

# Bexhill Heritage

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Caring for Bexhill's past,  
present and future.

Dear Mr Pyrah

RR/2018/2150 30 & 32 Dorset Road, Bexhill on Sea, Outline: demolition of existing building workshops/stores and demolition of semi-detached dwelling, redevelopment with 12 flats.

Bexhill Heritage object to this application. It is a significant overdevelopment of the site and the indicative plans clearly show that a scheme of the density intended with 4 storey flat roofed buildings and the demolition of one half of a pair of semidetached houses will clearly be out of character, with and detrimental to , the visual amenities of the area. The locality is principally residential and characterised by two and three storey houses of modest aspect but interesting character and a variety of pitched roof types. There is scope for further redevelopment in the area which will need careful design.

The introduction of flat roofed buildings of significant height and in a manner which will result in a cramped form of development is likely to damage the appearance of the immediate surroundings as well as setting an undesirable precedent for further redevelopments. They will also be unneighbourly being in close proximity to existing dwellings and effect adversely the amenities of their occupants. There is virtually no amenity space for the new dwellings.

So far as the demolition is concerned, this is opposed, the semi-detached houses form a harmonious whole and should be retained as such. If adequate vehicular and pedestrian access cannot be obtained in the existing space available, then the option of creating a pedestrian access to the rear through the retained dwelling could be explored- it is no doubt feasible.

Yours sincerely

*David Beales*

David Beales (Planning Officer)