

SITE PLAN

BEXHILL

RR/2021/31/P

14 Cornwall 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/2021/31/P
Address - 14 Cornwall Road
BEXHILL
Proposal - Single storey rear side extension.

[View application/correspondence](#)

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

Head of Service: Tim Hickling

Applicant: Mrs R. Ahmed
Case Officer: Mr J. Laibach
(Email: james.laibach@rother.gov.uk)
Parish: BEXHILL CENTRAL
Ward Member(s): Councillors C.A. Bayliss and P.C. Courtel

Reason for Committee consideration: Applicant is a member of staff.

Statutory 8 week date: 7 March 2021

Extension of time agreed to: 29 April 2021

1.0 SUMMARY

- 1.1 The application seeks permission for the erection of a single storey rear side extension.
- 1.2 The proposed extension would project to the north (side boundary) by 1.4m and have a depth of 4.8m when measured from the bay window serving the dining room. The extension does not extend out into the garden any further than an existing kitchen extension. The roof of the extension would consist of a continuation to the existing lean to roof on the rear, with a flat roof behind, running along the north elevation. The extension would have an overall height of 3.05m and be finished with brickwork and tiles to match the existing. A window is proposed in the east elevation serving a WC, another window is proposed in the west elevation serving a utility room, while there are no windows or openings in the north (side) elevation.
- 1.3 The view is taken that the proposal is of an acceptable scale and design for the host property and surrounding area. The proposal would not unreasonably harm the amenities of neighbouring properties and would have an acceptable

impact on the character and appearance of the locality within the conservation area. It is, accordingly, recommended that planning permission be granted.

2.0 SITE

2.1 The application relates to a terraced dwelling located on the western side of the road within the development boundary for Bexhill. The site also falls within the Bexhill Town Centre Conservation Area.

3.0 PROPOSAL

3.1 This application seeks permission for the erection of a single storey rear side extension.

3.2 The proposed extension would project to the north 1.4m and run a length of 4.8m from the rear elevation of the outrigger towards the bay window to the west. The roof of the extension would consist of a continuation to the existing lean to roof on the rear (east) elevation, with a flat roof behind, running along the north elevation. The extension would have an overall height of 3.05m and be finished with brickwork and tiles to match the existing. A window is proposed in the east elevation serving a WC, another window is proposed in the west elevation serving a utility room, while there are no windows or openings in the north elevation.

4.0 HISTORY (relevant)

4.1 None

5.0 POLICIES

5.1 The following policies of the adopted [Rother Local Plan Core Strategy 2014](#) are relevant to the proposal:

- OSS4: General Development Considerations
- EN2: Stewardship of the Historic Built Environment
- EN3: Design Quality
- BX2: Bexhill Town Centre

5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) 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.

5.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to Local Planning Authority when exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

6.0 CONSULTATIONS

6.1 Planning Notice

6.1.2 Two letters supporting the application has been received from neighbouring properties. The comments are summarised as follows:

- No objection to the size, height or overall finish
- Good use of the space
- Will not have a negative effect on our property
- Support this construction

7.0 APPRAISAL

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

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 *12 Cornwall Road* is the neighbouring property to the north of the proposal with fencing and brick walls along the boundary between the properties. The proposed extension would be built up to the boundary wall, with an overall height of 3.05m. The extension would occupy an area of the garden that currently accommodates a small shed, with No. 12 also having a shed directly opposite. As such, given the existing boundary treatment, the single storey nature of the proposal and the location opposite a shed, it is not considered that the proposal will unreasonably harm the amenities of No. 12 in terms of massing.

7.2.3 The proposed extension would be approximately 3.5m from the window in the rear elevation of No. 12 and some 1.2m from the bay window in the side elevation. Given the distance from the windows of No. 12 and the single storey height of the extension, it is not considered that the proposal would have a detrimental impact in terms of loss of light.

7.2.4 There are no windows or opening proposed in the north (side) elevation facing No. 12, with windows proposed in the east and west elevations serving a WC and utility room respectively. Views from these windows would be screened by the existing boundary treatment and as such they are not considered to have any greater impact than the existing views available between the properties.

7.2.5 *16 Cornwall Road* is the neighbouring property to the south, with views of the proposal well screened by the existing dwelling. It is therefore not considered

that the proposal would have a detrimental impact on the amenities on No. 16 or any other neighbouring properties.

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 single storey rear extension, given its location, would not be visible within the wider conservation area. The design is somewhat contrived, given that it encloses the bay window area, but the proposal has no impact on the character of the area given that it cannot be seen. The proposed design is otherwise acceptable considering use of matching materials. The proposal would therefore not result in harm to the character or appearance of the conservation area.

8.0 PLANNING BALANCE AND CONCLUSION

8.1 In summary, the proposal is considered of an acceptable scale and design for the host property and surrounding area. The proposal would not unreasonably harm the amenities of neighbouring properties and would have an acceptable impact on the character and appearance of the locality within the conservation area. 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 drawings:
Location Plan; Drawing No. p2cuk/552186/747684 submitted with the application.
Block Plan; Drawing No TQRQM"1002183027805 dated 02 Jan 2021.
Proposed Ground Floor Plan First Floor Plan; Drawing No. 6 dated Jan 2021.
Proposed Rear Elevation Left Elevation; Drawing No. 7 dated Jan 2021.
Proposed Right Elevation; Drawing No. 8 dated Jan 2021.
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 and the character and appearance of the conservation area, in accordance with Policies OSS4 (iii), EN2 and EN3 of the Rother Local Plan Core Strategy (2014) and Policy DHG9 of the Rother Development and Sites Allocation Local Plan.

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.