



5 April 2022

The Planning Officer
Rother District Council
The Town Hall
Bexhill on sea
TN31 3JX

Please reply to:

3 Faraday House
The Mint
Rye TN31 7EW

Dear Sir

The Rye Conservation Society has noted the applications contained on the latest planning lists for our area and wishes to comment as shown below.

N/O indicates that the Society has no objection to the application, but without implying support for the proposal.

O indicates opposition to the application on the grounds stated and the recommended reason for refusal.

D indicates deferment – amplifying remarks are provided.

Reference	Location	Proposal	
RR/2022/416/L	1 Landgate House, Landgate, Rye TN31 7LH	Create a connection between the proposed ground floor kitchen and the utility room area by installing a new doorway.	N/O
RR/2022/376/P	68-69 The Mint, Simmons House, Rye TN31 7EW	Repair/rebuild chimneys, replace external doors and windows at rear, retain boiler cupboard at rear. (Retrospective)	N/O
RR/2022/387/L	98 High Street, The George in Rye Hotel, Rye TN31 7JT	Retention of external colour scheme to front and side elevations. (Retrospective) <i>The Society regrets that there was no opportunity to comment on the colour scheme earlier but having read the report recognize that considerable research has been carried out and although opinions as to choice of colour vary we do not wish to further delay the completion of this project.</i>	N/O

RR/2022/394/P 48 Ferry Road, Old Granary, Rye TN31 7DN Variation of condition 2 imposed on RR/2018/1828/P to allow relocation of internal stairs, lift and internal walls. Including addition of automatic smoke release ventilation, relocation of carpark turn table, ground floor escape/protection corridors and removal of first floor commercial office resulting in incorporation with Apartment 3.

RR/2022/357/P The Garden House, Watchbell Street, Rye TN31 7HB First floor extension over existing garage and kitchen to provide 2 additional bedrooms. New open car port within front garden. Flat roof canopy to rear elevation to existing terrace. Demolition of dilapidated garden shed. O

The Society objects to this application. We support the neighbours comments that it is overdevelopment and inappropriate for the area. It clearly does not meet Rother Policy Development and Site allocation Plan 2019 DHG9:

*Policy DHG9: Extensions, Alterations and Outbuildings
Extensions, alterations and outbuildings to existing dwellings will be permitted where:*

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*(i) they do not unreasonably harm the amenities of adjoining properties in terms of loss of light, massing or overlooking;
(iii) 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;
(v) they fully respect and are consistent with the character and qualities of historic buildings and areas, where appropriate;
(vi) 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;*

In particular I think that it adversely effects the setting and amenity of No 28 by over-shadowing the garden as well as the setting of the other surrounding listed buildings.

As designed it brings an inappropriate style closer to the frontage of Watchbell Street and Church Square and fills in the space between No 28 and 24. In our view it is the fact that the existing Garden House is set back and does not fill in the gap that makes it acceptable.

We believe the garden building is of historical significance and should be retained. We see no benefit from the car port which would reduce the garden space. The development, if approved, would lead to loss of amenity for neighbours.

[RR/2022/341/P](#) 5 Mill Road, Rye Erection of garden room/gym/office.
TN31 7NN

N/O

I have submitted our comments regarding RR/2022/387/L and RR/2022/357/P via the web site.

Yours Sincerely

David Bookless

Chairman
Rye Conservation Society