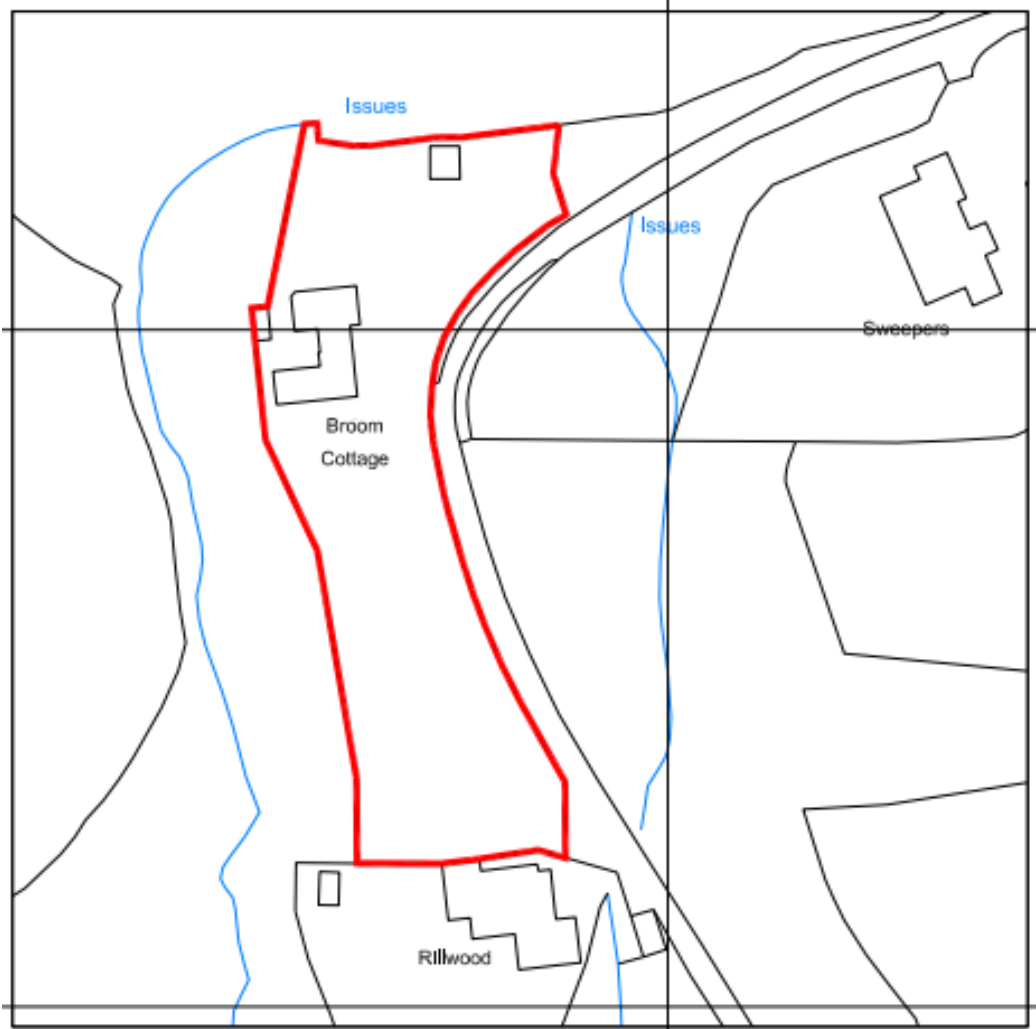


SITE PLAN RR/2022/1681/P	BURWASH Broom Cottage Westdown Lane
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Rother District Council

Report to - Planning Committee
Date - 13 October 2022
Report of the - Director – Place and Climate Change
Subject - Application RR/2022/1681/P
Address - Broom Cottage, Westdown Lane, Burwash Common
BURWASH
Proposal - Erection of extension and refurbishment of existing dwelling.

[View application/correspondence](#)

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

Director: Ben Hook

Applicant: Mr & Mrs Dainty Woodham
Agent: Richardson Architecture
Case Officer: Mr Ruben Hayward
(Email: ruben.hayward@rother.gov.uk)

Parish: BURWASH
Ward Members: Councillors Mr J. Barnes and Mrs E.M. Kirby-Green

Reason for Committee consideration: Member call-in by both Ward Members on the grounds, summarised, that the proposal is supported by the Parish Council, that the existing building is in poor condition, the size would be comparable to others in the area and it would be an enhancement of the site and not impact the Area of Outstanding Natural Beauty.

Statutory 8-week date: 31 August 2022
Extension of time agreed to: 20 October 2022

This application is included in the Committee site inspection list.

