

SITE PLAN

BEXHILL

RR/2021/1767/P

24 Shipley Lane



Rother District Council

Report to - Planning Committee
Date - 17 February 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2021/1767/P
Address - 24 Shipley Lane
Bexhill
TN39 3SR
Proposal - Proposed front and side single storey wraparound extension and outbuilding providing ancillary living accommodation

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Mr and Mrs A. Partridge
Agent: Mr A Gerken, Pump House Designs
Case Officer: Miss Aimee Whitehead
(Email: aimee.whitehead@rother.gov.uk)

Parish: BEXHILL COLLINGTON

Ward Members: Councillors Mrs D.C. Earl-Williams and D.B. Oliver

Reason for Committee consideration: Director – Place and Climate Change referral: Application called in by Councillor Oliver

Extension of time agreed to: 22-02-22

This application is included in the Committee site inspection list.

1.0 SUMMARY

- 1.1 The application seeks permission for a proposed front and side single storey wraparound extension and outbuilding providing ancillary living accommodation.
- 1.2 The site falls within Bexhill development Boundary.
- 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.

2.0 SITE

- 2.1 The subject dwelling is a detached hip roofed property situated within the cul-de-sac at Shipley Lane. The application site borders neighbouring dwellings at its northern, western and eastern boundaries and fronts Shipley Lane along its southern boundary. The existing street scene consists of likewise detached dwellings and bungalows, there is also evidence of extensions and alterations to existing dwellings along the street scene.
- 2.2 The building is not listed, nor sited in a Conservation Area or Area of Outstanding Natural Beauty. The application site lies within Bexhill development Boundary, and the local vernacular is therefore predominantly residential.
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3.0 PROPOSAL

- 3.1 The proposal seeks permission for the erection of a single storey front and side wraparound extension and the erection of an outbuilding in the location of the detached garage for ancillary accommodation.
- 3.2 The wraparound extension will be 'L' shaped in nature and sited at the south western corner of the subject dwelling. The wraparound extension will measure approximately 6.2m in length across the front elevation, will have a maximum projection of 1.9m from the existing front elevation, 8.7m in length along the side elevation, will have a maximum width of 2m from the side elevation and will measure 3.1m in height to the ridge.
- 3.3 The outbuilding will measure approximately 8m in length, 4.5m in width and 2.7m in height to the eaves.
- 3.4 Throughout the duration of the application revised plans were received and the public reconsulted on these. The revised plans saw the introduction of a flatter roof form on the outbuilding to address officer's concerns with respect to the impact on neighbour amenity.
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4.0 HISTORY

- 4.1 No relevant planning history at the application site.
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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
- DEN1: Maintaining Character Landscape

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

6.0 CONSULTATIONS

6.1 Bexhill Town Council – **NO RESPONSE RECEIVED**

6.2 Planning Notice

6.2.1 One letter of objection has been received and one general comment with respect to the application. The comments raised are summarised as follows:

- Overhang onto 26 Shipley Lane, notice needs to be served onto the owners therefore the application is invalid.
 - Loss of parking provision.
 - Weatherboard would not be maintainable in such a small void and as such different materials should be used. Access will not be provided from No.26 Shipley Lane for the build works.
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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.

8.0 APPRAISAL

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

- impact on the visual amenities of the street scene; and
- Impacts upon the neighbouring and nearby properties.

8.2 Impact on the visual amenities of the street scene

8.2.1 The design, scale and materiality of the proposed wraparound extension is considered to respect that of the existing dwelling and the local vernacular. The existing street scene consists of modest detached dwellings, the design of the dwellings within the cul-de-sac varies and there is also evidence of extensions and alterations to the original dwellings. Therefore, the introduction of the wraparound extension is not considered to be an incongruous addition.

8.2.2 The proposed outbuilding will be enclosed within the rear of the dwelling and therefore not visible from the existing street scene.

8.3 Impacts upon neighbouring and nearby properties

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

8.3.2 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.

