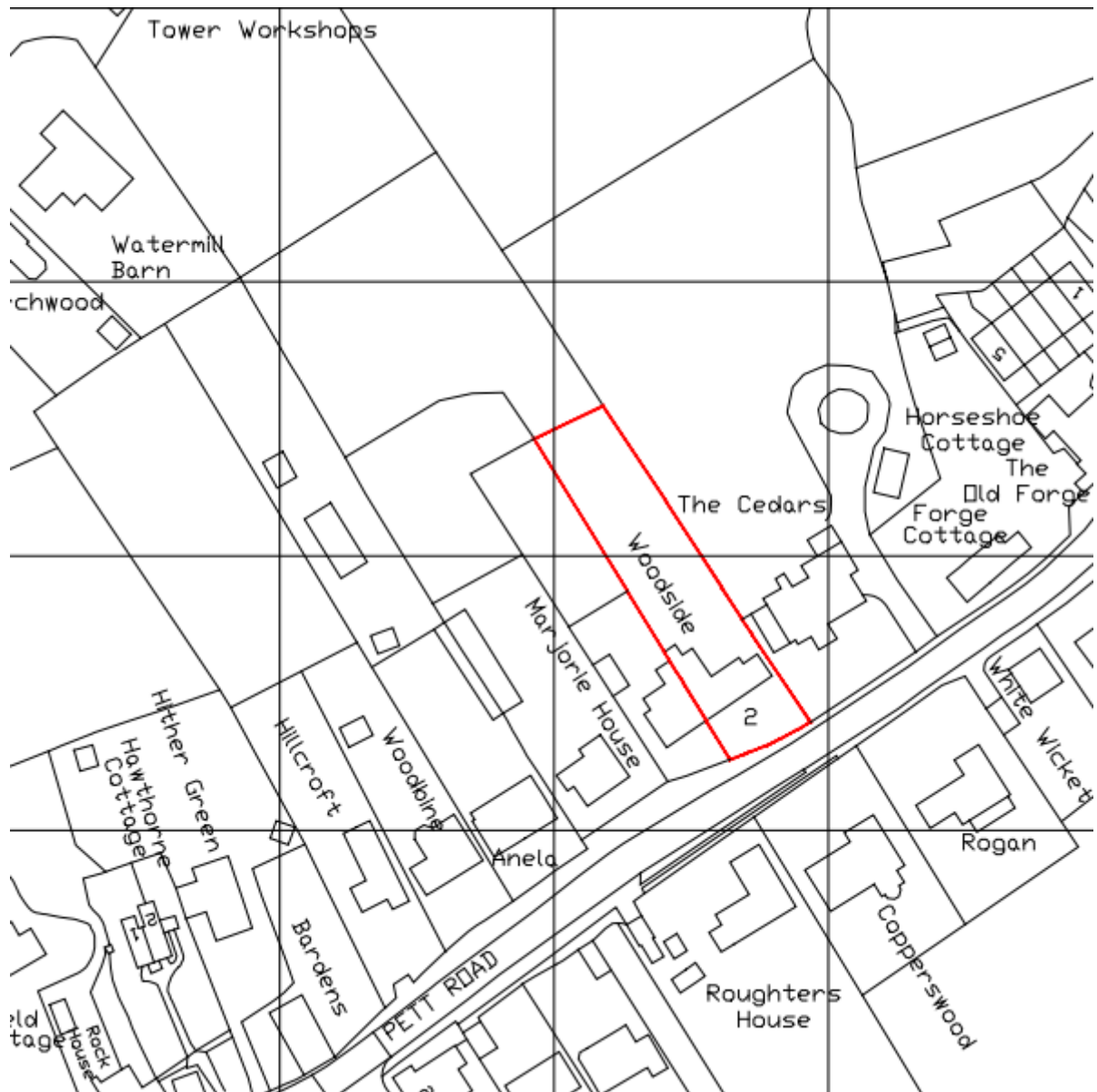


<p>SITE PLAN</p> <p>RR/2022/497/P</p>	<p>PETT</p> <p>2 Woodside Pett Road</p>
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Rother District Council

