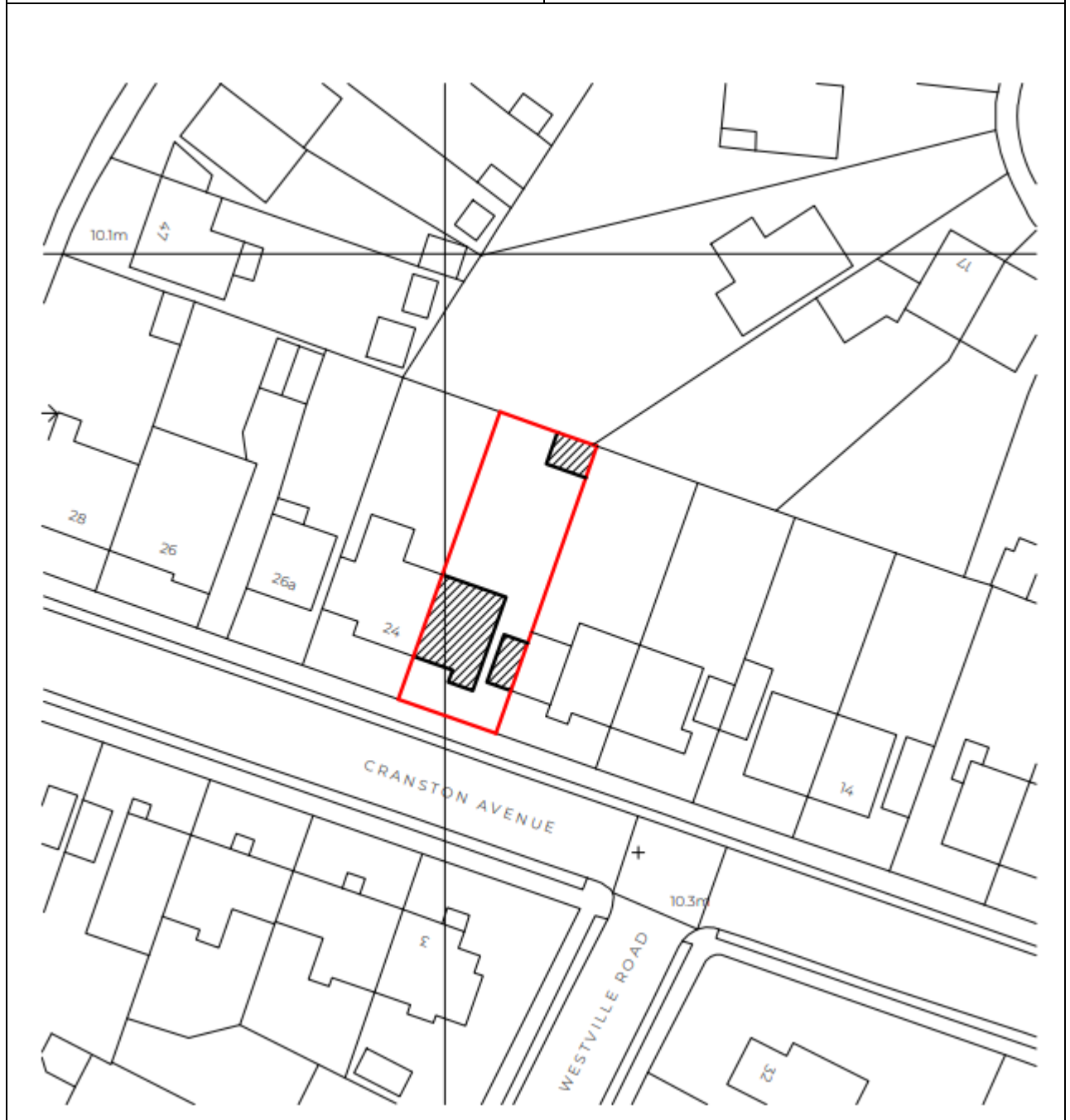


SITE PLAN

RR/2022/602/P

BEXHILL

22 Cranston Avenue



## Rother District Council

|               |   |   |
|---------------|---|---|
| Report to     | - | Planning Committee  |
| Date          | - | 23 June 2022  |
| Report of the | - | Director - Place and Climate Change   |
| Subject       | - | Application RR/2022/602/P   |
| Address       | - | 22 Cranston Avenue<br>BEXHILL   |
| Proposal      | - | Demolition of existing garage/store and erection of single storey side extension to form additional domestic accommodation. |

[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 Hamilton  
**Agent:** Mr Sam Boobier - HOUSE - Design & Architecture  
**Case Officer:** Miss Katie Edwards  
(Email: [katie.edwards@rother.gov.uk](mailto:katie.edwards@rother.gov.uk))

