

COMMITTEE DATE: 16 November 2023

APPLICATION NO: RR/2022/2763/P

Site Address: Church Farm Bungalow, Main Street, Beckley

Proposal: Retrospective application for the erection of a wooden cabin to be used as ancillary living accommodation.

Consultations

Planning Notice:

Five further email objections received and one letter with photo (copy of email) from existing objectors (five from the same objector) summarised as follows:-

- Sheds are two put together with extra wood in October 2021 – not in keeping with the village
- Temporary accommodation for Mrs Howitt, her husband and daughter for six months whilst they build a house – the need now based upon the need to support her elderly parents
- When they moved was intended for occasional use by Mrs Howitt's twin boys (aged 18) when exercising horses
- Surprised to see septic tank installed
- Now gone on for over two years
- Boys live elsewhere
- Emma Howitt running Company, Pure Abodes Serviced Accommodation, winner of UK Enterprise Awards of 2023 providing exceptional stays
- Contrary to numerous Rother Planning Policies
- Street Scene – Church Farm Bungalow within a hundred metres of All Saints Beckley Parish Church, 12th century, Opposite Church is Church House listed building built in 1742, adjacent in Church Lane is Lime Court – listed Georgian House, next to Church House Church Farm and Church Farm Barn – both listed next to Church Farm Bungalow and opposite the shed Grade II listed Chestnut Lodge. Hideous building that is totally inappropriate and out of keeping in area would cause harm to five listed buildings as well as war memorial and parish church.
- Policy DHG9 –hideous building does not reflect listed buildings close by or bungalow which is 65m away, shed is wooden which does not reflect appearance or materials or design - in breach of (ii), (iii), (v) and (vii)
- DHG10 (iii) – building located within residential curtilage – it is not - and demonstrable link to main dwelling - not – some 65m separated by large stable)
- DHG9 IN ALL CASES THE OCCUPATION OF THE ANNEXE SHALL BE MANAGED BY PLANNING CONDITION

- DEN2 – siting, layout and design should maintain and reinforce the natural built landscape – Clearly shed does not comply
- RA3 – not met as this building is retrospective – appropriate size, siting and design – clearly this building does not meet criteria - development impacts adversely on the countryside and causes harm
- OSS2 – Church Farm Bungalow outside development areas and development does not fall within the exceptions scope
- EN3 – does not meet design quality
- DaSA states in 11.1 Beckly is linear form characterised by surrounding pasture land, weatherboard house and ribbon development along historic route way, number of undeveloped gaps which allow views of the countryside into the village and are important in defining its character and setting. 11.6 in considering development many sites on edge of village discounted due to their landscape impact on wider AONB – infilling gaps along Main Street would cause harm to character and setting of village and would be resisted. Development directly contrary to policy – ask member to reject application reinforcing policies carefully established for benefit of the community at large. Should application be approved hard to imagine any other development in countryside being denied.
- Reasons for refusing this application guided/encouraged by reasons given in planning decision RR/2019/2758/P dated 26th June 2020 relating to construction of a church car park and erection of a detached dwelling. Development was contrary to Policies OSS2, OSS3, RA3(iii) and TR3 of Core Strategy and Policies DIM2 of DaSA, para 78 and 103 of NPPF. AONB Policy EN1 and para 172 of NPPF. Ruling was necessarily long and detailed but essentially the characteristics or the ruling replicate the objections listed in earlier comments.
- Any approval would be contrary to established policy and open the way for appeals to overturn earlier planning decisions.

Photo dated 7 November 2023 submitted showing “The ‘Shed’ with the Grade II Listed Chestnut Lodge in the background.”



RECOMMENDATION: AS REPORT