Report to - Planning Committee
Date - 26 May 2022
Report of the - Director - Place and Climate Change
Subject - Application RR/2022/497/P
Address - 2 Woodside, Pett Road
PETT
Proposal - Erection of single storey outbuilding, with the main purpose of providing a home office.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Mr Dean Biffin
Agent: Mr Matt Rice-Tucker
Case Officer: Mrs Ita Sadighi (Email: ita.sadighi@rother.gov.uk)
Parish: PETT
Ward Members: Councillors R.K. Bird and A.S. Mier

Reason for Committee consideration: Director – Place and Climate Change referral: Applicant is related to a member of the Council's staff.

Statutory 8-week date: 25 April 2022

Extension of time agreed to:

1.0 SUMMARY

- 1.1 Planning permission is sought for the provision of an outbuilding to accommodate a home/office/gym with shower room within the rear of the garden. The proposal would be within 20m of the house and adjoining the boundary with the neighbour at No.1 Woodside.
- 1.2 The proposal has since been amended to detail a flat roof rather than pitched roof building. Its scale, design and materials are considered acceptable for the host property and its setting in the rear garden. It would not have an undue impact on the amenities of the adjoining neighbouring properties and therefore complies with local and national plan policies.
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2.0 SITE

- 2.1 2 Woodside is a semi-detached, two storey property situated on the north side of Pett Road, a short distance from the Two Sawyer Public House. The property is within the development boundary for Pett and the High Weald Area of Outstanding Natural Beauty (AONB) as defined in the Development and Site Allocations Local Plan 2019 (DaSA).
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3.0 PROPOSAL

- 3.1 The proposal is the erection of single storey outbuilding, with the main purpose of providing a home office.
- 3.2 The proposed outbuilding would be single storey measuring approximately 13m (including roof overhang) x 5.5m x 4.5 max height to its pitched roof. It would have an eaves height of approximately 2.2m. Externally it would be finished with roof tiles and vertical timber cladding.
- 3.3 The application form states it would have external PIR security lighting, but no details of the lights have been provided.
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4.0 HISTORY

- 4.1 RR/2008/1173/P Provision of new first floor accommodation above existing side extension and erection of single storey rear extension – Approved Conditional.
- 4.2 RR/2009/961/P Proposed demolition of existing single storey flat roof extension. Construction of new flat roofed single storey extension to form improved kitchen and utility room. alterations to existing external window and door openings to suit new revised internal layout. removal of existing rear chimney stack – Approved Conditional. (Revision of planning approval RR/2008/1173/P).
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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:
- Policy OSS3: Location of Development
 - Policy OSS4: General Development Considerations
 - Policy EN1: Landscape Stewardship
 - Policy EN3: Design Quality
 - Policy RA1: Villages
- 5.2 The following policies of the [Development and Site Allocations Local Plan](#) are relevant to the proposal:
- Policy DHG9: Extensions, Alterations and Outbuildings
 - Policy DEN1: Maintaining Landscape Character
 - Policy 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
- 5.4 The National Planning Policy Framework and Planning Practice Guidance are also material considerations.
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6.0 CONSULTATIONS

6.1 Planning Notice

- General Comment from neighbour as follows:

6.1.1 *'I own the adjoining half of Woodside and I do not object to the erection of this single room apartment, but my observations are:*

- *why not build it at the bottom of the garden - across the site?*
- *On the northern end of the current revised proposed development, the roof height above ground will be considerably higher as the site slopes away much more than it appears on the drawing.*
- *A pitch roof would be less long-term maintenance - but the original one was far too imposing - an off-set pitch 45/15 (approx.) would have the benefit of a pitch roof but not so imposing'.*

6.2 Town/Parish Council – **Support**

- 6.2.1 Pett Parish Council voted to support this application subject to a condition that this is not used as a separate dwelling for living in.
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7.0 APPRAISAL

7.1 The main issues for consideration are:

- Impacts upon neighbouring and nearby properties.
- Impact on the character and appearance of the property, streetscene and High Weald AONB.

