on 18 January 2016. The approved drawings are re-submitted. The application seeks permission for a single storey side extension to form an attached garage, a first floor side extension and erection of front boundary wall.
- 3.2 The single storey side extension would be positioned to the north side of the dwelling and attached to an existing utility room, it would create a double garage. The proposal would be 5.8m in width and 5.3m in depth with 1m of this projecting forward of the front elevation. The proposal would have a pitched roof with an eaves height of 2.3m and a ridge height of 4.7m, this roof would partly continue around the property frontage by approximately 4.9m creating a loggia type structure across the dining room.
- 3.3 The extension to the first floor would be positioned to the south side of the property. It would form additional space to the existing bedroom at the front of the main dwelling along with an en-suite shower room to serve the existing bedroom at the rear of the property. The extension would measure 6.1m in width and 12.2m in depth reaching level with the front and side elevation walls. The proposal would have a hipped roof with an eaves height of 5m and a ridge height of 8.4m. UPVC window openings would be inserted into the east facing front elevation and west facing rear elevation.
- 3.4 Works would be completed in materials to match the existing dwelling that being brick and render to the walls with tile hanging to the first floor and clay roof tiles.
- 3.5 A new driveway and 5m access would be created directly fronting the proposed garage. Works would also include the replacement of a conifer hedge with a brick and cobblestone wall along the boundary frontage. The proposed wall would run between the existing and proposed accesses measuring approximately 8m in width, 1.8m in total height and 0.2m in depth. Square brick piers with concrete capping would be placed either side of the existing and proposed entrances with one situated within the main stretch of wall.
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## **4.0 HISTORY**

- 4.1 RR/2015/2951/P Single storey front and side extension to form attached garage, including new vehicular access and front

boundary wall. First floor extension to enlarge existing bedroom and form en-suite shower room.  
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:
- OSS4: General Development Considerations
  - 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
  - DHG11: Boundary Treatments
- 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**

- 6.1.1 No comments received.
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## **7.0 APPRAISAL**

- 7.1 This proposal was granted planning permission on 18 January 2016. This section reappraises the scheme, taking account of the extant Development Plan. There are two issues for consideration; impacts to neighbours and impacts on the character of the area.
- 7.2 *The effect of the proposal on upon the amenities of adjoining properties.*
- 7.2.1 The proposed garage would be situated within close proximity to its common boundary with the neighbouring property No. 9 to the north. However it would be situated some 7m from away the closest elevation of the main dwelling on this adjoining plot with an existing garage occupying the space between the two properties. Given the above separation in distance, its orientation within the site and its single storey design it is considered that this element of the proposal would not adversely impact on the private residential amenities of this neighbour.
- 7.2.2 The proposed first floor extension would be situated 2.5m from the common boundary with the neighbouring property No. 5 to the south. The proposal would have a hipped roof which slopes away from this property and the additional massing would not have a harmful effect. No window openings are proposed in the south facing side elevation which directly adjoins the site and therefore the proposal would not give rise to any loss of privacy. To ensure this remains the case, it is recommended that a condition is imposed to prevent the Applicant utilising 'permitted development rights' to insert windows

in the south elevation of the proposed extension at a later date. This condition was imposed on the previous planning permission.

7.2.3 New first floor windows would be inserted into the east facing front elevation and west facing rear elevation. These would not cause or increase any overlooking greater than what currently exists.

7.2.4 In conclusion, and taking account of DaSA Policy DHG9, the proposal is considered acceptable and would not adversely harm the residential amenities of this neighbouring property.

7.3 *The effect of the proposal on the character and appearance of the locality.*

7.3.1 The materials to be used in the construction of the proposed garage would match that of the host dwelling and the pitched roof design would reflect the roof styles which are present on the existing property and other properties within the locality. Given the above and its single storey design, it is considered, taking account of Policy DHG9, that this element of the proposal would be in keeping with the character of the main dwelling and would not have an adverse impact on the character and appearance of the surrounding area.

7.3.2 The proposed first floor extension would also be constructed in materials that match the existing property. The eaves height would be level with the existing eaves at first floor level with a ridge height that is lower than that of the main dwelling. Again, taking account of Policy DHG9, it is considered that the design and appearance of this element of this proposal would not adversely impact on the character and appearance of the existing property or locality.

7.3.3 The proposed boundary treatment would not look out of place in the locality as the majority of neighbours have had brick walls constructed to their front boundaries. This wall would be of a high quality design and remove a tall, evergreen, hedgerow. Taking account of Policy DHG11, this element of the proposal is considered to be acceptable in terms of its design and appearance and would not have a negative impact on the existing street scene or surrounding area.

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## **8.0 PLANNING BALANCE AND CONCLUSION**

8.1 This proposal was granted planning permission on 18 January 2016 and this permission has now expired. This application seeks approval for the same development and the previous permission is a material consideration in support of this proposal.

8.2 The application must be considered against the current development plan, which now includes the DaSA Local Plan and specifically Policies DHG9 and 11, which relate to extensions to dwellings boundary treatments. Taking account of these policies, the proposal is of an acceptable scale and design; does not unreasonably harm the amenities of neighbouring properties; nor detract from the character and appearance of the area. The proposed development is considered acceptable and planning permission should again be granted, with similar conditions to previously imposed.

## **RECOMMENDATION: GRANT (FULL PLANNING)**

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### **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, undated.  
Block Plan, Drawing No. 2015,074,2, dated November 2015,  
Proposed Floor Plans and Elevations, Drawing No. 2015,074,1A, dated November 2015,  
Proposed Sections, Drawing No. 2015,074,4, dated March 2016,  
Front Boundary Wall, Drawing No. 2015,074,3, dated November 2015.  
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 extensions hereby permitted shall match in materials, colour and texture those used in the existing building 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 Policy OSS4 (iii) of the Rother Local Plan Core Strategy and Policy HG9(ii) of the Rother DaSA Local Plan.
4. 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 windows or other openings (other than those expressly authorised by this permission) shall be inserted into the south first floor elevation or roof slope.  
Reason: To preclude overlooking and thereby protect the residential amenities of the neighbouring occupiers in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the 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.