1.0 SUMMARY

1.1 The proposal is for the substantial extension and refurbishment of the existing dwelling and is a resubmission of the previously refused application RR/2022/537/P. Other than deletion of a previously proposed detached garage, the plans for the extension of the house remain identical. The main issues for consideration are whether the proposals accord with the requirements of Policy DHG9 of the Development and Site Allocations Local Plan (DaSA) and whether the proposal would respect and respond positively to the character and appearance of the dwelling and the Area of Outstanding

Natural Beauty (AONB). The application is recommended for refusal due to the size and scale of the extensions that would further erode the character of the original dwelling and not be physically subservient. A second reason for refusal is the extensive amount of glass proposed which would cause harmful light pollution to the AONB.

2.0 SITE

- 2.1 The property is a detached dwelling that is formed of three distinct sections. The northern wing is on the highest ground and has two storeys, whilst the southern wing only has a single storey. Between these two sections is a smaller link that also contains a single storey. The exterior of the dwelling features a mixture of timber weatherboarding and brick, whilst the roof is finished with cement tiles to the northern wing and dark clay tiles to the southern wing. The northern wing was a later addition and was constructed as a result of planning permission granted in 1987.
- 2.2 Westdown Lane is an unadopted private rural lane that progresses through dense woodland leading south of Burwash Common and has no through route. The lane features a mixture of detached dwellings and farmsteads with some featuring traditional High Weald architecture
- 2.3 The site location is set deep within the High Weald AONB and features typical characteristics of the AONB in close proximity, such as the woodland, scattered farmsteads and irregularly shaped fields. Ancient woodland adjoins the west boundary of the site.
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3.0 PROPOSAL

- 3.1 The proposal includes various extensions and alterations to the property to create a single larger two storey dwelling, with additional rooms at second floor level within the new roof. This includes enlarging the footprint of the existing single-storey rear extension and extending upwards to create a first-floor extension with a pitched roof – all of which would be integrated with the original dwelling. The proposal also seeks to refurbish the existing components of the dwelling and to finish the roof with clay tiles. The windows across the dwelling would be uPVC, predominantly sliding sash. Verandahs would be added to the north and south elevations, whilst the main entrance would be relocated to the north. The extensions and alterations would also feature six dormers across the roofscape.
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4.0 HISTORY

- | | | |
|-----|----------------|--|
| 4.1 | RR/2022/537/P | Extension and alterations to existing dwelling and erection of garage. (Refused) |
| 4.2 | RR/2014/1996/P | Proposed replacement link and south-wing. (Approved Conditional) |

- 4.3 RR/87/1129 2 storey extension and rebuilding of garage and hobby room. (Approved Conditional)
-

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
 - RA3: Development in the Countryside
 - EN1: Landscape Stewardship
 - 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
 - DEN1: Maintaining Landscape Character
 - DEN2: The High Weald Area of Outstanding Natural Beauty (AONB)
 - DEN7: Environmental Pollution
- 5.3 The following policies of the Burwash [Neighbourhood Plan](#) are relevant to the proposal:
- GP04: Design Standards
 - EN04: Dark Skies
- 5.4 The following objective of the High Weald AONB Management Plan is relevant to the proposal:
- 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.
- 5.5 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 Three letters of support for the application have been received. Their comments are summarised as follows:
- Plans are environmentally conscientious and sensitive to the rural setting
 - House sits on a large plot
 - Cottage is in poor condition so needs renovation
 - The Applicants wish to settle down in this house
 - Would not be overdevelopment of the area

6.2 Burwash Parish Council – **NO OBJECTION**

- 6.2.1 The Planning Committee of Burwash Parish Council met on 25 July 2022 and voted to support this application. The Committee requested that this application be called in to the Rother District Council Planning Committee for a full appraisal.

