

SITE PLAN	BEXHILL Yondover Top Cross Road
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Not to Scale

## **Rother District Council**

Report to - Planning Committee  
Date - 15 December 2022  
Report of the - Director – Place and Climate Change  
Subject - Application RR/2022/2340/P  
Address - Yondova, Top Cross Road, Bexhill, TN40 2RT  
Proposal - Proposed log cabin for annexe use.

[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 Raymond Askew  
**Case Officer:** Mr Michael Vladeanu  
(Email: [michael.vladeanu@rother.gov.uk](mailto:michael.vladeanu@rother.gov.uk))

**Parish:** BEXHILL  
**Ward Members:** Councillors J.H.F. Brewerton and C.A. Clark

**Reason for Committee consideration:** Applicant related to a member of staff

**Statutory 8-week date:** 16 November 2022  
**Extension of time agreed to:** 22 December 2022

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### **1.0 SUMMARY**

- 1.1 The application seeks planning permission for the erection of a timber framed annexe to the front of the dwelling.
- 1.2 The annexe is located to the south of the internal garage and would measure 6.13m width x 10.18m depth with a 13.3° pitched roof ridge height of 3.3m. The external materials would consist of vertical timber cladding and grey roof tiles.
- 1.3 The view is taken that the annexe is of an acceptable scale and design for the property. The annexe, while forward of the dwelling is set well back within the site and screened from the surrounding area. It does not unreasonably harm the amenities of neighbouring properties and has an acceptable impact on the character and appearance of the locality. The granting of planning permission is appropriate, and accordingly it is recommended that planning permission be granted subject to conditions.
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## **2.0 SITE**

- 2.1 The application relates to a detached bungalow located to the north side of Top Cross Road and accessed from a private access off Buckholt Avenue. The site is outside the Development Boundary and falls within the Combe Valley Countryside Park and is surrounded by trees protected by a Tree Preservation Order (TPO).
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## **3.0 PROPOSAL**

- 3.1 This application seeks planning permission for the erection of a log cabin for use as an annexe.
- 3.2 The proposed annexe would be located to the front of the dwelling just to the south of the internal garage. It would measure 6.13m width x 10.18m depth with a 13.3° pitched roof ridge height of 3.3m. The external materials would consist of vertical timber cladding and grey roof tiles to match the existing roof.
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## **4.0 HISTORY**

- 4.1 RR/2020/2465/P Erection of conservatory at rear. (Retrospective).  
APPROVED CONDITIONAL
- 4.2 RR/2007/2282/P Revised proposals for the erection of a single storey dwelling with integral double garage replacing fire damaged house previously approved under planning permission RR/2005/1661/P.  
APPROVED CONDITIONAL
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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
  - EN1: Landscape Stewardship
  - EN3: Design Quality
  - RA2: General Strategy for the Countryside
  - RA3: Development in the Countryside
  - HF1: The Hastings Fringes
- 5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DHG9: Extensions, Alterations and Outbuildings
  - DHG10: Annexes
  - DEN1: Maintaining Landscape Character
  - HAS1: Combe Valley Countryside Park
- 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 No representations received.

### 6.2 Bexhill Town Council – **NO COMMENTS RECEIVED**

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## 7.0 APPRAISAL

7.1 The main issues for consideration are:

- Principle of the annexe accommodation
- The effect on the character and appearance of the locality
- Impact on neighbouring amenity

### 7.2 Principle of annexe accommodation

7.2.1 Policy DHG10 states that *the creation of residential annexes will be considered in accordance with a sequential approach in the following order:*

- (i) an extension to the dwelling;*
- (ii) the conversion of an existing outbuilding within the residential curtilage that is located in close proximity to the dwelling; and*
- (iii) a new building located within the residential curtilage in close proximity to the existing dwelling and with a demonstrable link to the main dwelling, such as shared vehicular access, communal parking and amenity spaces, where appropriate.*

7.2.2 All proposals will be assessed against the criteria of Policy DHG9 to ensure that they are appropriate in terms of the existing dwelling, surrounding area and amenities of occupants of nearby properties. In all cases, the occupation of the annexe shall be managed by planning condition or exceptionally a legal agreement to ensure that the accommodation is tied to the main dwelling, cannot be used as a separate dwelling and cannot be sold separately.

