

SITE PLAN

BEXHILL

RR/2023/2110/P

Colley Corner – Land at  
Collington Lane East  
Bexhill



## Rother District Council

Report to - Planning Committee  
Date - 14 December 2023  
Report of the - Director – Place and Climate Change  
Subject - Application RR/2023/2110/P  
Address - Land at Colley Corner, Collington Lane East, Bexhill,  
TN39 3RJ  
Proposal - Erection of 1 No. dwelling with associated works

[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:** Rother District Council  
**Agent:** Robinson Escott Planning (Neal Thompson)  
**Case Officer:** Mr Michael Vladeanu  
(Email: [Michael.vladeanu@rother.gov.uk](mailto:Michael.vladeanu@rother.gov.uk))

**Parish:** BEXHILL KEWHURST  
**Ward Members:** Councillors B.J. Drayson and A.P. Hayward

**Reason for Committee consideration: Rother District Council is the Applicant.**

**Statutory 8-week date: 14 December 2023**  
**Extension of time agreed to: 21 December 2023**

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### 1.0 SUMMARY

1.1 The proposal is acceptable in terms of scale and design and is in keeping with the character of the locality and would not have any negative impact on neighbouring properties. The new dwelling would provide an adequate level of internal and external space for the future occupant and provide on-site car parking. As such this application is recommended for approval.

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### 2.0 SITE

2.1 Colley Corner is a small block of six flats and one adjoining dwelling situated in the Collington area. The site comprises amenity land which is bound by Nos.111 & 113 Little Common Road to the north, MHA Richmond Care Home to the east, 1-7 Colley Corner and The Clinches to the south and the rear gardens of Wethersfield and No.115 Little Common Road to the west.

- 2.2 The site is located within the development boundary for Bexhill and a Green Zone for Great Crested Newts.
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### **3.0 PROPOSAL**

- 3.1 This application seeks permission for the erection of 1 No. dwelling with associated works. The Design and Access Statement submitted with the application states that the dwelling will be for affordable rent tenure (let at the Local Housing Allowance for this particular property) for a specific tenant with acute needs, who is currently living elsewhere in the district in unsuitable accommodation.
- 3.2 The building would be a “Stijl One” dwelling which is a two-storey dwelling manufactured in two sections using standardised offsite manufacture and production. The building will consist of ground floor living area / kitchen and shower room with a first-floor bedroom. The remaining land will be used for garden space.
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### **4.0 HISTORY**

- 4.1 No relevant planning history.
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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:
- PC1 (Presumption in Favour of Sustainable Development)
  - OSS3 (Location of Development)
  - OSS4 (General Development Considerations)
  - BX1 (Overall Strategy for Bexhill)
  - BX3 (Development Strategy)
  - SRM2 (Water Supply and Wastewater Management)
  - CO6 (Community Safety)
  - EN3 (Design Quality)
  - EN5 (Biodiversity and Green Space)
  - EN7 (Flood Risk and Development)
  - TR3 (Access and New Development)
  - TR4 (Car Parking)
- 5.2 The following policies of the [Development and Site Allocations Local Plan \(DaSA\)](#) are relevant to the proposal:
- DRM1 (water efficiency)
  - DHG3 (residential internal space standards)
  - DHG4 (accessible and adaptable homes)
  - DHG7 (external residential areas)
  - DHG11 (boundary treatments)
  - DHG12 (accesses and drives)
  - DEN5 (sustainable drainage)
  - DEN7 (environmental pollution)
  - DIM2 (development boundaries)

5.3 The National Planning Policy Framework and Planning Practice Guidance are also material considerations.

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## **6.0 CONSULTATIONS**

6.1 RDC Waste & Recycling – **NO OBJECTION**

6.2 Planning Notice

6.2.1 One letter of support has been received (from one representatives). The reasons are summarised as follows:

Hastings Urban Design Group fully support this planning application. It shows an imaginative use of an underused site to provide an innovative solution to a specific housing need. The use of an eco-friendly, sustainable pre-fabricated unit will allow the need to be met quickly, economically and with ongoing benefits of low running costs. Whilst the selected unit presents an undeniably contemporary appearance, the proposed siting, not visible from the adjacent roads, will ensure it is a discrete addition to an area which already has an eclectic mix of residential buildings. We are pleased to see a good example of a small housing development on such a site. All too often the potential of small, hinterland, sites to contribute to meeting housing targets is overlooked. In addition to supporting this specific application we would welcome the Council bringing forward a policy of positively promoting the development of small-scale housing proposals on sites such as this.

