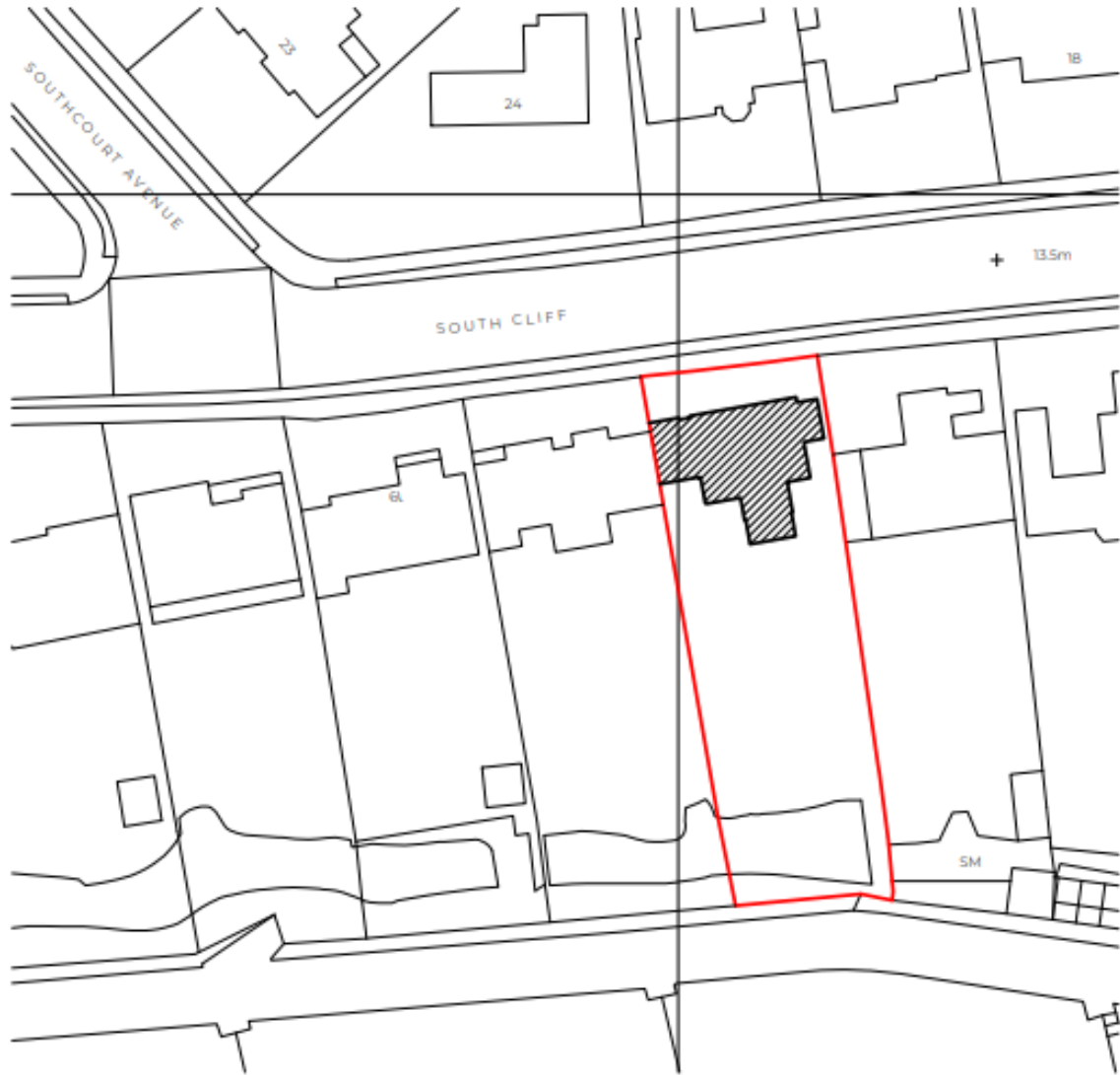


SITE PLAN

BEXHILL

RR/2021/2194/P

KISMET
15 SOUTH CLIFF



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/2021/2194/P
Address - Kismet
15 South Cliff
Bexhill
Proposal - Demolition of existing conservatory, construction of single storey rear extensions. Formation of balcony terrace area.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Mrs Janet Powell
Agent: HOUSE - Design & Architecture
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