**Parish:** Bexhill Kewhurst  
**Ward Members:** Councillors B.J. Drayson and L.M. Langlands

**Reason for Committee consideration:** Applicant is a member of staff.

**Statutory 8-week date:** 3 May 2022

**Extension of time agreed to:** 30 June 2022 (requested)

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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 to construct a single storey side extension in the place of an existing detached garage. The proposal would appear subservient, cohesive and in character with the main house and is not considered to have a negative effect on any neighbouring dwellings as such it is being recommended for approval.
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## **2.0 SITE**

- 2.1 This application relates to a semi-detached two-storey dwelling situated on the northern side of Cranston Avenue. The site sits within the development boundary for Bexhill as defined within the Development and Site Allocations Local Plan.
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## **3.0 PROPOSAL**

- 3.1 This application seeks permission to demolish an existing side garage and replace with a single storey side extension.
- 3.2 The extension would measure 3m in width and 8.6m in depth, it would have a false pitch roof with an eaves height of 2.35m and ridge height of 3.1m. The extension would be finished with render and pebbledash as seen on the existing dwelling with matching concrete roof tiles. There would be a roof lantern over the shower room with a window to the front elevation and a window and single door to the rear.
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## **4.0 HISTORY**

- 4.1 None-relevant.
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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
  - 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
- 5.3 The National Planning Policy Framework and Planning Practice Guidance are also material considerations.
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## **6.0 CONSULTATIONS**

### **6.1 Planning Notice**

- 6.1.1 No representations received.

### **6.2 Bexhill Town Council**

- 6.2.1 No representations received.
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## **7.0 LOCAL FINANCE CONSIDERATIONS**

- 7.1 The proposal is not Community Infrastructure Levy liable due to its footprint of under 100sqm.
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## **8.0 APPRAISAL**

### **8.1 Impact on Neighbouring Dwellings**

- 8.1.1 The application site has neighbours to either side with the proposed development situated to the east side of the host building. It is considered that the neighbour to the west, No. 24, which is attached to the application dwelling, would not be directly affected by the proposal as it is situated on the opposite side to the development and not in clear view.
- 8.1.2 To the east side the neighbour, No. 20, has its shared curtilage situated 0.9m from the proposal and the side of the dwelling 5m from the proposal. The existing detached garage on the application site is against the curtilage so the proposal would be further away from the neighbour than what currently exists. The mock pitch roof would be sympathetic as it would not result in a full height roof. The dwellings on this row have north facing rear gardens so there would be no loss of light to the neighbour's side garden as in the late afternoon their light would already be impacted by the two-storey host dwelling.
- 8.1.3 The loss of the garage parking space is noted however there would be an existing off-road parking space in front of the proposed extension and the garage is stated as being for use as a storeroom. There are no previous conditions which required its retention, it is not considered that it is necessary to retain the garage.
- 8.1.4 Due to the existing impact of the detached garage and the distance between the application site as its neighbour, it is not considered that the proposal would have a detrimental impact on any neighbouring dwellings.

### **8.2 Impact on Character and Appearance of the Locality**

- 8.2.1 The application site is situated on Cranston Avenue where the road is defined by semi-detached dwellings, some with detached garages, some with attached garages and some with additional car parking spaces. There have been many recent examples of similar works being approved for neighbouring dwellings on Cranston Avenue, namely the following:
- Number 16 (RR/2021/562/P) – Two storey side extension
  - Number 13 (RR/2021/392/P) – Single storey side extension
  - Number 12 (RR/2020/2386/P) – Single storey side extension
- 8.2.2 The proposal would have a mock pitch roof so would appear subservient to the main house due to its low height. The materials for the walls and roof tiles would match the existing creating a cohesive addition to the host dwelling.
- 8.2.3 Due to the varied character of the street scene (including previously approved side extensions to the neighbouring dwellings) and the creation of a subservient

and cohesive addition to the host property, it is not considered that the proposal would harm the character and appearance of 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. The proposal does not unreasonably harm the amenities of neighbouring properties or the character of the area. The application is therefore recommended for approval.
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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:  
Site Location Plan, Drawing No. 21.391/01, dated March 2022,  
Proposed Block Plan, Elevations and Floor Plan, Drawing No. 21.391/02, dated March 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 extension hereby permitted shall match in materials, colour and texture those used in the existing building unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.  
Reason: To maintain the characteristics of the existing building in accordance with Policies OSS4 (iii) of the Rother Local Plan Core Strategy.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with the requirements of the 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.