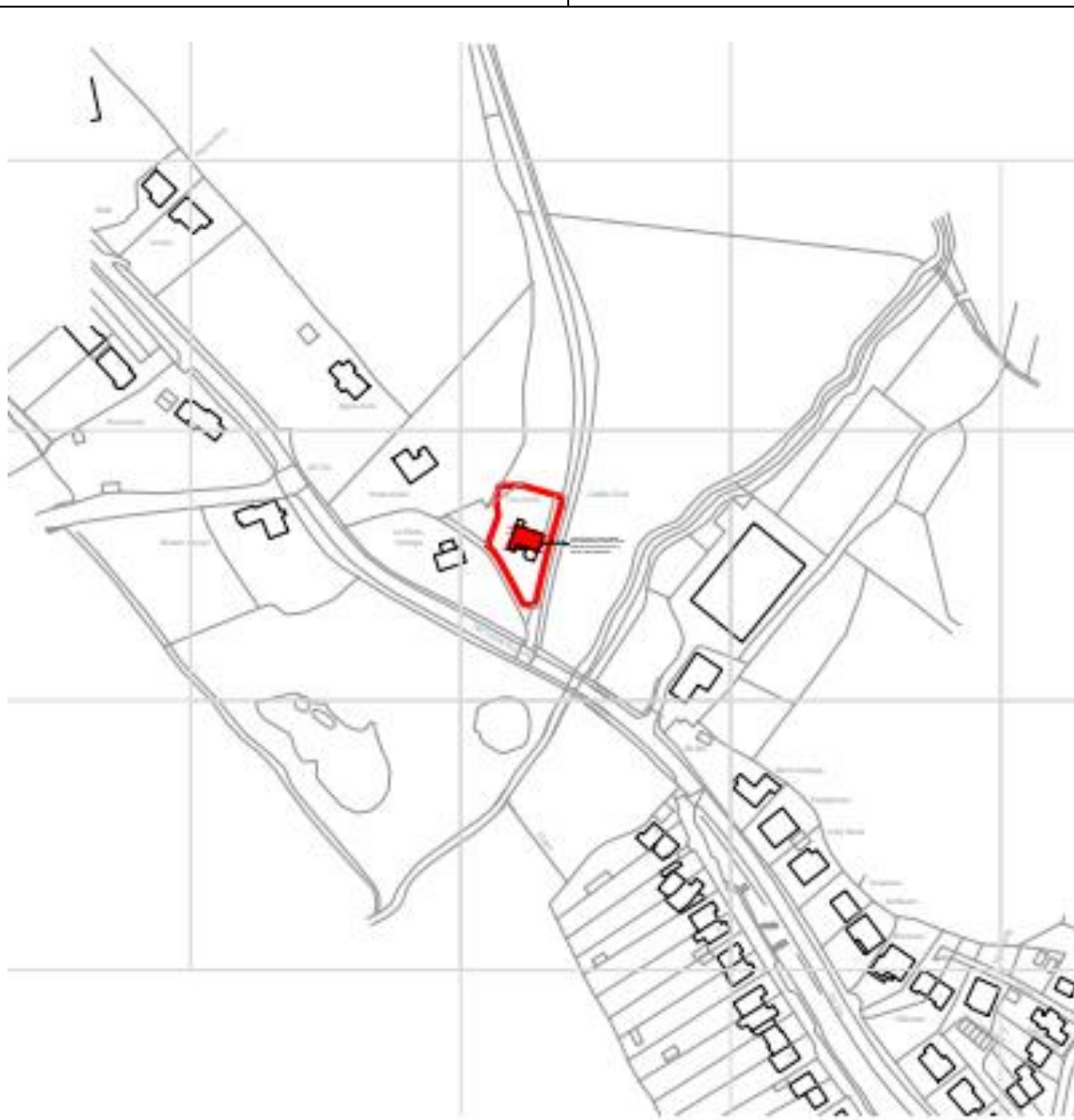


SITE PLAN

RR/2021/2425/P

BATTLE

THE HURST
NETHERFIELD HILL
NETHERFIELD



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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/2021/2425/P
Address - The Hurst
Netherfield Hill
Netherfield
Battle
Proposal - Proposed replacement of existing white painted timber weatherboard with white fibre-cement Cedral weatherboard to upper elevations of dwelling.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Mr & Mrs K. Dixon
Agent: Pump House Designs
Case Officer: Mr Sam Koper
(Email: sam.koper@rother.gov.uk)

Parish: BATTLE

Ward Members: Councillors Mrs V. Cook and K.M. Field

Reason for Committee consideration: Councillor Dixon's application.

Statutory 8-week date: 28 November 2021

Extension of time agreed to: 23 December 2021

1.0 SUMMARY

1.1 The proposal is to replace the external white timber weatherboarding with white fibre-cement Cedral cladding. The main considerations are the effects of the proposal on the character and appearance of the locality and Area of Outstanding Natural Beauty (AONB) as well as the setting of the adjacent listed building. The application is recommended for approval.

