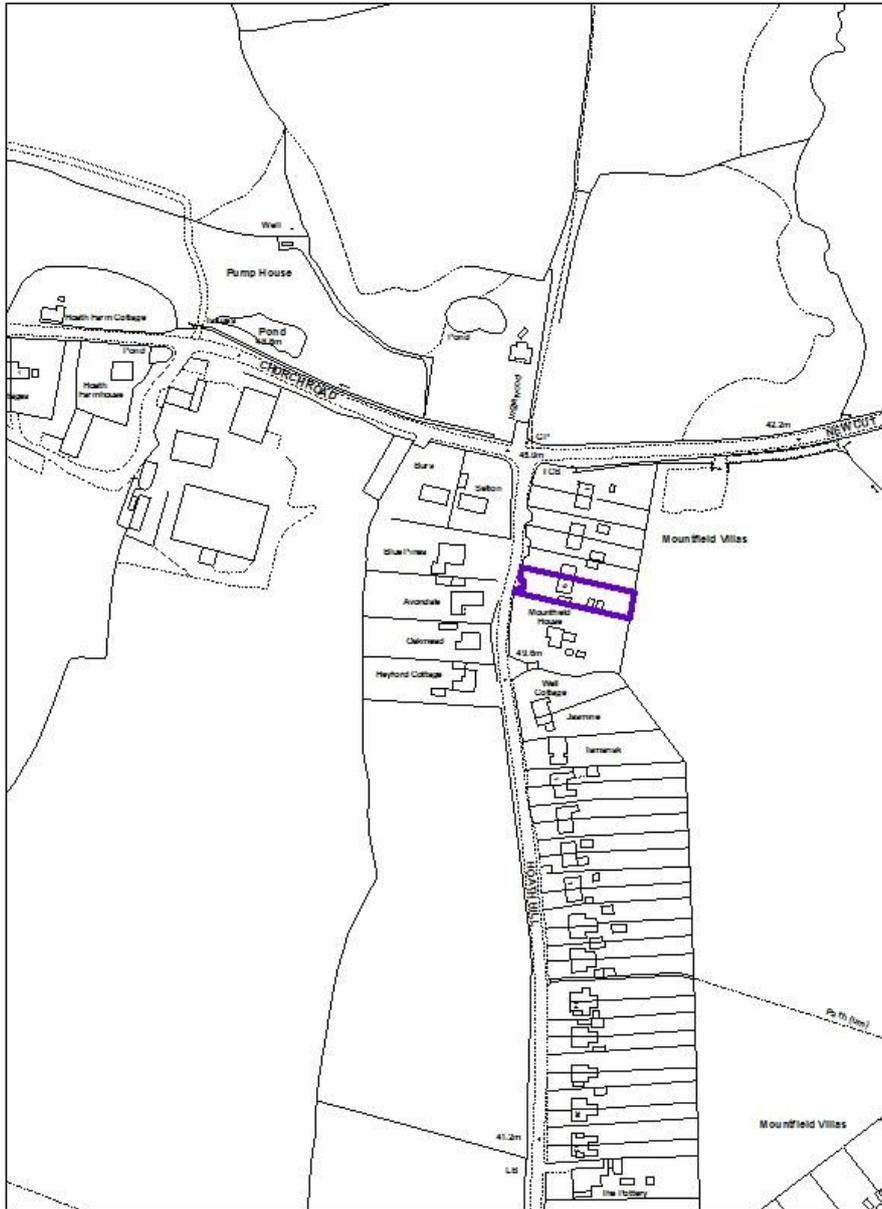


SITE PLAN

MOUNTFIELD

RR/2020/1922/P

6 Mountfield Villas, Hoath Hill.



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Not To Scale

Rother District Council

Report to - Planning Committee
Date - 18 February 2021
Report of the - Head of Strategy and Planning
Subject - Application RR/2020/1922/P
Address - 6 Mountfield Villas
Hoath Hill
Mountfield
Proposal - Proposed two storey side extension, single storey rear extension, and internal alterations.

[View application/correspondence](#)

RECOMMENDATION: It be **RESOLVED:** To **GRANT FULL PLANNING**

Head of Service: Tim Hickling

Applicant: Mr & Mrs D. Beston
Case Officer: Mr J. Laibach (Email: james.laibach@rother.gov.uk)
Parish: MOUNTFIELD
Ward Member(s): Councillors J. Barnes and Mrs E.M. Kirby-Green

Reason for Committee consideration: Member referral: Councillor Mrs E.M. Kirby-Green: To consider the impact on the neighbouring property and the surrounding area. There are concerns about the size of the extension and the proximity to the neighbour. It is too large given its location.

