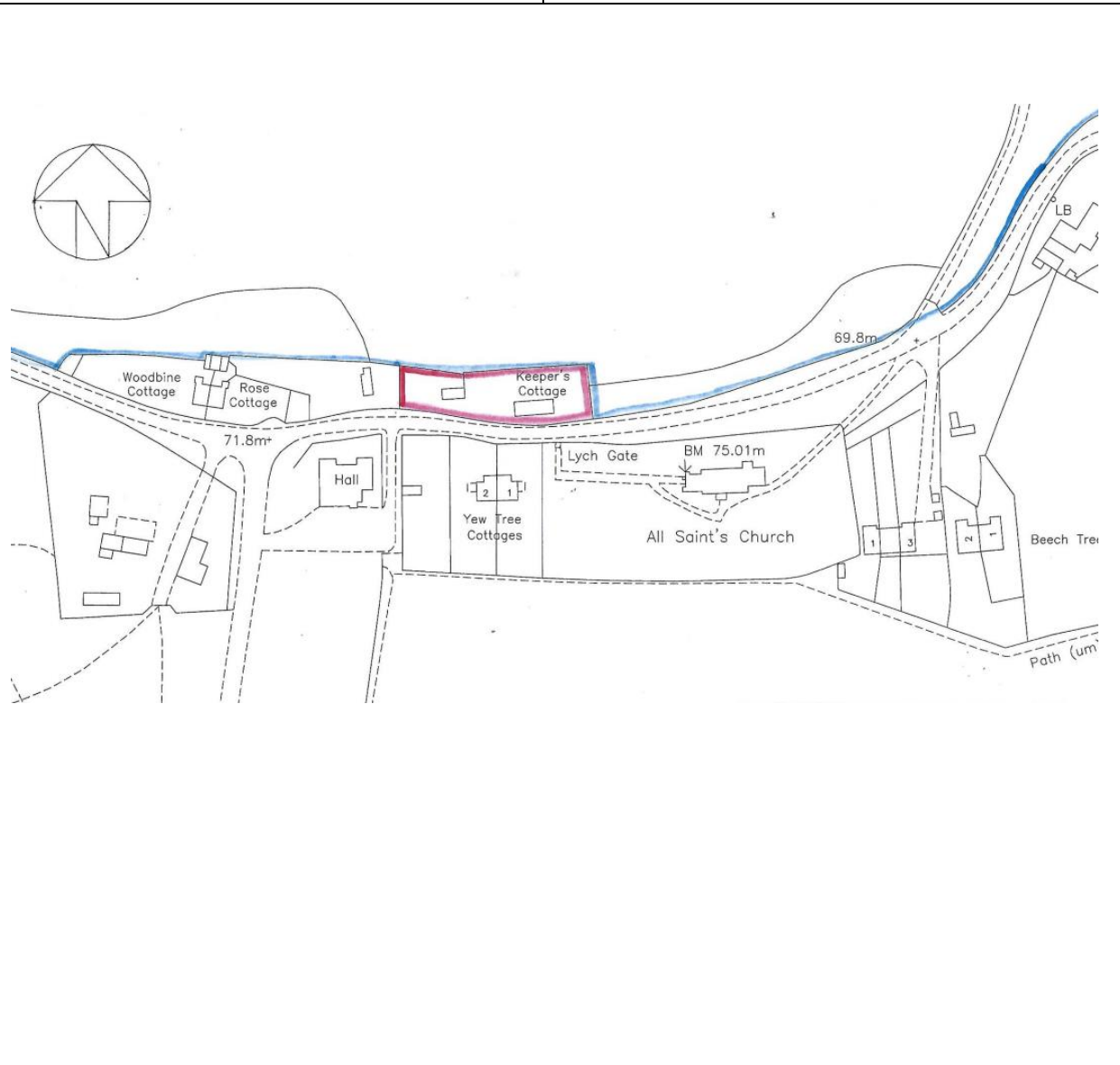


SITE PLAN

MOUNTFIELD

RR/2022/111/P

Keepers Cottage  
Mountfield Lane



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Not to Scale

## Rother District Council

Report to - Planning Committee  
Date - 26 May 2022  
Report of the - Director – Place and Climate Change  
Subject - Application RR/2022/111/P  
Address - Keepers Cottage, Church Lane, TN32 5JT  
Proposal - Two storey extension to rear. Demolition of existing porch. Internal alterations.

[View application/correspondence](#)

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

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**Director: Ben Hook**

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**Applicant:** Mountfield Court Estate  
**Agent:** Roger Howells Architects  
**Case Officer:** Mr Sam Koper  
(Email: [sam.koper@rother.gov.uk](mailto:sam.koper@rother.gov.uk))

**Parish:** MOUNTFIELD  
**Ward Members:** Councillors J. Barnes and Mrs E.M. Kirby-Green

**Reason for Committee consideration:** Application called in by Councillor Mrs Kirby-Green and Director – Place and Climate Change referral: “Local community including the Parish Council strongly supports the plan to modernise the cottage. The view is that the plans are sympathetic and in keeping with the position and locality.”

