

SITE PLAN

RR/2021/2629/P

BEXHILL

Bexhill Museum
Egerton Road



Rother District Council

Report to - Planning Committee
Date - 17 February 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2021/2629/P
Address - Bexhill Museum
Egerton Road
BEXHILL
Proposal - Removal of existing concrete ramps into the building.
Proposed Alterations to Lower Ground Floor at the
Museum including works to the front elevation, and new
disabled door access from the rear elevation.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Bexhill Museum
Agent: Gradient Consultants Ltd
Case Officer: Miss H. Nurse (Email: harriet.nurse@rother.gov.uk)
Parish: BEXHILL
Ward Members: Councillors C.A. Bayliss and P.C. Courtel

Reason for Committee consideration: Director – Place and Climate Change
referral: Council owned application site.

Statutory 8-week date: 12 January 2022
Extension of time agreed to: 22 February 2022

1.0 SUMMARY

1.1 This proposal is for the removal of the existing concrete ramps into the building, proposed alterations to the rear elevation including new disabled door access and the infilling of recesses to the front elevation. The main issues to consider are the impacts upon neighbouring and nearby properties and the effect of the proposal on the character of the existing property and the visual amenities of the locality. The application is recommended for approval.

2.0 SITE

2.1 Bexhill Museum is a single storey building, situated on the northern side of Egerton Road. The rear of the building faces onto Egerton Park.

3.0 PROPOSAL

3.1 This application seeks planning permission for the removal of existing concrete ramps into the building, the proposed alterations to the lower ground floor at the Museum including works to the front elevation, and new disabled door access from the rear elevation.

3.2 The proposed materials comprise of white painted render to match the existing walls and powder coated aluminium windows/doors to the rear elevation.

4.0 HISTORY

4.1 None relevant.

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
- EN3: Design Quality

5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:

- DHG9: Extensions, Alterations and Outbuildings
- BEX15: Bexhill Cultural Area

5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

5.4 Section 12 of the National Planning Policy Framework states – The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

5.5 Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

6.0 CONSULTATIONS

6.1 Planning Notice

No representations received.

6.2 Town/Parish Council – **NO OBJECTION**

6.2.1 Bexhill Town Council fully supports this application.

7.0 APPRAISAL

7.1 The main issues for consideration are the impacts upon neighbouring and nearby properties and the effect of the proposal on the character of the existing property and the visual amenities of the locality.

7.2 Impacts upon neighbouring and nearby properties

7.2.1 Policy OSS4 (ii) of the Core Strategy states that all development should not unreasonably harm the amenities of adjoining properties.

7.2.2 Policy DHG9 (i) of the DaSA requires development to not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.

7.2.3 The nearest neighbouring property (Cunningham House) is positioned to the south over 17m from the Museum and separated by Egerton Road. The Bexhill Museum is set opposite the Egerton Park and approximately 20m to the west of the Egerton Park Childrens' Centre.

7.2.4 Given the separation distance and minor nature of the proposals, it does not appear to cause a harmful impact on the nearby neighbours' residential amenities, including matters such as overlooking, loss of light or outlook.

7.3 Effect on the character of the existing property and its setting

7.3.1 Policy OSS4 (iii) of the Core Strategy requires all development to respect and not detract from the character and appearance of the locality.

7.3.2 Policy BX1 of the Core Strategy states that the overall strategy to deliver the objectives for Bexhill is to (i) conserve and enhance the Town's distinct and independent character and residential function, supported by local services and jobs as much as possible.

7.3.3 Policy EN1 provides protection for the landscape character of the area, whilst Policy EN3 requires all development to be of a high-quality design.

7.3.4 Policy BEX15 of the Core Strategy states that improvements to the quality of the public realm to complement the arts, culture and tourism offer, to improve the quality of the promenade experience, to strengthen connections between the beach and the town, and create a sense of place in keeping with the destination role of the seafront will be supported.

7.3.5 The front elevation forms a unique mix of modern and Edwardian character to the street scene. The alterations to the front elevation would be minor, the infilling of the recesses with blockwork and render with a painted finish to match the existing building. It is considered this alteration would not alter nor harm the character and appearance of the front elevation of this cultural building.

7.3.6 The rear elevation as existing appears cluttered and jumbled to the lower ground floor. The proposed alterations to the rear elevation would include the addition of new powder coated glazed door and half door to the east side of the rear elevation and new powder coated panelled doors to the west side of the rear elevation, with both having sidelights and fanlights to match the existing. The alterations also include the removal of the windows and panels to the central part of the rear elevation and be infilled with blockwork, finished with painted render to match the existing. The alterations to the rear elevation would be minimal, sympathetic and would be in keeping with the character of the elevation facing Egerton Park, creating a more visually coherent elevation.

8.0 PLANNING BALANCE AND CONCLUSION

8.1 The scale and design of the alterations within the proposal would be acceptable to the Bexhill Museum. These works would not have any significant impact to the nearby neighbouring amenities or character of the existing building and surrounding area. The application is therefore supported.

RECOMMENDATION: GRANT (PLANNING PERMISSION)

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:
Site Location Plan submitted Nov 2021
Drawing No.GR1646/001 submitted Nov 2021
Drawing No.GR1646/004 dated Oct 2021
Drawing No.GR1646/003 dated Sept 2021
Drawing No.GR1646/002 dated Sept 2021
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the construction of works hereby permitted shall be as detailed within the application unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.
Reason: To maintain the characteristics of the existing building in accordance with Policies 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.