Statutory 8 week date: 14 January 2022
Extension of time agreed to: 22 February 2022

1.0 SUMMARY

- 1.1 This proposal is for the erection of a two-storey side extension, single storey rear extension, and internal alterations. The extensions are currently under construction but have not been built in accordance with the plans approved under RR/2018/2212/P which was for the erection of a two-storey side extension, single storey rear extension, and internal alterations.
- 1.2 The width of the two-storey side extension has increased to the south by 796mm, while the width of the single storey rear extension has increased by 872mm to the south. The depth of the rear extension has also been reduced by 164mm. As a result of these changes the distance to the southern boundary

from the two-storey side extension is now 1,575mm while the distance to northern boundary remains unchanged.

- 1.3 The view is taken that while the gap to the southern boundary has been reduced, there still remains sufficient separation with the boundary and between the dwellings and as such the impact upon neighbouring properties and the character and appearance of the area remains acceptable. The granting of planning permission is appropriate, and accordingly it is recommended that planning permission be granted.
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2.0 SITE

- 2.1 The application relates to a semi-detached dwelling located on the eastern side of the road. 6 Mountfield Villas is situated outside any development boundary and within the High Weald Area of Outstanding Natural Beauty (AONB).
- 2.2 The property sits at a slightly higher level than the attached dwelling to the north and at a lower level than the detached dwelling in a larger plot to the south. There is also an existing detached outbuilding to the rear, which is shared with the neighbour to the north.
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3.0 PROPOSAL

- 3.1 This application seeks permission to erect a two-storey side extension, single storey rear extension, porch and internal alterations.
- 3.2 The extensions are currently under construction but have not been built in accordance with the plans approved under RR/2018/2212/P which was for the erection of a two-storey side extension, single storey rear extension, and internal alterations.
- 3.3 The width of the two-storey side extension has increased from that previously approved under RR/2018/2212/P, with the side extension now projecting 796mm further to the south. As a result of this increase in width, the gap to southern boundary at the side of the house has been reduced to 1575mm. The design style of the of the two-storey side extension remains unchanged from that previously approved, with the extension having a hipped roof and being constructed of materials matching the existing dwelling.
- 3.4 The width of the rear extension has also increased from that previously approved under RR/2018/2212/P, with the rear extension now projecting 872mm further to the south, while the depth of the rear extension has been reduced by 164mm. The rear extension maintains the same distance from the northern boundary as before and is still recessed 450mm from the flank side wall of the two-storey extension. The design and materials proposed for the rear extension remain unchanged from that previously approved.
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4.0 HISTORY

- 4.1 RR/2018/2212/P Proposed two storey side, single storey rear extension and internal alterations. Approved December 2018.

5.0 POLICIES

- 5.1 The following policies of the adopted [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:
- OOS4: (General Development Considerations)
 - EN1: (Landscape Stewardship)
 - EN3: (Design Quality)
 - RA3: (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)
 - DEN2: (The High Weald Area of Outstanding Natural Beauty)
- 5.3 The National Planning Policy Framework, Planning Policy Guidance are and the High Weald AONB Management Plan are also material considerations.
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6.0 CONSULTATIONS

6.1 Mountfield Parish Council – **OBJECTION**

- 6.1.1 Mountfield Parish Council made the following comments in objections: *The building works are larger than those previously applied for and affecting the neighbouring property. Our concerns regarding this were raised for the previous application - these building works are even larger.*

6.2 Planning Notice

- 6.2.1 Comments from two neighbouring properties in support have been received. The reasons are summarised as follows:
- The extension is being built to a high standard.
 - The extension is in keeping with others in the area.
 - The works have improved the look of the property.
 - Should be encouraging young families into the village not putting obstacles in their way.
 - Not considered too close to the neighbouring property.
 - The extension sits almost exactly on top of the line of the wall of the garage which occupied this area previously.
 - More than 1m from the boundary.
 - Distance between properties similar to those opposite
 - The redevelopment of the house is welcomed.
 - Suited to 21st century family living.
 - In keeping with the Government's green policies to renew and refresh rather than replace.
 - Improved insulation and fabric of the property reduces energy consumption.
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7.0 APPRAISAL

7.1 The main issues for consideration are the effect of the proposal on the character and appearance of the existing dwelling and the surrounding area, including the High Weald AONB and, the effect of the proposal on the residential amenity of neighbouring properties.