2.0 SITE

- 2.1 The application site contains a detached property on the north east side of Netherfield Hill on the outskirts of the town of Battle. The property is located within the countryside and is within the High Weald AONB. The dwelling is positioned approximately 16.3m to the north east of its nearest neighbour, a Grade II Listed Building, Le Rette Cottage. The dwelling is set over 90m from a public footpath to the west and open to views from the road.
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3.0 PROPOSAL

- 3.1 This application seeks approval for the replacement of the existing white painted timber weatherboard cladding on the upper elevations, with a white fibre-cement Cedral weatherboard cladding.
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4.0 HISTORY

- 4.1 RR/2005/3011/P Proposed dormer loft conversion to form two bedrooms and bathroom including rooflights and erection of new car port to side of house. Conditionally Approved.
- 4.2 RR/2020/2285/P Proposed conservatory to front elevation. Conditionally Approved.
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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
 - EN2: Stewardship of the Historic Built Environment
 - EN3: Design Quality
 - RA3: Development in the Countryside
- 5.2 The following policies of the [Development and Site Allocations Local Plan](#) are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
 - DEN1: Maintaining Landscape Character
 - DEN2: High Weald AONB
- 5.3 The following policies of the adopted [Battle Civil Parish Neighbourhood Plan](#) are relevant to the proposal:
- HD4: Quality of Design
- 5.4 The National Planning Policy Framework, High Weald Management Plan and Housing Design Guide are also material considerations.
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6.0 CONSULTATIONS

6.1 Battle Town Council has no objections to this application.

6.2 Planning Notice

6.2.1 No comments received.

7.0 APPRAISAL

7.1 There are two issues for consideration in this application:

- The effect of the proposal on the character and appearance of the locality and the High Weald AONB.
- The effect of the proposal on the setting of the adjacent listed building.

7.2 *The effect of the proposal on the character and appearance of the locality and the High Weald AONB.*

7.3 Policy OSS4 (iii) of the Rother Local Plan Core Strategy states all development should respect and not detract from the character and appearance of the locality.

7.4 Policy EN3 of the Rother Local Plan Core Strategy states new development should contribute positively to the character of the site and surroundings and demonstrate robust design solutions tested against key design principles.

7.5 Policy DHG9 (ii)(iii) of the Development and Site Allocations Local Plan states that alterations 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.

7.6 Policy DEN2 states that development within the High Weald AONB should be small-scale, in keeping with the landscape and settlement pattern.

7.7 Policy HD4 of the Battle Civil Parish Neighbourhood Plan states that proposals for all development must plan positively for the achievement of high quality and inclusive design.

7.8 The dwelling on the application site is accessed via lane off the main road, and is set back considerably, however still in public view from the main road. Among this dwelling, there are only two other houses in close proximity, 'La Rette Cottage' a Grade II listed building to the west and 'Rathvinden' a detached property to the north west.

7.9 Whilst timber weatherboarding is considered a prominent material featured in the area and more widely in the AONB, the house on the application site is of a unique style and form and does not form part of a group of houses as traditionally found on more residential locations.

- 7.10 The existing white timber weatherboarding covers the first-floor walls of the house. The condition of this cladding is poor with the paint fading and chipping away as identified on a site visit. The proposed material to be used, white fibre-cement weatherboarding, whilst not traditional, would be of a similar style and colour of the existing timber cladding and would not materially change the overall appearance of the dwelling. Therefore, would not cause any harm the overall character and appearance of the dwelling and locality or the AONB.
- 7.11 *The effect of the proposal on the setting of the adjacent listed building*
- 7.12 The rural setting of the listed building, Le Rette Cottage, has historically been eroded with the development of the host dwelling. It is not considered that the proposal would have any further negative impacts on the setting of the listed building due to its minor nature.
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8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposed development would not detract from the character and appearance of the locality and AONB, nor would it have a negative impact on the setting of the adjacent listed building. The proposed development complies with Policies OSS4, EN1, EN2, EN3 and RA3 of the Rother Local Plan Core Strategy, Policies DHG9, DEN1 and DEN2 of the Development and Site Allocations Plan and Policy HD4 of the adopted Battle Civil Parish Neighbourhood Plan.
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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:
Location Block Plan, Drawing No. 6723 / 21 / LBP dated September 2021
Proposed External Changes, Drawing No. 6723 / 21 / 1, 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 walls hereby permitted shall be made up of white fibre-cement Cedral weatherboarding for the walls otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure that the satisfactory appearance of the development and area is maintained and to preserve the natural landscape quality and character of the High Weald AONB in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

NATIONAL PLANNING POLICY FRAMEWORK: In accordance with the requirements of the National Planning Policy 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.