7.0 APPRAISAL

- 7.1 The main issue to be considered is whether the proposal would respect and respond positively to the character and appearance of the dwelling within the AONB.
- 7.2 Policy OSS4 (iii) of the Rother Local Plan Core Strategy states that all development should respect and not detract from the character and appearance of the locality.
- 7.3 Policy EN1 (i) of the Rother Local Plan Core Strategy states that management of high quality historic, built and natural landscape character is to be achieved by ensuring the protection, and wherever possible enhancement, of the District's nationally designated and locally distinctive landscapes and landscape features; including the distinctive identified landscape character, ecological features and settlement pattern of the High Weald AONB.
- 7.4 Policy RA3 (v) of the Rother Local Plan Core Strategy states that proposals for new development in the countryside will be determined on the basis of ensuring that all development in the countryside is of an appropriate scale, will not adversely impact on the landscape character or natural resources of the countryside and, wherever practicable, support sensitive land management.
- 7.5 Policy EN3 (i) of the Rother Local Plan Core Strategy states that new development will be required to be of high design quality by contributing positively to the character of the site and surroundings, including taking opportunities to improve area of poor visual character or with poor townscape qualities.
- 7.6 Policy DHG9 (ii) (vi) of the DaSA Local Plan states that extensions, alterations and outbuildings to existing dwellings 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; in the case of extensions and alterations, they are physically and visually subservient to the building, including its roof form, taking into account its original form and function and the cumulative impact of extensions.
- 7.7 Policy DEN1 of the DaSA Local Plan states that the siting, layout and design of new development should maintain and reinforce the natural and built landscape character of the area in which it is to be located, based on a clear understanding of the distinctive local landscape characteristics in accordance with Rother Local Plan Core Strategy Policy EN1. Particular care will be taken to maintain the sense of tranquillity of more remote areas, including, through maintaining 'dark skies' in accordance with Policy DEN7.
- 7.8 Policy DEN2 of the DaSA Local Plan 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, having particular regard to the impacts on its character components, as set out in the High Weald AONB Management Plan. Development within the High Weald AONB should be small-scale, in keeping with the landscape and settlement pattern.

- 7.9 Policy DEN7 of the DaSA Local Plan states that development will only be permitted where it is demonstrated that there will be no significant adverse impacts on health, local amenities, biodiversity or environmental character as a result of lighting, noise, odour, land contamination, hazardous and non-hazardous substances and/or airborne particulates associated with development, including where appropriate, the cumulative impacts of existing and proposed developments. In particular, in relation to lighting, the proposed scheme is necessary and the minimum required, and is designed to minimise light pollution including light glare and sky glow and to conserve energy, through the use of best available technology, having regard to the lighting levels recommended by the Institute of Lighting Professionals (ILP) for the relevant environmental zone.
- 7.10 Policy GP04 of the Burwash Neighbourhood Plan (BNP) states that, as appropriate to their scale, nature and location development proposals should achieve a high quality of design and demonstrate how they complement local vernacular, distinctiveness and the aesthetic qualities of rural settlements and buildings found in the High Weald AONB, in particular by respecting/complementing in scale and form the character of existing buildings in the locality.
- 7.11 Policy EN04 of the BNP states that new development proposals should respect the dark skies environment of the three villages and limit the impact of light pollution from artificial light on local amenity, the intrinsically dark landscapes within the parish and nature conservation.
- 7.12 Paragraph 176 of the National Planning Policy Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and AONB which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- 7.13 *Impact on the character and appearance of the dwelling and the AONB.*
- 7.14 Broom Cottage is set deep within the heart of the AONB in a rural location south of Burwash Weald. The site is well screened within the AONB due to the dense woodland that lines either side of Westdown Lane as well as surrounding the dwelling itself. Whilst development on this site would not be particularly prominent or have a significant impact on the landscape character, it is still important to consider the proposal in the context of the AONB.
- 7.15 Planning history for the site indicates that the existing second storey portion of Broom Cottage was constructed as a result of a planning permission approved in 1987, RR/87/1129. The plans submitted as part of that application help us to understand the historic reading of the site, showing that the original Broom Cottage was a modest, single storey dwelling consisting of the present south wing and smaller linking section.

- 7.16 When considering the original form of Broom Cottage, the proposed development, when read with the extension approved in 1987, would result in a sizeable two storey dwelling that completely loses the original 'Cottage' and historical reading of the site.
- 7.17 Even when considering the dwelling as approved in 2014, the proposal fails to respect the character, details and overall design of the dwelling. The approval in 2014, not implemented, was for a new roof only over the two single storey elements with rooms within the roof. There was to be no alteration of the existing two-storey element which remained as a separate feature element. When viewed from the east or west elevations, Broom Cottage currently has a stepped character where the decrease in height can be seen from north to south, where the ridges of each section being parallel to one another. The proposal would result in a very large full two storey dwelling completely losing the current form and character of the small former bungalow. Presently, Broom Cottage has an internal floor area of approximately 169.8sqm. Based on the floor plans submitted, the proposed internal floor area would be approximately 328.8sqm – a 94% increase, almost doubling the existing internal floor area.
- 7.18 In terms of subservience, the proposal would completely disregard this aspect of DaSA Policy DHG9. At ground and first floor level, the southern wing will increase in width from approximately 4.95m to 7m. The extension would bring the single storey sections to match the height of the current two storey section, arising to a uniform roof level and not being subservient. Furthermore, when considering the roofscape, the three parallel ridges that are present on the current house would be joined together, filling the visual gaps between each ridge. The overall massing and size of the extensions would subsume the existing cottage and as such would not be in any matter subservient to the existing dwelling.
- 7.19 When viewed in its entirety, the proposal gives the impression of an entirely new dwelling, completely consuming the original Broom Cottage. The application is submitted for the extension and refurbishment of the existing dwelling and not for a replacement dwelling, which would require a full planning application.
- 7.20 The proposal introduces a significant amount of additional glazing, which is not only present on the external walls of the dwelling but also within the roofscape through the use of dormers. Whilst the site is obscured within the AONB, it is located adjacent to ancient woodland and its enclosed location would not prevent harmful light pollution to the dark skies or wildlife of the AONB. This is a protected characteristic highlighted in the High Weald AONB Management Plan and also BNP. The plans fail to demonstrate how the proposal would avoid excessive light pollution and therefore harm to the setting of the AONB and its ecology.
- 7.21 Whilst the physical impact of the proposal would not be detrimental to the wider landscape character and scenic beauty of the AONB, the impact of increased light pollution through the additional glazing could be detrimental to the character and appearance of the AONB at night.
- 7.23 The current proposal RR/2022/1681/P is a resubmission of RR/2022/537/P and differs only by virtue of the removal of the car port element from the

