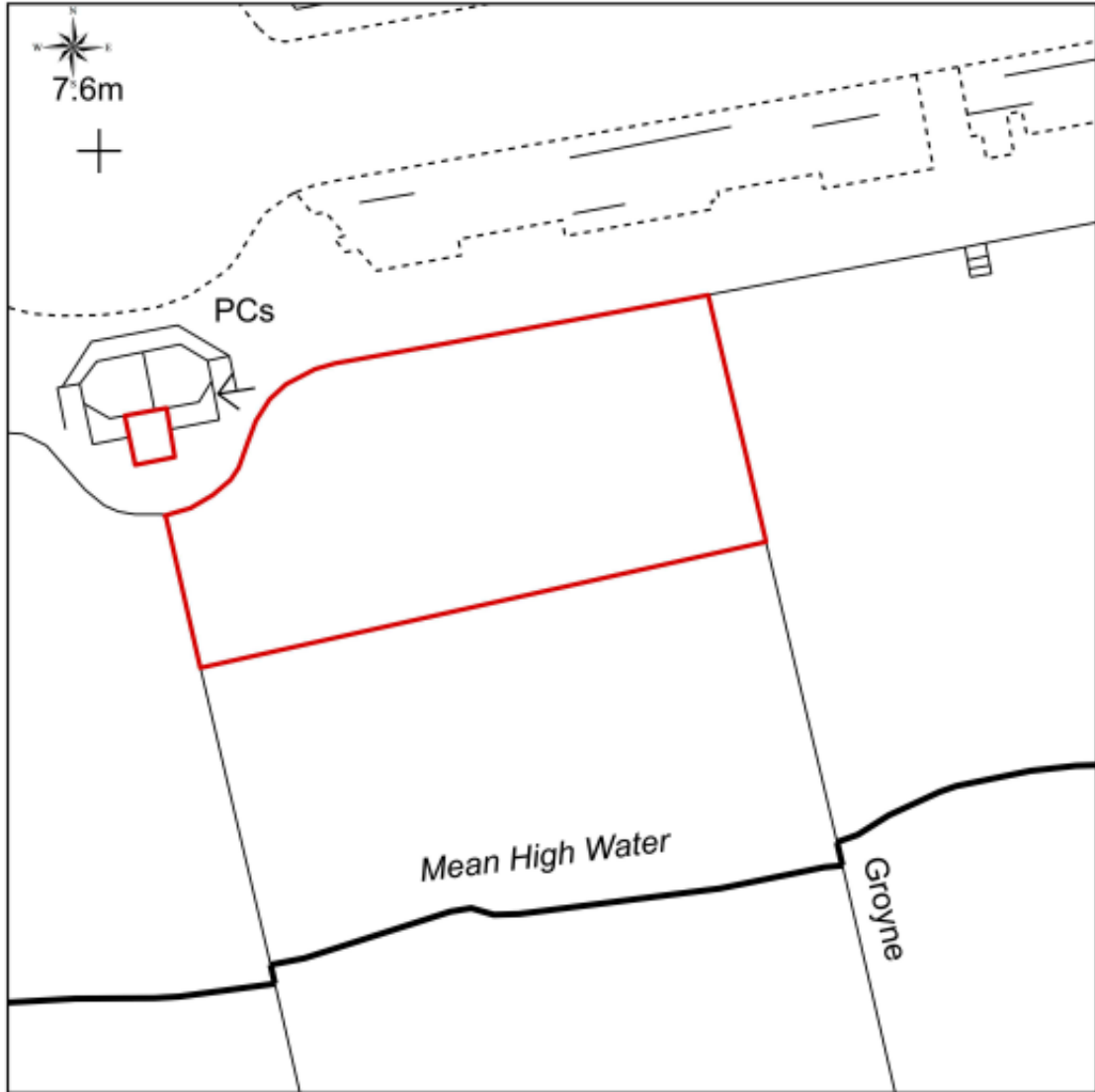


SITE PLAN

BEXHILL

West Parade
Bexhill

RR/2022/1325/P



Rother District Council

Report to - Planning Committee
Date - 1 September 2022
Report of the - Director - Place and Climate Change
Subject - Application RR/2022/1325/P
Address - West Parade, Bexhill, TN39 3DT
Proposal - Creation of accessible garden on the shingle beach and refurbishment of disabled WC.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Liversedge Design
Agent: Liversedge Design
Case Officer: Mr Sam Koper
(Email: sam.koper@rother.gov.uk)

Parish: BEXHILL – COLLINGTON WARD
Ward Members: Councillors Mrs D.C. Earl-Williams and D.B. Oliver

Reason for Committee consideration: Director – Place and Climate Change
referral: The application site is located on land owned by Rother District Council.

Statutory 8-week date: 25 August 2022
Extension of time agreed to: None agreed

1.0 SUMMARY

1.1 The proposal is for the refurbishment of the existing disabled WC and the creation of an accessible garden on the shingle beach. The main issues for consideration are the effect of the proposal on the character and appearance of the area and the impact of the proposed of neighbouring properties. The application is recommended for approval.