**Statutory 8-week date:** 11 March 2022  
**Extension of time agreed to:** 3 June 2022

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This application is included in the Committee site inspection list.

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### 1.0 SUMMARY

The proposal is for the erection of a two-storey rear extension and internal alterations. The main issues for consideration are the effect of the proposal on the character of the listed building, on the character and appearance of the locality within the remote countryside and the High Weald Area of Outstanding Natural Beauty (AONB) and the impact on neighbouring properties. The application is recommended for refusal due to harm caused to the character and appearance of the listed building and impact on the AONB and landscape character of the countryside.

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## 2.0 SITE

- 2.1 Keepers Cottage is a Grade II listed detached two-storey dwelling on the north side of Church Lane. The property is stated to be 17<sup>th</sup> Century or earlier. The building on the application site was listed on 13 May 1987. The site also sits opposite The Parish Church of All Saints, a Grade II\* listed building.
- 2.2 The site is within the remote countryside and the High Weald AONB. It also sits within an Archaeological Notification Area. It is not situated within any designated development boundary.
- 2.3 The listing description of Keepers Cottage describes it as:  
*“C17 or earlier. Two storeys. Two windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows. Gabled brick porch.”*

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## 3.0 PROPOSAL

- 3.1 This application seeks planning permission for the demolition of the existing porch on the western elevation, the erection of a two-storey rear extension and associated internal alterations.
- 3.2 The proposed rear extension would be part single storey and part two storey, with the existing roof pitch extended along the western side elevation. The upper roof form on the northern elevation would be fully hipped and match the pitch of the existing roof.
- 3.3 The proposed extension would measure 4.1m in depth and 6.65m in width. The height of the eaves along the western elevation would match the existing roof and would continue along to join the new roof above the first-floor level. The eaves height of the new hipped roof above would match the existing dwelling and the ridge height would not exceed the highest part of the house.
- 3.4 The proposed exterior materials to be used for the walls are reclaimed bricks and handmade plain clay tiles to match the existing building, for the roof it is proposed to use reclaimed plain clay peg tiles to match the existing roof tiles. The new windows and external doors are proposed to be painted timber to match the existing house.

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## 4.0 HISTORY

- 4.1 RR/2021/1825/P Two storey rear extension. Demolition of existing porch. Internal alterations. – Withdrawn
- 4.2 RR/2021/1826/L Two storey rear extension. Demolition of existing porch. Internal alterations. – Withdrawn

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## 5.0 POLICIES

- 5.1 The following policies of the adopted Rother Local Plan Core Strategy are relevant to the proposal:

- OSS4: General Development Considerations
  - RA1: Villages
  - RA3: Development in the Countryside
  - EN1: Landscape Stewardship
  - EN2: Stewardship of the Historic Built Environment
  - EN3: Design Quality
- 5.2 The following policies of the adopted Development and Site Allocations (DaSA) Local Plan are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
  - DEN1: Maintaining Landscape Character
  - DEN2: The High Weald AONB
- 5.3 The following objectives of the adopted High Weald AONB Management Plan 2019-2024 are relevant to the proposal:
- Objective S2: To protect the historic pattern and character of settlement
  - Objective S3: To enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design
- 5.4 The National Planning Policy Framework and Planning Policy Guidance are also material considerations particularly section 16 on the conservation of historic assets.
- 5.5 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 confers a statutory duty to local planning authorities when considering whether to grant planning permission, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
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## **6.0 CONSULTATIONS**

### **6.1 Sussex Newt Officer – NO OBJECTION**

6.1.1 I am satisfied that if this development was to be approved, it is unlikely to cause an impact on great crested newts and/or their habitats.

### **6.2 Planning Notice – No representations received**

### **6.3 Mountfield Parish Council – NO OBJECTION**

6.3.1 Mountfield Parish Council strongly supports this application.

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## **7.0 APPRAISAL**

7.1 The main issues for consideration on this application are:

- The effect of the proposal on the character of the listed building.
- The effect of the proposal on the character and appearance of the locality within the remote countryside and the High Weald AONB.
- Impact on neighbouring properties.