proposal. This element was not objected to in the previous officer's report. In terms of the dwelling itself, there are no changes made when compared to the previous refused proposal.

8.0 PLANNING BALANCE AND CONCLUSION

- 8.1 The extension does not demonstrate subservience to the existing dwelling and would not respect or respond positively to the character, details and overall design of the dwelling, failing to respect the original form of Broom Cottage. The existing cottage would be totally subsumed within the extension and would read as a new replacement dwelling rather than an extended one, in direct conflict with the criteria of Policy DHG9 of the DaSA and Policy GP04 of the BNP.
- 8.2 The additional glazing proposed would cause increased light pollution and would harm the dark night skies and impact local ecology particularly within the adjacent ancient woodland, character components of the AONB, therefore being contrary to local and neighbourhood policies.
- 8.3 When comparing the proposal to the previous submission, RR/2022/537/P, no changes have been made to the dwelling itself to address the previous reasons for refusal. In assessing this present application, those previous reasons for refusal still stand, and the position of the Council remains the same.
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RECOMMENDATION: REFUSE (FULL PLANNING)

REASONS FOR REFUSAL:

1. The proposal would be out of character with the existing dwelling through the scale, proportions, details and design changes of the extension. It would not demonstrate subservience to the existing dwelling, including by way of its roof form. The proposal would fail to respect the historic reading of the site. It would therefore be contrary to Policies RA3 (v) and EN3 (i) of the Rother Local Plan Core Strategy; Policy DHG9 (ii) (v) of the Development and Site Allocations Local Plan and Policy GP04 of the Burwash Neighbourhood Plan.
2. The proposal would cause harm to the High Weald Area of Outstanding Natural Beauty through the proposed additional glazing that would cause additional light pollution to the dark night skies and impact upon local ecology particularly within the adjacent ancient woodland. It would therefore be contrary to Policy EN1 (i) of the Rother Local Plan Core Strategy; Policies DEN1, DEN2 and DEN7 of the Development and Site Allocations Local Plan, Policy EN04 of the Burwash Neighbourhood Plan and Paragraph 176 of the National Planning Policy Framework.

NOTE:

1. This recommendation for refusal relates to the following submitted plans and documents:
Site / Block Plan – Drawing No. 101 P1, dated July 2022

Block Plan – Drawing No. 103 P1, dated July 2022
Block Plan – Drawing No. 105 P1, dated July 2022
Photographs – Drawing No. 102 P1, dated July 2022
Existing Elevations / Floor Plans – Drawing No. 104 P1, dated July 2022
Proposed Floor Plans – Drawing No. 106 P1, dated July 2022
Proposed Floor Plans – Drawing No. 107 P1, dated July 2022
Proposed Elevations – Drawing No. 108 P1, dated July 2022
Proposed Elevations – Drawing No. 109 P1, dated July 2022
Proposed Street Scene – Drawing No. 110 P1, dated July 2022
Proposed Street Scene – Drawing No. 111 P1, dated July 2022
Proposed Street Scene – Drawing No. 112 P1, dated July 2022
Proposed Street Scene – Drawing No. 113 P1, dated July 2022
Proposed Street Scene – Drawing No. 114 P1, dated July 2022
Proposed Street Scene – Drawing No. 115 P1, dated July 2022
Proposed Street Scene – Drawing No. 116 P1, dated July 2022
Design and Access Statement, dated July 2022

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.