

SITE PLAN

BEXHILL

RR/2021/2634/P

7 WARNHAM GARDENS



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. (Crown Copyright). Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. No further copies may be made.
Rother District Council Licence No. 100018643 2013

Not to Scale

Rother District Council

Report to - Planning Committee
Date - 16 December 2021
Report of the - Director – Place and Climate Change
Subject - Application RR/2021/2634/P
Address - 7 Warnham Gardens
Bexhill
Proposal - Render front and east side of house to ground floor level round to chimney stack, retaining the tile hung first floor level. Render back of house to ground and first floor levels.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Mr Kevin Cooper
Agent: Mr Kevin Cooper
Case Officer: Mr Sam Koper
(Email: sam.koper@rother.gov.uk)

Parish: BEXHILL COLLINGTON

Ward Members: Councillors Mrs D.C. Earl-Williams and D.B. Oliver

Reason for Committee consideration: Applicant is related to a member of staff of Rother District Council

Statutory 8-week date: 21 December 2021

Extension of time agreed to: N/A

1.0 SUMMARY

1.1 The proposal is for the alterations of external material, namely replacing brick with render. The main issues are the effect of the proposal on the character and appearance of the locality. The application is recommended for refusal due to the harm to the existing street scene.

2.0 SITE

2.1 The application site contains a two-storey detached house located within the Bexhill Development Boundary. The dwellings along the southern side of the road all follow a distinctive style featuring brick on the ground floor and tile hanging on the first floor, with some varying colours.

3.0 PROPOSAL

- 3.1 The proposal is to render the north (front) and east elevations of house at ground floor level round to chimney stack, retaining the tile hung first floor level and render the south (rear) elevation of house at ground and first floor levels.

4.0 HISTORY

- 4.1 RR/2021/882/P Render front and east side of house to ground floor level round to chimney stack, retaining the tile hung first floor level. Render back of house to ground and first floor levels. Refused.

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
- BX1: Overall Strategy for Bexhill
- 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

- 5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations, in particular National Planning Policy Framework Paragraphs 126, 130 and 134.

6.0 CONSULTATIONS

- 6.1 Bexhill Town Council have not provided a response.

6.2 Planning Notice

- 6.2.1 No comments received.

7.0 APPRAISAL

- 7.1 The only issue for consideration in this application is the effect of the proposal on the character and appearance of the locality. It is also worth noting that this is an exact resubmission of the previously refused application listed above. There have been no material amendments made.

- 7.2 Policy OSS4 (iii) of the Rother Local Plan Strategy states that in addition to considerations set out by other policies, all development should respect and not detract from the character and appearance of the locality.
- 7.3 Policy EN3 (ii (g)) of the Rother Local Plan Strategy states that new development is required to be of high quality design by ensuring the siting, scale, layout, height and mass of new development should respect the wider appearance of new development in the context of the street scene, and the wider locality, together with the character and setting of existing buildings on or adjacent to the site.
- 7.4 Policy DHG9 (ii)(iii) of the Development and Site Allocations Local Plan states that extensions to existing dwellings will be permitted where they respect and respond positively to the scale, form, proportions, materials, details and the overall design, character and appearance of the dwelling and they do not detract from the character and appearance of the wider street-scene.
- 7.5 National Planning Policy Framework Paragraph 134 states development that is not well designed should be refused, especially where it fails to reflect local design policies and Government guidance on design.
- 7.6 The neighbouring properties to the property on the application site all feature the same external materials. These are brick at the ground floor level and tiles at first floor level for the front elevations and brick for the rear elevations. As the properties feature the same external materials the street scene has a strong recognisable design and character.
- 7.7 The proposal to render large portions of the house and retaining the tile hung first floor levels would detract from the character and appearance of the street scene and area as it would be the only property in the vicinity which was partly rendered.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposed development would detract from the character and appearance of the street scene and wider area. The proposed development is therefore contrary to Policies OSS4 and EN3 of the Rother Local Plan Core Strategy and Policy DHG9 of the Development and Site Allocations Plan.

RECOMMENDATION: REFUSE (FULL PLANNING)

REASON FOR REFUSAL:

1. The proposed development by way of covering the external brick work with render at ground floor and first floor level to the rear elevation and ground floor level at the front and side elevation of the property would detract from the character and appearance of the street scene and wider area. The proposed development is therefore contrary to Policies OSS4 and EN3 of the Rother Local Plan Core Strategy and Policy DHG9 of the Development and Site Allocations Plan.

NOTE:

1. This refusal relates to the proposals as shown on the following plans:
Site Location Plan, Drawing No. 1, dated 13/04/2021
Block/Site Plan, Drawing No. 2, dated 12/04/2021
Existing Elevations, Drawing No. 3, dated April 2021
Proposed Elevations, Drawing No. 4, dated April 2021

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.