7.2 Character and appearance

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

7.2.2 Policy EN1 of the Rother Local Plan Core Strategy states that the management of the high quality historic, built and natural landscape character is to be achieved by ensuring the protection, and wherever possible enhancement, of the district's nationally designated and locally distinctive landscapes and landscape features; including (i) the distinctive identified landscape character, ecological features and settlement pattern of the High Weald AONB.

7.2.3 Policy DEN1 of the Development and Site Allocations Local Plan states that the siting, layout and design of development should maintain and reinforce the natural and built landscape character of the area in which it is to be located, based on a clear understanding of the distinctive local landscape characteristics, in accordance with Core Strategy Policy EN1.

7.2.4 Paragraph 127 of the National Planning Policy Framework states planning policies and decisions should ensure that developments:

- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, ...*

7.2.5 Paragraph 172 of the National Planning Policy Framework states that: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and AONBs, which have the highest status of protection in relation to these issues.

7.2.6 The principle of a two-storey side extension, single storey rear extension, and internal alterations has already been accepted under planning permission RR/2018/2212/P.

7.2.7 The two-storey side extension is visible from the highway, however the design and scale are considered to integrate successfully with the existing property. The replication of the existing roof with matching eaves and ridge heights together with the use of matching materials is considered sympathetic to the host dwelling and surrounding area. While the extension projects 796mm further to the south than previously approved, this increase is not considered to unbalance the semi-detached pair in an inharmonious way, with the resulting gap of 1575mm to the southern boundary still sufficient so as to respect the character and appearance of the wider locality. Given the above this element of the proposal is considered to have an acceptable impact on the locality and the AONB.

7.2.8 The rear single storey extension would be situated behind the two-storey element proposed and would therefore not be visible within the frontage street-scene. The design and materials have previously been found acceptable and as such the increase in width to the south of 872mm and a reduction in depth of 164mm are considered in this instance to still result in a single storey rear extension that respects the character and appearance of the main dwelling and wider locality.

7.3 Impact on Residential Amenity

7.3.1 The single storey rear extension is the same distance from the northern boundary as previously approved under RR/2018/2212/P. No additional windows or openings are proposed and as such it is not considered the increase in width to the south of 872mm and a reduction in depth of 164mm will have any greater impact on the amenities of the neighbouring properties than the previously approved scheme.

7.3.2 The two-storey extension is now indicated to have a separation distance to the southern boundary of 1575mm. Even with this reduction in distance of 796mm, the extension will still be well screened by the existing high mature hedge running along the southern boundary. The reduction in gap is not considered to be of a scale or degree that would result in the proposal having an unacceptable impact upon the amenities of the neighbouring property.

7.3.3 Based on the above, it is not considered that the proposals would have any unacceptable detrimental impact on the residential amenities of the adjoining properties.

8.0 **PLANNING BALANCE AND CONCLUSION**

8.1 The principle of a two-storey side extension, single storey rear extension, and internal alterations has already been accepted under planning permission RR/2018/2212/P.

8.2 While the two-storey extension projects 796mm further to the south than previously approved, the resulting increase is not considered to have an unacceptable impact on the locality and the AONB with the design and materials sympathetic to the host dwelling and surrounding area.

8.3 The rear extension with an increased width of 872mm to the south and a reduced depth of 164mm, is not considered to have any greater impact than the previously approved scheme.

8.4 In summary, the proposed development is considered acceptable in terms of its impact on the existing dwelling, locality within the AONB and neighbouring amenities. It is, accordingly, recommended that planning permission be granted.

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:
P-361(20)01 - Floor and Site Location Plans - As Existing, dated September 2020
P-361(20)03 - Floor and Site Block Plans - As Proposed, dated September 2020
P-361(20)04 - Proposed Elevations, dated September 2020
P-361(20)05 - Roof and Site Block Plans - As Existing and As Proposed, dated October 2020
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 be as described within the application, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To maintain the characteristics and the visual amenities of the surrounding area in accordance with Policies OSS4 (iii) of the Rother Local Plan Core Strategy (2014).

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. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.