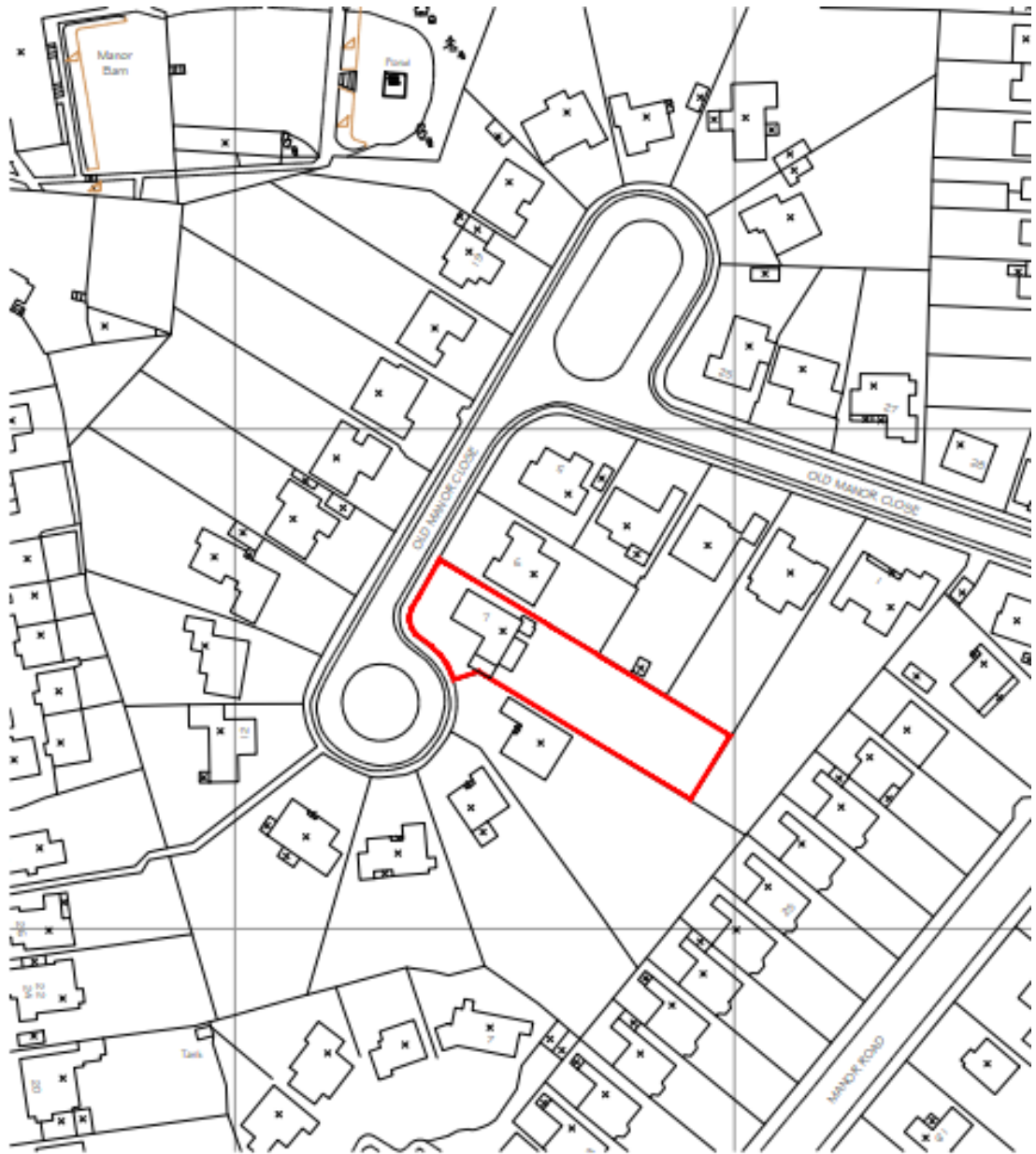


SITE PLAN

BEXHILL

RR/2021/2176/P

7 Old Manor Close



Rother District Council

Report to - Planning Committee
Date - 17 February 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2021/2176/P
Address - 7 Old Manor Close
BEXHILL
Proposal - Proposed roof conversion and dormer extension
(amended proposal to previously approved scheme
(RR/2020/2529/P).

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Mr & Mrs S. Andrews
Agent: -
Case Officer: Mrs M. Taylor (Email: maria.taylor@rother.gov.uk)
Parish: BEXHILL
Ward Member(s): Councillors T.J.C. Byrne and H.L. Timpe

Reason for Committee consideration: Applicant related to member of staff

Statutory 8 week date: 2 November 2021

Extension of time requested to: 14 January 2022

This application is included in the Committee site inspection list.

1.0 SUMMARY

1.1 This application is for a reduced scheme from that previously approved by RR/2020/2529/P for a roof conversion with extension to create a half hipped roof over one garage and dormer to the rear.

2.0 SITE

2.1 A detached chalet bungalow situated on the south east side of Old Manor Close within the development boundary for Bexhill as defined in the Development and Site Allocations Local Plan 2019.

3.0 PROPOSAL

- 3.1 This application seeks permission for a roof conversion and dormer extension. It is proposed to extend the existing hipped roof over the garage to form a half hip/barn end and add a dormer with two windows into the rear facing roof slope. The dormer would be clad with Marley Eternit weatherboarding and roof extension with matching clay tiles. One roof light in the existing north east side roof slope serving a dressing room.
- 3.2 This application is a reduced scheme on the previous approval RR/2020/2529/P in that it is no longer intended to add a hipped roof over the second garage and therefore the size of the proposed rear dormer has also been reduced slightly and moved more towards the northern side and the size of the glazed windows also reduced.

