

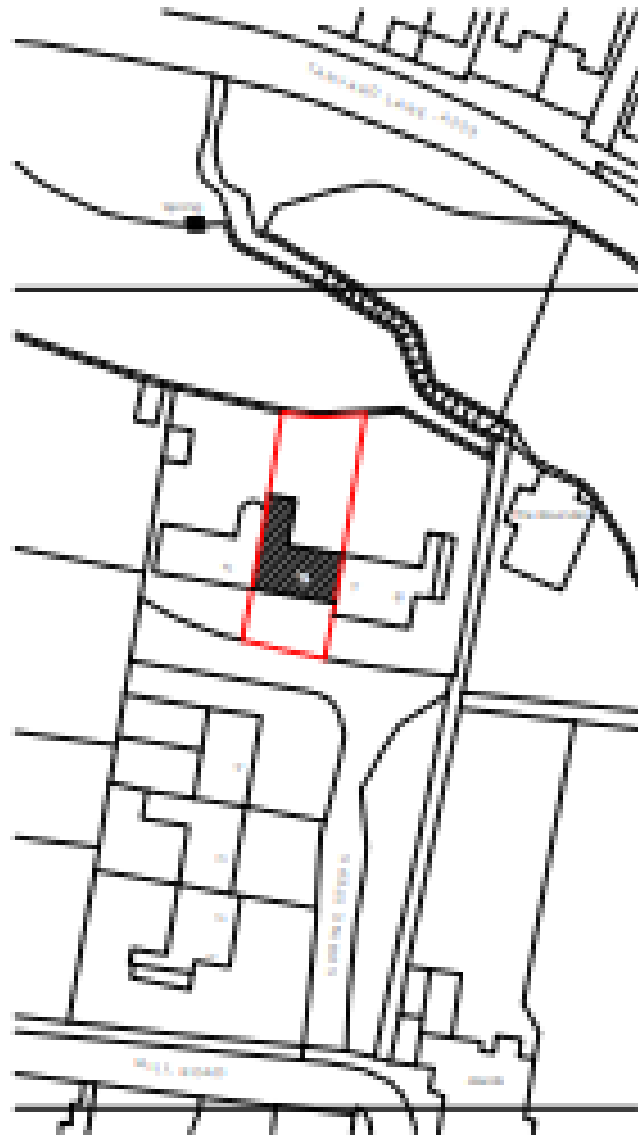
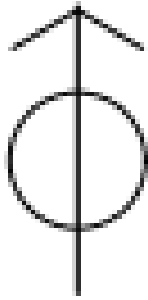
SITE PLAN

ICKLESHAM

RR/2021/2699/P

6 Spring Steps  
Winchelsea

NORTH



## Rother District Council

Report to - Planning Committee  
Date - 17 February 2022  
Report of the - Director – Place and Climate Change  
Subject - Application RR/2021/2699/P  
Address - 6 Spring Steps  
Winchelsea  
TN36 4EH  
Proposal - Proposed attic conversion and installation of 3 x rooflights to rear elevation.

[View application/correspondence](#)

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

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**Director: Ben Hook**

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**Applicant:** Mr Chris Meyer  
**Agent:** Mr Sam Boobier  
**Case Officer:** Mr Michael Vladeanu  
(Email: [Michael.vladeanu@rother.gov.uk](mailto:Michael.vladeanu@rother.gov.uk))

**Parish:** ICKLESHAM

**Ward Members:** Councillors H.J. Norton and G.F. Stevens

**Reason for Committee consideration:** Director – Place and Climate Change referral: No essential difference to application previously called in and rejected by committee

**Statutory 8-week date:** 30/12/2021

**Extension of time agreed to:** 24 February 2022

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This application is included in the Committee site inspection list.

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### 1.0 SUMMARY

- 1.1 This application seeks permission for the installation of 3 No. roof lights to the rear roof slope to facilitate a proposed attic conversion to create a home office/playroom.
- 1.2 The site falls within the development boundary and conservation area for Winchelsea Town, the High Weald Area of Outstanding Natural Beauty (AONB) and an archaeological notification area.

- 1.3 The proposal is considered of an acceptable scale and design for the property. It does not unreasonably harm the amenities of the neighbouring properties and would have an acceptable impact upon the character and appearance of the locality within the High Weald AONB and the Winchelsea Conservation Area.
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## 2.0 SITE

- 2.1 6 Spring Steps is a 1950's terraced property located within the Spring Steps cul-de-sac to the north of Mill Road. The property is set towards a dead end and is accessed via a small driveway from the northeast corner of Barrack Square.
- 2.2 The building is not listed and is located within the development boundary and Conservation Area for Winchelsea, the High Weald AONB, and an archaeological notification area. In addition, Winchelsea is covered by two Article 4 Directions, which restrict certain forms of development.
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## 3.0 PROPOSAL

- 3.1 This application seeks permission for the installation of 3 No. roof lights to the rear roof slope to facilitate a proposed attic conversion to create a home office/playroom.
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## 4.0 HISTORY

- 4.1 RR/2018/2608/O Certificate of lawfulness for a proposed driveway and access. Refused.
- 4.2 RR/2021/1020/P Proposed attic conversion and installation of 3 No. rooflights to rear elevation. Refused.
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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
  - EN2: Stewardship of the Historic Built Environment
  - 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
  - DEN2: The High Weald AONB
  - EN2: Stewardship of the Historic Built Environment
- 5.3 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty on Local Planning Authorities when exercising

planning functions, to pay special attention to the desirability of preserving or enhancing the character of appearance of that area.