7.2 Impacts upon neighbouring and nearby properties

- 7.2.1 Policy OSS4(ii) of the Rother Local Plan Core Strategy and DHG9(i) of the DaSA seek to protect the amenities of neighbouring properties.

- 7.2.2 Policy DHG9 (i) of the DaSA requires development to not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.

- 7.2.3 The property has an attached neighbour to the east side (1 Woodside) and a detached neighbour on the west side (The Cedars). The proposed new office building would be sited in the enclosed rear garden along the boundary with No. 1 Woodside so this neighbour would be most affected. The neighbour has not objected but commented on the proposal. The original drawing indicated that the proposal would have a pitched roof which was considered

high because of the topography of the site. The rear gardens of both the host property and No.1 Woodside drop away towards the lower end. The plan has now been amended to a flat roof which is more suitable for the site. The boundary has close board fencing with a few trees and shrubs (and greenhouse) in the neighbours' garden. The proposal would be a new addition to the boundary which will alter the visual outlook between the rear gardens. However, it should be noted that a building of a similar scale could be erected under permitted development.

7.2.4 The rear gardens are long, contained and slope away from the houses, therefore the ground would need to be raised to support the new outbuilding. This would make the building slightly higher when viewed from the neighbours' garden where the ground level changes. However, no windows are proposed on the rear elevation so there would be no significant loss of privacy.

7.2.5 Whilst the proposal would be visible from the neighbour's garden, given the distance from the main house (approximately 15m) and length of the garden, there would not be an unacceptable loss of light to neighbouring properties.

7.3 Character and appearance

7.3.1 Policy OSS4 (iii) states that "*development should respect and not detract from the character and appearance of the locality.*"

7.3.2 Policy DEN2 of the DaSA states that "*all development within or affecting the setting of the High Weald AONB shall conserve and seek to enhance its landscape and scenic beauty...*"

7.3.3 Policy DHG9 (ii)(iii)(vi) of the DaSA states that outbuildings will be permitted where they do not detract from the character and appearance of the wider streetscene and that they respect and respond positively to the scale, form, proportions, materials, details and the overall design, character and appearance of the dwelling.

7.3.4 The proposal would be sited in the host's enclosed rear garden with no direct views from the street or wider AONB, which would both be protected. Its scale and design with timber finish would be sympathetic to its setting.

8.0 **PLANNING BALANCE AND CONCLUSION**

8.1 The proposal would provide an office/ gym area for the property whose owners now work from home. The new building is of an acceptable scale and design set in the rear garden that would not unacceptably impact on the amenity of neighbouring occupiers. The external timber finish would be appropriate in this rear village garden.

8.2 Subject to conditions the application is supported.

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:
Proposed Site Plans & Elevations, Drawing No. 21_63-10 Rev A dated 30.5.2022
Proposed Outbuilding Drawings Drawing No. 21_63-15 Rev A dated 30.5.2022
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 building hereby permitted shall be as submitted on Drawing No. 21_63-15 Rev A dated 28/4/22 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 DHG9(ii) of the Rother Development and Site Allocations Plan.
4. The outbuilding hereby permitted shall only be used for incidental uses in association with the existing dwelling and shall not be used as habitable accommodation or a separate dwelling unit.
Reason: In the interests of protecting the character of the area and protecting the residential amenities of neighbouring properties and precluding the creation of a new dwelling, in accordance with Policies OSS4 (ii) (iii) of the Rother Local Plan Core Strategy and DGH9 of the Development and site Allocations Local Plan.

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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.