7.2.3 Given the Policy DHG10, set out above, the application does not justify why the annexe could not be an extension off the main dwelling which is the first option in this Policy's sequential approach to annexe proposals. However, in this particular location on the fringe of an urban area, outside the Area of Outstanding Natural Beauty, where the annexe building is adjacent the existing dwelling with shared facilities and would not be able to separate off as a new dwelling, the provision of a replacement outbuilding for use as an annexe is considered acceptable.

### 7.3 The effect on the character and appearance of the locality

7.3.1 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.

7.3.2 Policy EN3 of the Rother Local Plan Core Strategy states new development should contribute positively to the character of the site and surroundings and demonstrate robust design solutions tested against key design principles.

- 7.3.3 Policy DHG9 (ii)(vii) of the DaSA states that extensions and outbuildings 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, and where they respect and respond positively to the character, appearance and setting of the main dwelling within its plot and the wider street-scene or general locality, through their siting, scale and massing, design and appearance and materials.
- 7.3.4 The proposed annexe building would be well screened from any public vantage points due to the mature tree line which surrounds the boundaries of the site and the access via a private road. The annexe is moderate in size, with the design and materials considered appropriate for the host dwelling and surrounding area.
- 7.3.5 The annexe would not affect any of the canopies or root protection zone of the adjacent trees in the surrounding woodland and has not resulted in the loss of any trees. Trees subject of the TPO are located some distance away. Given the above, the annexe is considered acceptable in terms of scale and design and does not harm the character of the locality.
- 7.3.6 While within the boundary of the Country Park, the dwelling's plot is self-contained and the proposal does not harm the Combe Valley Countryside Park and is consistent with DaSA Policy HAS1.

#### 7.4 Impacts upon neighbouring and nearby properties

- 7.4.1 Policy OSS4 (ii) of the Rother Local Plan Core Strategy and 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.
- 7.4.2 Ericeen is the neighbouring property to the west of the proposal with hedges and trees along the boundary separating the properties. The annexe is set back approximately 20m from the boundary between the properties and given this distance, the existing screening along the boundary and the single storey nature of the annexe, it is not considered to have an unacceptable impact on the amenities of Ericeen.
- 7.4.3 Given the distance the annexe is located from the other neighbouring properties; it is not considered that these would be impacted.

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## 8.0 **PLANNING BALANCE AND CONCLUSION**

- 8.1 In summary, the annexe is considered of an acceptable scale and design for the property. The annexe does not unreasonably harm the amenities of neighbouring properties and has an acceptable impact on the character and appearance of the locality. It is, accordingly, recommended that planning permission be granted.

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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 dated 29/11/2020  
Proposed Block Plan Drawing No. DWG.4 undated  
Proposed Plinth Layout dated 14/09/2022  
Proposed Floor Plans dated 14/09/2022  
Proposed Elevations Section A-A undated  
Proposed Elevations Façade 7-1, E-A dated 14/09/2022  
Proposed Elevations Façade 1-7 A-E dated 14/09/2022  
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 those stated in the submitted application form unless an alternative finish is first submitted to and approved in writing by the Local Planning Authority.  
Reason: To maintain the visual amenities of the surrounding 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.
4. The residential annexe is permitted solely as additional accommodation for the existing dwelling (Yondova, Top Cross Road, Bexhill, TN40 2RT) and shall not be occupied by any person who is not a member of the family (as defined by section 186 of the Housing Act 1985 or in any provision equivalent to any re-enactment of that Act) residing in the family dwelling, unless that person is the carer for the member of the family occupying the annexe.  
Reason: In the interests of protecting the character of the area, precluding the creation of a new dwelling in the countryside and protecting the residential amenities of neighbouring properties in accordance with Policy OSS4 and RA3 of the Rother Local Plan Core Strategy.

**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 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.