8.3.3 The proposed outbuilding, despite being bigger in footprint and scale than the existing garage, will mostly use redundant space currently sited to the rear of the existing garage and will also use some of the existing dwellings garden space. The proposed roof form has been altered to account for officer's concerns; the height and scale of the roof has been significantly reduced and the revised roof is considered to have a negligible impact on neighbour amenity.

8.3.4 The proposed outbuilding will also be sited parallel to the existing garage at No.26 and No.28 Shipley Lane, it is therefore considered that the proposed outbuilding would not have a greater impact on the neighbouring dwellings than the garages as the neighbouring dwellings have on the subject dwelling. Furthermore, it is important to note that No.26 Shipley Lane have a large single storey rear extension and garage which both adjoin the common boundary with No.24; the proposed outbuilding is therefore not considered to have any additional impact on rear garden area at No.26 than the existing garage does.

8.3.5 The proposed wraparound extension is considered to have an acceptable impact on neighbouring dwellings. Sufficient distance of 0.8-1.2m will be retained between the proposed western side elevation of the extension and the common boundary with No.24. Two windows are proposed in the western side elevation of the extension and a condition shall be imposed to any subsequent planning permission ensuring that these windows are obscure glazed, in the interest of maintaining appropriate levels of amenity.

8.3.6 Considering the above mentioned points, it is not considered that the proposed development would give rise to an undue level of overlooking, loss of privacy or loss of light than the existing dwelling does. The proposal is therefore considered to have an acceptable impact on neighbour amenity.

8.4 Other Matters

8.4.1 Neighbour comments have raised the issue with respect to the proposed outbuilding overhanging onto the land of No.26, and the application therefore subsequently being invalid. Revised plans have been submitted by the Applicant to address these concerns. As such, the proposed floor plans and block plans submitted demonstrate that the development would be sited within the red edged site plan and within the boundaries of the application site. It is therefore considered that the application is valid and notice does therefore not need to be served on No.26 Shipley Lane.

8.4.2 Comments were also raised with respect to the loss of car parking at the dwelling, it is acknowledged that there will only be one parking space retained

at the front of the dwelling. However, there is additional space at the front of the dwelling that could be converted to hard surface to accommodate parking provision under permitted development, without the need for explicit consent from the Local Planning Authority. Therefore, it is not considered the loss of parking provision on site would warrant a refusal.

- 8.4.3 A condition shall be added to any subsequent planning permission so as to ensure the proposed overspill accommodation is used in conjunction with the main dwelling and not as a separate dwelling.

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. Planning permission should therefore be granted subject to conditions.

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.6936 / LBP/ A, dated 2021
Existing Layout Drawing No. 6936 / EX/ A, dated June 2021
Proposed Layout Drawing No. 6936/1/ H, dated June 2021 (amendments made January 2022)
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 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 HG9(ii) of the Rother Development and Site Allocations Plan.
4. At the time of construction and prior to the first occupation or use of the extension hereby approved, the windows at the ground floor level within the **western** elevation of the proposed wraparound extension, as indicated on the approved Drawing No. 6936/1/ H, date stamped June 2021, shall be glazed with obscure glass of obscurity level equivalent to scale 5 on the Pilkington Glass Scale 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 HG9(i) of the Rother Development and Site Allocations Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no garages, building, structure or erection of any kind (including wall, fences or other means of enclosure) shall be erected and no caravan or mobile home shall be kept or stationed on the land.

Reason: To ensure that the appearance of the development and amenities of the area are maintained in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting this Order with or without modification), no extensions or alterations, as defined within classes **A, D and E** of Part 1 of the Schedule 2 of the order, shall be carried out on the site otherwise than in accordance with a planning permission granted by the Local Planning Authority.

Reason: To ensure that the satisfactory appearance of the development and area is maintained in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.

7. The residential annexe is permitted solely as additional accommodation for the existing dwelling at 24 Shipley Lane and shall not be occupied by any person who is not a member of the family (as defined by section 186 of the Housing Act 1985 or in any provision equivalent to any re-enactment of that Act) residing in the family dwelling.

Reason: The site lacks sufficient amenity space and services (e.g. parking, turning) to accommodate a second self-contained dwelling, and in the interests of protecting the residential amenities of neighbouring properties in accordance with Policy OSS4 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.