6.3 Bexhill-on-Sea Town Council – **NO COMMENTS RECEIVED**

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## **7.0 LOCAL FINANCE CONSIDERATIONS**

7.1 The proposal is for a type of development that is Community Infrastructure Levy (CIL) liable. The total amount of CIL money to be received is subject to change, including a possible exemption, but the development could generate approximately £2,517.

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## **8.0 APPRAISAL**

8.1 The main issues are determined to be:

- Principle of development
- Impact on the character and appearance of the locality
- Impact on neighbouring properties
- Living conditions for future occupiers
- Highway matters

8.2 Principle of development

8.2.1 Rother DaSA Local Plan Policy DIM2 following Rother Local Plan Core Strategy Policy OSS2 requires new development to be focused within defined settlement boundaries.

8.2.2 As the site lies within the development boundary for Bexhill, residential development is supported in principle, subject to the below considerations.

### 8.3 Impact on the character and appearance of the locality

8.3.1 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.

8.3.2 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.

8.3.3 Paragraph 124 of the National Planning Policy Framework states *'planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an area's prevailing character and setting (including residential gardens) or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.'*

8.3.4 Paragraph 130 of the National Planning Policy Framework states *'Planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).'*

8.3.5 The proposal is regarded as backland development. Whilst this is a neutral phrase, such development is often undesirable as it can lead to harmful impacts on neighbouring properties.

8.3.6 The proposed dwelling would be located deep behind 'The Clinches' a two-storey residential property fronting Collington Lane East and as such would not have any impact on the street scene.

8.3.7 The scale and bulk of the proposed dwelling is not considered to be excessive and would represent a modest form of backland development that would sit well within its plot. It is not considered to result in a cramped form of development, given the generous size of the existing site.

8.3.8 The proposed design of the new dwelling would be of a rather unique architectural style. The materials would be of a predominantly traditional nature. The locality is currently made up of a range of design and scale of residential dwellings, in the form of both houses and flats. Given this, the proposed design of the new dwelling would not result in any harm to the character and appearance of the locality.

### 8.4 Impact on neighbouring properties

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

8.4.2 The proposed dwelling would be located to the rear of 'The Clinches' to the south and '111 Orchard Cottage' to the north. The proposed dwelling would

have a window at first floor on the south and north elevation serving a bedroom which would face onto these neighbouring properties. However, given the separation distance of 25m from the rear elevation of 'The Clinches' and 24m from the rear elevation of '111 Orchard Cottage' it is considered that sufficient distance exists between the existing dwellings and the proposed new dwelling, alleviating any potential outlook issues and preserving the privacy and visual amenity of both properties.

8.4.3 With regards to scale and bulk, the proposed dwelling would be of a modest scale, and it would be located in such a way with a good separation distance as to not result in overshadowing or harm to neighbouring amenities with regards to massing.

#### 8.5 Living conditions of future occupiers

8.5.1 Policy OSS4 (i) states that all development should meet the needs of future occupiers, including providing appropriate amenities.

8.5.2 Paragraph 130 of the National Planning Policy Framework states planning policies and decisions should ensure that development create places with a high standard of amenity for existing and future users.

8.5.3 Policy DHG7 (i) of the DaSA requires new housing development to achieve adequate private external space, normally rear gardens with a depth of 10m. The garden provision would be sufficient.

8.5.4 Policy DHG3 of the DaSA requires new housing development to achieve the Government's nationally described space standards which set-out minimum standards for room-sizes, ceiling heights and built-in storage provision. For a one-bedroom two-storey dwelling with the space to sleep two people, an internal space of 58sqm is required with 1.5sqm of internal storage. The dwelling would have sufficient built in storage but would fail to meet the internal space requirements as the proposed dwelling would only have an internal area of 39sqm. However, it is noted that the dwelling will be for affordable rent tenure (let at the Local Housing Allowance for this particular property) for a specific tenant with acute needs, who is currently living elsewhere in the district in unsuitable accommodation. It is believed that the proposed dwelling will only be occupied by one person and given the high sustainability credentials of the building, the proposed building is expected to significantly enhance the tenant's quality of life. As such, given the bespoke need for this unit and the sustainability benefits of the building it is considered acceptable in this circumstance and will provide a high-quality living environment for the future tenant.

