

COMMITTEE DATE: 11 March 2021

APPLICATION NO: RR/2020/2285/P
BATTLE
The Hurst, Netherfield Hill, Battle

The neighbour of Le Rette Cottage has submitted comments in response to the planning officers' Committee report, these comments are summarised as follows:

- They agree that the structure would not have a harmful impact in terms of overlooking, loss of light or reduced outlook. Although, the suggestion of negative impacts to the street scene, when there is a significant evergreen tree which would shield much of the visibility from the road.
- There is already the use of UPVC for all windows and doors on the front elevation, therefore, the choice of materials proposed would not increase the impact on the listed property.
- We believe that whether the conservatory is placed at the front or, to the rear of the dwelling, it would not impact the AONB.

The agent/applicant has submitted comments in response to the planning officers' Committee report, these comments are summarised as follows:

- The suggestion of a conservatory to the rear would receive no direct sunlight, as the front of the property receives all the sun due to the orientation.
- There is planning history on the site which was not noted within the Committee report; a copy of the report reference RR/2005/3011/P has been submitted.
- The committee report is wrong in saying that the property and proposal would be open to views from the road.
- It lists all planning permissions granted for front conservatory proposals within the district, copies of the appeal decision reference RR/2019/1487/P, and reports references RR/2007/2041/P and RR/2013/558/P have been submitted.
- Also submitted are selections of photographs showing the frontage of the site, as well as a proposed streetscene impression and a photograph of the neighbouring Listed Building, Le Rette Cottage.

Comments:

With regard to the planning history section of the report, it is only applications considered relevant that would have been listed in the report and not the whole site history. The applications listed by the applicant are not considered relevant to the determination of this application.

With regard to the planning permissions for similar proposal, all planning applications are assessed and determined on their own planning merits. The report explains why the proposal is not considered acceptable in this instance.

The above representations are noted; this does not change the officer view and the recommendation remains as per the report.

RECOMMENDATION: AS PER REPORT