

COMMITTEE DATE:	17 February 2022
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Subject - Application RR/2020/2132/P

**Address - 29 Seabourne Road
The Warren - Plot 3
BEXHILL**

Proposal - Demolition of existing bungalow and detached garage and construction of 3 No. new houses (previously approved under planning permission RR/2017/2588/P).

Two additional letters of **OBJECTION** have been received. The concerns raised are summarised as follows:

- Overdevelopment of the site.
- Houses are not in keeping with bungalows and chalet-bungalows in the surrounding area.
- No tree survey included – potential impact on bats using trees as roosts.
- Overbearing impact.
- Overlooking and loss of privacy.
- Proposed gardens would be restricted in size and out of keeping with large gardens of surrounding properties.
- The location of at least one of the proposed soakaways appears to be directly on a badger sett.
- Inadequate surface water drainage provision resulting in increased flood risk to surrounding properties.
- Overshadowing of neighbouring properties.
- Noise and fumes from cars manoeuvring within the site.
- Works have already been carried out on the site (e.g. buildings partly demolished), which have been harmful to wildlife.
- County Ecologist recommends the buildings are moved 3m south, which would take them out of the building line, so against the character of the area.
- County Ecologist recommends construction near the badger sett should be conducted by hand tools as far as possible. Is it a serious expectation that the developers will construct portions of the houses with hand tools?
- Details of the badger setts not shown on the Council's website.
- Development will disturb the badgers.
- Why not simply leave what there already is and reduce the footprint of the building to a similar style - a single storey single dwelling.
- Development has and will continue to affect health unless refused.
- The developer is relying on the previously granted application as having given 'principle of development'.
- Previous application did not meet the criteria yet was granted - suggests this is already decided and will go ahead.
- The bus stop was also moved.