4.0 HISTORY

- 4.1 B/58/448 Detached house and garage – Approved.
- 4.2 RR/77/0828 Erection of conservatory – Approved.
- 4.3 RR/2017/1505/O To extend loft space over second garage to create bedroom or larger loft space – Lawful DC Refused.
- 4.4 RR/2017/2059/P Addition of pitched roof over garage – Approved Conditional.
- 4.5 RR/2020/1338/O Certificate of lawfulness for the proposed conversion of existing internal garage to provide additional living accommodation – Lawful DC Approved.
- 4.6 RR/2020/2529/P Proposed roof conversion, extension of roof over existing garage and construction of dormer – Approved Conditional.

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
 - DEN1: Maintaining Landscape Character
- 5.3 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.

6.0 CONSULTATIONS

6.1 Planning Notice

6.1.1 No representations received.

6.2 Town/Parish Council

6.2.1 No comments received.

7.0 APPRAISAL

7.1 In light of the COVID-19 coronavirus pandemic, the consequent travel limitations and social distancing guidance from the Government, and following consideration of the proposed development, it is considered that this application could, exceptionally, be determined without the need for a site visit. In place of carrying out a site visit a detailed site assessment has been undertaken using GIS, aerial photography, Google Street View images and photographs taken on a previous visit to the site on 2/11/2017.

7.2 The main issues for consideration are:

- Impacts upon neighbouring and nearby properties.
- The effect of the proposal on the visual amenities of the street scene and the locality.

7.3 Impacts upon neighbouring and nearby properties

7.3.1 *8 Old Manor Close:* A detached chalet style property to the south of the application site where the front elevation falls beyond the rear elevation of the application site. The land to the rear of both properties drops away and therefore the front elevation of this neighbouring property is set lower than the application site. Within the street scene this neighbour's garage sits adjacent to the boundary of the application site with the first floor windows in the dwelling in the front elevation set towards the middle of the gable end having the nearest window obscure glazed.

This proposal is a reduced scheme on that which was previously approved in that it is no longer intended to add a hipped roof over the second garage which is set close to the boundary with this neighbouring property and therefore the proposed development has been moved further away. It was previously considered that the hipped roof addition over the second garage would not have any adverse impact and although this application increases the eaves height with the half hipped design over the first garage this would be positioned further away from the boundary and therefore would not adversely impact this neighbouring property.

With regard to the proposed rear dormer the size of which would only just exceed the permitted development rights set out in Class B of Schedule 2 Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as a minimal part of the south west side would be within the proposed half hipped roof. One window would serve bedroom and a second an en-suite. Views from the proposed bedroom window would be towards the roof line and side elevation of this neighbouring property where there are both ground floor and one first floor dormer directly facing the

rear garden of the application site. However, it is considered views towards these windows from the proposed dormer would not have any greater detrimental impact than the existing views obtained from the rear garden. Taking this into account a refusal on this point could not be justified.

7.3.2 *6 Old Manor Close*: A detached chalet style property to the north side of the application site.

The proposed hipped roof over the garage would not have any impact on this neighbouring property as it is situated to the south side of the property. In respect of the rear dormer which would be moved slightly closer to this side but the window closest would serve the en-suite and would be obscured. Views from the proposed bedroom window would be oblique and towards the end of the garden and would not impinge on the immediate privacy of this neighbour. The proposed rooflight in the north east roof slope would serve a dressing room and appears to be high level to restrict any view and could be conditioned to ensure that it is positioned at least 1.7m above floor level to protect the amenities of this neighbouring property given that they have a dormer window directly facing this side elevation of the application site.

7.4 Effect on the Visual Amenities of the Street Scene and Locality

The proposed half hipped roof would be clearly visible in the street scene. The application details the use of matching materials for the proposed roof extension which has been designed to match the front, north west, half hipped gable and would match in with the existing roof line this side which is set lower than the main ridge line of the property. The rear dormer would not be visible within the street scene.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposal would not have a harmful detrimental impact on the character or appearance of the existing property, the amenities of neighbouring properties or the street scene in the wider context. It is therefore proposed the application should be supported.

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:
Site Location and Block Plan, Drawing No. 1007-LA-100 dated 2.12.2020
Proposed Elevations, Drawing No. 1007-LA-220/C dated 25.08.21

Proposed First Floor and Roof Plan, Drawing No. 1007-LA-210/C dated 25.08.21

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The materials to be used in the construction 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 of the existing building and the visual amenities of the surrounding area in accordance with Policy OSS4 of the Rother Local Plan Core Strategy (2014) and Policy DHG9 of the Development and Site Allocations Local Plan (2019).

4. At the time of construction the rooflight window in the north east side facing roof slope serving the first floor dressing room, as indicated on the approved drawing no. 1007-LA-220/C dated 25.08.21 shall be installed at a minimum height of 1.7m from floor level when measured from the base of the window and shall thereafter be retained in that condition.

Reason: To preserve surrounding residential amenity in accordance with Policy OSS4 (ii) of the Rother Local Plan Core Strategy and Policy DHG9 (i) of the Rother Development and Site Allocations Plan.

NOTE:

1. The granting of planning permission does not grant or imply the right to construct foundations or guttering overhanging the adjoining property or to enter onto adjoining property without the consent of the owners of that property in order to carry out construction work or subsequent maintenance work.

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.