- 7.2 *The effect of the proposal on the character of the listed building*
- 7.3 Policy EN2 relates to development affecting the historic built environment, including that both statutorily protected and the non-statutorily protected, and it will be required to (iii) Preserve, and ensure clear legibility of locally distinctive vernacular building forms and their settings, features, fabric and materials, including forms specific to historic building typologies.
- 7.4 Policy DHG9 (v) of the DaSA states that extensions to existing buildings will be permitted where they fully respect and are consistent with the character and qualities of historic buildings and areas, where appropriate
- 7.5 Paragraph 189 of the National Planning Policy Framework states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.
- 7.6 Paragraph 196 of the National Planning Policy Framework states that where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
- 7.7 Paragraph 199 of the National Planning Policy Framework states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 7.8 Paragraph 200 of the National Planning Policy Framework states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 7.9 The impact on the listed building is discussed in more detail within the corresponding report for application ref: RR/2022/112/L.
- 7.10 It is considered that the restoration of the property to create viable living space and its re introduction to residential housing after a period of vacancy is supported. However, the proposal in terms of providing additional living space by way of an extension to the rear will cause harm to the plan form of the historic building and its associated aesthetic, evidential and historic value.
- 7.11 Overall, it is concluded that the unwelcomed mass of the proposed extension at right angles to the host building and visible from the road, with loss of historic fabric, plan form and erosion of the buildings historic phasing and legibility, would cause irreparable harm to the special historic significance of the listed building.
- 7.12 *The effect of the proposal on the character and appearance of the locality within the remote countryside and the High Weald AONB and the listed building.*

- 7.13 Policy OSS4 (iii) of the Rother Local Plan Core Strategy states all development should respect and not detract from the character and appearance of the locality.
- 7.14 Policy EN3 of the Rother Local Plan Core Strategy seeks high quality design so that development contributes positively to the site and its context.
- 7.15 Policy RA3 (iv) & (v) of the DaSA aims to ensure that extensions to existing buildings would maintain and not compromise the character of the countryside and landscape and that all development in the countryside is of an appropriate scale, will not adversely impact on the on the landscape character or natural resources of the countryside and, wherever practicable, support sensitive land management.
- 7.16 Policy DHG9 (ii) & (iii) of the DaSA states that extensions to existing buildings will be permitted where they respect and respond positively to the scale, form, proportions, materials, details and the overall design, character and appearance of the dwelling; They do not detract from the character and appearance of the wider street-scene, settlement or countryside location, as appropriate, in terms of built density, form and scale.
- 7.17 Policy DEN2 states that development within the High Weald AONB should be small-scale, in keeping with the landscape and settlement pattern.
- 7.18 The overall size of the proposed extension is excessive when compared to the existing historic simple plan form of the dwelling. While matching materials and similar roof forms are proposed, the overall size, design and siting detracts from the character and form of the existing dwelling and it would be visually dominating.
- 7.19 Although it is located towards the rear of the property, the extension would be a prominent feature in the public view, having an overall negative effect on the existing street scene, the landscape character of the High Weald AONB and remote countryside location.
- 7.20 *Impact on neighbouring properties*
- 7.21 Policy OSS4 (ii) of the Rother Local Plan Core Strategy states that new development should not unreasonably harm the amenities of adjoining properties.
- 7.22 Policy DHG9 (i) of the DaSA states that extensions will be permitted where they do not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.
- 7.23 The application only has one adjacent neighbour, Rose Cottage, however the distance between the two dwellings and the large plot sizes would result in no harm to the amenities of this neighbour from the proposed extension.
- 7.24 The proposed extension would largely be out of direct view from the neighbouring houses on the other side of the road (1&2 Yew Tree Cottages) and would not cause any harm to these neighbours.

## **8.0 PLANNING BALANCE AND CONCLUSION**

- 8.1 The proposal would have a negative impact on the character of the AONB and landscape character of the countryside. Also, the design and scale of the proposed alterations and extension would detract from the character and appearance of the listed building; therefore, the application is recommended for refusal.

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### **RECOMMENDATION: REFUSE (PLANNING PERMISSION)**

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#### **REASONS FOR REFUSAL:**

1. Having regard to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that the proposed works, by virtue of scale, mass, siting, design and detail would be out of keeping with the character and form of the existing building and would result in the loss of fabric. As such the proposal would adversely affect the special architectural and historic character and interest of the listed building as a designated heritage asset, contrary to Policies EN2 (iii) and EN3 of the Rother Local Plan Core Strategy, Policy DHG9 (v) of the adopted Development and Site Allocations Local Plan and Paragraphs 199 and 200 of the National Planning Policy Framework.
2. The proposed extension by reason of its scale, design and form, would be out of keeping with the existing listed cottage, a typical feature of the High Weald Area of Outstanding Natural Beauty (AONB) and hence also impact harmfully on the landscape character of the High Weald AONB and remote countryside location. Therefore, the proposal conflicts with Policies OSS4 (iii), EN1 (i), EN3 and RA3 of the Rother Local Plan Core Strategy, Policies DHG9(ii)(vii), DEN1 and DEN2 of the Development and Site Allocations Local Plan and Objective S3 of the High Weald AONB Management Plan.

#### **NOTE:**

1. This refusal relates to the proposal as shown on the following plans:  
Drawing No. 2106/RS1, dated March 2021  
Drawing No. 2106/RS2, dated March 2021  
Drawing No. 2106/1, dated July 2021  
Drawing No. 2106/2, dated July 2021  
Drawing No. 2106/3, dated July 2021  
Drawing No. 2106/4, dated July 2021

**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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, thereby allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied as part of a revised scheme.