- 5.4 The National Planning Policy Framework and Planning Policy Guidance are also material considerations.
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## **6.0 CONSULTATIONS**

### **6.1 Icklesham Parish Council – NO COMMENTS RECEIVED**

### **6.2 Planning Notice**

- 6.2.1 Six representations of objection have been received. The concerns raised are summarised as follows:

- The application is substantially the same as was recently refused permission by Rother District Council.
  - The proposed roof lights are large and diminish the architectural quality of the house and its viability as part of Winchelsea's residential housing stock.
  - The space in the loft has insufficient headroom to qualify as proper rooms.
  - Overdevelopment of the property and would lead to increased traffic congestion and parking issues in the town.
  - Could this be used as an AirBnB?
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## **7.0 LOCAL FINANCE CONSIDERATIONS**

- 7.1 The proposed is for type of development that is not Community Infrastructure Levy liable.
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## **8.0 APPRAISAL**

- 8.1 The main issues raised by the proposal are as follows:

- Impacts upon neighbouring and nearby properties.
- The effect of the proposal on the visual amenities of the streetscene, High Weald AONB and Winchelsea Conservation Area.

### **8.2 Impacts upon neighbouring and nearby properties**

- 8.2.1 Policy OSS4 (ii) of the Rother Local Plan Core Strategy states that new development should not unreasonably harm the amenities of adjoining properties.

- 8.2.2 Policy DHG9 (i) of the DaSA Local Plan states that alterations will be permitted where they do not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.

- 8.2.3 The development does not propose to change the existing roof structure and no works to increase the height or width of the existing roof are proposed.

8.2.4 The only external modification works proposed are the installation of 3 No. rooflights which will be positioned on the rear roof slope of the property. The proposed rooflights would be facing away from neighbouring properties and therefore it is considered that the proposal would not have a detrimental effect on the amenities of adjoining properties.

### 8.3 The effect of the proposal on the visual amenities of the streetscene, AONB and Conservation Area

8.3.1 The Council's Conservation Officer has been consulted on the application and their comments have been incorporated into the report.

8.3.2 The previous planning application at the site (RR/2021/1020/P) for the same development was refused at committee contrary to the case officer's recommendation. The reason for refusal as outlined on the decision notice states "the proposal by way of its appearance and choice of materials would detract from the host dwelling and the row of terrace houses within which it resides. Accordingly, it is considered to unacceptably harm the character and appearance of the locality within the High Weald AONB and the Winchelsea Conservation Area contrary to Policies OSS4, EN2 and EN3 of the Rother Core Strategy 2014 and Policies DHG9, DEN2 of the Development and Site Allocations Local Plan 2019."

8.3.3 In terms of this application the proposed development does not plan to alter or modify the design, size or shape of the roof and hence will not affect the character or appearance of the streetscene or locality.

8.3.4 The proposed 3 No. rooflights would be on the rear roof slope of the property and would not be visible from the streetscene or adjoining neighbouring properties.

8.3.5 Notwithstanding the above, there are various examples of rear and front rooflights on multiple houses on Mill Street and notably No.4 Spring Steps which was approved under planning permission RR/2012/1718/P.

8.3.6 It is therefore considered that the proposed development would not detract from the character and appearance of the locality, Winchelsea Conservation Area or the landscape of the High Weald AONB.

### 8.4 Other Matters

8.4.1 Representations of objection have been received, which state that due to the previous application and this application being of similar nature the dwelling may be used as a holiday accommodation and not a residential dwelling. The Applicant has confirmed that the dwelling and loft area will be used for residential purposes only and will not be used for holiday accommodation. A holiday let use could potentially require planning permission for change of use.

8.4.2 Various concerns have been raised in regard to highway safety and parking issues in the locality. No changes are proposed to the car parking arrangements for the site. Given that the site is an existing dwelling and is only seeking to provide additional space to create a space for residential

purposes, rather than a new dwelling, it is unlikely that the proposal will generate unacceptable stress on the parking availability in the locality.

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## **9.0 PLANNING BALANCE AND CONCLUSION**

- 9.1 The proposal is considered of an acceptable scale and design for the property. It does not unreasonably harm the amenities of the neighbouring properties and would have an acceptable impact upon the character and appearance of the locality within the High Weald AONB and the Winchelsea Conservation Area. Planning permission should therefore be granted subject to conditions.
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## **RECOMMENDATION: GRANT (FULL PLANNING)**

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### **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:  
Proposed Floor Plans, Elevations & Site Block Plan, drawing no. 21.346/02A, dated April 2021  
Site Location Plan, Drawing No. 21.346/01 dated April 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 development hereby permitted shall match those outlined in the application form unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.  
Reason: To protect the special character of the High Weald Area of Outstanding Natural Beauty 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.