Statutory 8-week date: 5 November 2021

Extension of time agreed to: 23 December 2021

1.0 SUMMARY

1.1 The proposal is for two single storey rear extensions and a balcony/terrace area. The main issues are the effect of the proposal on the character and appearance of the locality and the effect on neighbouring amenities. The application is recommended for approval.

2.0 SITE

2.1 The application site contains a large detached house on the south side of South Cliff. Houses along this road vary in size, style and form. The site lies within the Bexhill Development Boundary.

3.0 PROPOSAL

- 3.1 This application seeks approval for the demolition of an existing rear conservatory and the erection of two flat roof single storey rear extensions, with one featuring a balcony terrace area above the flat roof.
- 3.2 One of the extensions will be infilling a gap at the rear of the property, the other extension will measure 4m in depth and 4.33m in width. It will also feature a balcony area above with glass balustrades. The windows above, on the first floor will be changed to full height openable glass doors to allow entry to the balcony.

4.0 HISTORY

- 4.1 No relevant planning history.

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
 - EN1: Landscape Stewardship
 - 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.

6.0 CONSULTATIONS

- 6.1 No response received from Bexhill Town Council.
- 6.2 Planning Notice
- 6.2.1 No comments received.

7.0 APPRAISAL

- 7.1 The main issues for consideration in this application are:
- The effect of the proposal on the character and appearance of the locality.
 - The effect of the proposal on neighbouring amenities.
- 7.2 *The effect of the proposal on the character and appearance of the locality.*

- 7.2.1 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.
- 7.2.2 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.
- 7.2.3 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.
- 7.2.4 The proposed extensions will not be visible from street therefore will have no impact on the existing street scene.
- 7.2.5 Balconies and terraces are a common feature along this side of the road, with views from the rear gardens out to the open sea. Their style and size vary between properties. The addition of the balcony will not be out of keeping with the character of the existing dwelling or the locality.
- 7.3 *The effect of the proposal on neighbouring amenities.*
- 7.3.1 Policy OSS4 (ii) of the Rother Local Plan Core Strategy states that new development should not unreasonably harm the amenities of adjoining properties.
- 7.3.2 Policy DHG9 (i) of the Development and Site Allocations Local Plan states that extensions will be permitted where they do not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.
- 7.3.3 The rear extensions will be located towards the middle of the rear elevation and will not be particularly high, therefore they will not cause any overshadowing into the neighbouring gardens.
- 7.3.4 The new balcony would be oriented towards the Applicant's rear garden. Given the positioning of the neighbouring dwellings, side-by-side, there would be some overlooking although it is not considered to be harmful to both neighbours' amenities due to the rear facing orientation and the existing rear balconies already featured on many of the neighbouring dwellings.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposal is acceptable in terms of scale and design. It would not have any unacceptable impact upon neighbouring amenity and would not harm the locality. It complies with Policies OSS4 (ii), (iii), EN1 and EN3 of the Rother Local Plan Core Strategy and Policies DHG9 of the adopted Development and Site Allocations Local Plan.

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:
Existing ground floor plan, elevations and site location plan, Drawing No. 23.371/01, dated August 2021
Proposed ground floor plan, elevations and site block plan, Drawing No. 21.371/02A, dated September 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 extension hereby permitted shall match in materials, colours and texture those used in the existing building unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the development is in character with its surroundings in accordance with Policy OSS4(iii) of the Rother Local Plan Core Strategy and Policy DHG9(ii) of the Rother Development and Site Allocations 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 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.