#### 8.6 Highway Matters

8.6.1 Policies CO6 (ii) & TR3 of the Rother Local Plan Core Strategy and policy seek to avoid prejudice to highway safety by ensuring adequate, safe access arrangements.

8.6.2 Policy TR4 (i) of the Rother Local Plan Core Strategy requires the residual needs of the development for off-street parking to be met having taken into consideration localised circumstances and having full regard to the potential for access by means other than the car, and to any safety, congestion or

amenity impacts of a reliance on parking off-site whether on-street or off-street.

- 8.6.3 The existing access to the site via Colley Corner would not be altered and space would be provided for the parking of one vehicle, which meets the requirement for a one bed dwelling. The parking space would not be too narrow, and the increased use of the access for one additional dwelling would not be harmful to the highway safety.

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## **9.0 PLANNING BALANCE AND CONCLUSION**

- 9.1 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. The new dwelling would provide an adequate level of internal and external space for future occupants and provide on-site car parking. Therefore, this application is recommended for approval.

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## **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 and details:  
Site Location Plan, Drawing No. CC LO01Rev A, dated 19 October 2023  
Proposed Floor Plans and Elevations, Drawing No. CC PL01, 03 October 2023  
Proposed Elevations, Drawing No. CC PL01, dated 03 October 2023  
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 extension hereby permitted shall be as stated within the application and approved drawings 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.
4. Within three months of delivery of the modular building on site, a soft landscaping scheme for the site shall be submitted to and approved by the Local Planning Authority, which shall include:
  - a) indications of all existing trees and hedgerows on the land including details of those to be retained, together with measures for their protection in the course of development;
  - b) planting plans;
  - c) written specifications (including cultivation and other operations associated with plant and grass establishment);

- d) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;
- e) Boundary treatments; and
- f) implementation programme.

Reason: To ensure the creation of a high-quality public realm and landscape setting in accordance with Policies OSS4 (iii) and EN3 of the Rother Local Plan Core Strategy.

5. Prior to occupation of the dwelling a scheme for the provision of foul and surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the dwelling shall not be occupied until the drainage works to serve the development have been provided in accordance with the approved details.

Reason: The details required are integral to the whole development, to ensure the satisfactory drainage of the site and to prevent water pollution in accordance with Policies OSS4 (iii) and EN7 of the Rother Local Plan Core Strategy.

6. The development shall not be occupied until the parking area has been provided in accordance with the approved site plan (ref: CC LO01Rev A, dated 19 October 2023) and the area shall thereafter be retained for that use and shall not be used other than for the parking of motor vehicles.

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway in accordance with Policies TR3 and TR4 of the Rother Local Plan Core Strategy.

7. The dwelling hereby approved shall meet the requirement of no more than 110 litres/person/day water efficiency set out in Part G of Schedule 1 of the Building Regulations 2010 (as amended) for water usage. The dwelling(s) hereby permitted shall not be occupied until evidence has been submitted to and approved in writing by the Local Planning Authority to demonstrate that the dwelling(s) has been constructed to achieve water consumption of no more than 110 litres per person per day.

Reason: To ensure that the dwelling is built to acceptable water efficiency standards in line with sustainability objectives and in accordance with Policy SRM2 (v) of the Rother Local Plan Core Strategy and Policy DRM1 of the Development and Site Allocations Local Plan.

**NOTE:**

1. The Applicant is advised that it is their responsibility to notify their Building Control Body (Local Authority or Approved Inspector) that a condition triggering the optional technical standards for Water Efficiency are attached to this planning permission and that development should be built accordingly. Enforcement action may be taken without further notice if the relevant standards are not achieved.

**NATIONAL PLANNING POLICY FRAMEWORK:** In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and proactive manner and has imposed planning conditions to enable the grant of planning permission.