2.0 SITE

2.1 The application site is located on the south side of West Parade in Bexhill. It contains public toilets with a disabled WC, as well as an area of shingle beach leading up to the promenade. The site is located within the development boundary for Bexhill and not within the conservation area. It is also located within flood zone 3.

3.0 PROPOSAL

- 3.1 This application seek approval for the creation of an accessible garden on the shingle beach and refurbishment of existing disabled WC. This would involve internal and external changes to the building.
- 3.2 The accessible garden would feature a timber boardwalk with lily pad style decking areas. It would also have an accessible ramp leading up to the promenade.
- 3.3 The disabled WC would have internal alterations to allow for easier use for both disabled visitors and their carers. The external walls would be covered in external ceramic cladding and the roof would be fixed where tiles are missing. A new door is also proposed.
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4.0 HISTORY

- 4.1 B/73/0120 Erection of new public conveniences – Approved Conditional
- 4.2 RR/85/2486 Provision of facility for the disabled – Deemed Granted
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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
 - BX1: Overall Strategy for Bexhill
 - EN1: Landscape Stewardship
 - EN3: Design Quality
 - EN4: Management of the Public Realm
 - EN7: Flood Risk and Development
- 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 Policy Guidance are also material considerations.
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6.0 CONSULTATIONS

6.1 Planning Notice

- 6.1.1 One letter of support has been received;

Excellent idea but will there be any provision for those accompanying the wheelchair user to sit at the same level as the wheelchair? Also a lot of elderly people will be pushers of the wheelchairs and not able to sit down on the beach either.

7.0 APPRAISAL

7.1 The main issues for consideration on this application are:

- The effect of the proposal on the character and appearance of the area
- Impact on neighbouring properties
- Flood risk

7.2 ***The effect of the proposal on the character and appearance of the area***

7.3 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.

7.4 Policy EN3 of the Core Strategy seeks high quality design so that development contributes positively to the site and its context

7.5 Policy DHG9 of the DaSA Local Plan states that alterations to existing buildings will be permitted where 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.

7.6 The proposed accessible garden would be located on the shingle beach below the promenade, it would feature new decking boardwalks and lily pad style decking areas for seating areas. It would not detract from the character of the existing area and would not have a negative impact on the street scene.

7.7 The proposed alterations to the disabled WC would not result in any increase in size or footprint. The external alterations would involve a new front door, new ceramic cladding and repair of the existing tiles roof. Subject to the confirmation of the colour of the external cladding, these changes would not have a detrimental impact on the character and appearance of the locality.

7.8 ***Impact on neighbouring properties***

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

7.10 Policy DHG9 of the DaSA Local Plan states that they do not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking.

7.11 The proposal would not result in any increase in footprint or height of the existing building. There are not any residential dwellings immediately adjacent to the proposal on the south side of the road. As such, the proposal would not cause any detrimental impact to neighbouring properties.

7.12 ***Flood risk***

7.13 Policy EN7 of the Rother Local Plan Core Strategy states that Flood risk will be taken into account at all stages in the planning process to avoid inappropriate

development in areas at current or future risk from flooding, and to direct development away from areas of highest risk.

- 7.14 The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. No flood risk assessment has been provided with the application.
- 7.15 The changes proposed to the existing disabled WC would not involve any increase in footprint or further ground construction works, therefore is not considered to impact the flood risk of the development.
- 7.16 The location of the accessible garden would be on the shingle beach near the promenade. As this is far away from the sea and would not be reached by the water, even at high tide, it is not considered to cause any increased risk of flooding.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 The proposal is acceptable in terms of scale and design and is in keeping with the character of the locality and it would not have any negative impact on neighbouring properties and it would not result in any increased risk of flooding. It complies with Policies OSS4 (ii), (iii), EN1, EN3, EN4 and EN7 of the Rother Local Plan Core Strategy and Policy DHG9 of the adopted Development and Site Allocations Local Plan.

RECOMMENDATION: GRANT (TEMPORARY PLANNING)

CONDITIONS:

1. The development hereby permitted (accessible garden) shall be removed and the land restored to its former condition on or before 30th September 2023 unless full planning permission is granted prior to this date.
Reason: To ensure the development can be monitored for its long-term suitability and would not negatively impact the character and appearance of the locality in accordance with Policy OSS4 (iii) of the Rother Local Plan Core Strategy.
2. The development hereby permitted shall be carried out in accordance with the following approved plans and details:
Location Plan, Drawing No. BG/LP, dated May 2022
Beach Garden & WC Plan, Drawing No. BG/001, dated May 2022
Elevations Ramp & WC, Drawing No. BG/002, dated May 2022
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development above ground level shall take place until details of the materials to be used in the construction of the external surfaces of the disabled WC hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure that the development reflects the character and/or appearance of the existing building and to preserve the visual amenities of the

area 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

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.