

SITE PLAN

BEXHILL

RR/2020/2465/P

Yondova, Top Cross Road



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Not To Scale

Rother District Council

Report to - Planning Committee
Date - 15 April 2021
Report of the - Head of Strategy and Planning
Subject - Application RR/2020/2465/P
Address - Yondova
Top Cross Road
Bexhill
Proposal - Erection of conservatory at rear. (Retrospective)

[View application/correspondence](#)

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

Head of Service: Tim Hickling

Applicant: Mr R. Askew
Case Officer: Mr J. Laibach
(Email: james.laibach@rother.gov.uk)
Parish: BEXHILL PEBSHAM & ST MICHAELS
Ward Member(s): Councillors J.H.F. Brewerton and C.A. Clark

Reason for Committee consideration: Applicant related to a member of staff.

Statutory 8 week date: 16 March 2021
Extension of time agreed to: 19 April 2021

1.0 SUMMARY

- 1.1 The application seeks retrospective permission for the erection of a conservatory at the rear of the dwelling.
 - 1.2 The conservatory is towards the middle of the rear elevation and projects to the north approximately 3.3m and has a width of 5.4m. The conservatory has a flat roof with an overall height of 3m and is finished with brickwork. There are bi-fold doors in the north elevation, windows in the west elevation, while there are no windows or openings in the east elevation.
 - 1.3 The view is taken that the conservatory is of an acceptable scale and design for the property. The conservatory does not unreasonably harm the amenities of neighbouring properties and has an acceptable impact on the character and appearance of the locality. 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 detached bungalow located on the north side of the road. The site is outside the Development Boundary and falls within the Combe Valley Countryside Park and is surrounded by trees protected by a Tree Preservation Order (TPO).
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3.0 PROPOSAL

- 3.1 This application seeks retrospective permission for the erection of a conservatory at the rear.
- 3.2 The conservatory is towards the middle of the rear elevation and projects to the north approximately 3.3m and has a width of 5.4m. The conservatory has a flat roof with an overall height of 3m and is finished with brickwork. There are bi-fold doors in the north elevation, windows in the west elevation, while there are no windows or openings in the east elevation.
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4.0 HISTORY (relevant)

- 4.1 RR/2007/2282/P Revised proposals for the erection of a single storey dwelling with integral double garage replacing fire damaged house previously approved under planning permission RR/2005/1661/P. Approved conditional.
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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
 - RA2: General Strategy for the Countryside
 - RA3: Design Quality
 - HF1: The Hastings Fringes
- 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 Landscape Character
 - HAS1: Combe Valley Countryside Park
- 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

6.1.2 No representations received.

7.0 APPRAISAL

7.1 The main issues for consideration are the impacts of the conservatory upon neighbouring and nearby properties and, the effect of the proposal on the visual amenities of the street scene and the locality.

7.2 Impacts upon neighbouring and nearby properties.

7.2.1 Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy DHG9 (i) of the DaSA Local Plan requires development to not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.

7.2.2 *Ericeen* is the neighbouring property to the west of the proposal with hedges and trees along the boundary separating the properties. The conservatory is set back approximately 17m from the boundary between the properties and given this distance, the existing screening along the boundary and the single storey nature of the conservatory, it is not considered to have an unacceptable impact on the amenities of *Ericeen*.

7.2.3 Given the distance the conservatory is located from the other neighbouring properties, it is not considered that these would be impacted.

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

7.3.1 Policy OSS4 (iii) of the Core Strategy and Policy DHG9 (i) of the DaSA together, amongst other things, state that extensions to dwellings will only be permitted where they are in keeping with the character of the existing dwelling, and where they would respect and not detract from the character and appearance of the locality.

7.3.2 The conservatory is at the rear the property and given this location it is well screened by the existing dwelling and the trees that surround the site. The conservatory is relatively small in size, with the design and materials considered appropriate for the host dwelling and surrounding area.

7.3.3 The conservatory is not below the canopies of the protected trees in the surrounding woodland and has not resulted in the loss of any trees. Given the above the conservatory is considered acceptable in terms of scale and design and does not harm the character of the locality.

7.3.4 While within the boundary of the Park, the dwelling's plot is self-contained and the proposal does not harm the Combe Valley Countryside Park and is consistent with DaSA Policy HAS1.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 In summary, the conservatory is considered of an acceptable scale and design for the property. The conservatory does not unreasonably harm the amenities of neighbouring properties and has an acceptable impact on the character and appearance of the locality. It is, accordingly, recommended that planning permission be granted.

RECOMMENDATION: GRANT (FULL PLANNING)

CONDITIONS:

1. The development hereby permitted shall be maintained in accordance with the following approved plans and details:
DWG 1 submitted with the application
DWG 2 submitted with the application
DWG 3 submitted with the application
DWG 4a submitted with the application
Reason: For the avoidance of doubt and in the interests of proper planning.

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.