

SUPPORTING STATEMENT

✓	Design and Access Statement.
✓	Planning Statement.



Proposal:-	Replacement dwelling.
Site:-	Storm Along, 8 Princes Esplanade, GURNARD, PO31 8LE.
For:-	Nelson and Palmer Limited.
By:-	<p style="text-align: center;">AW ANDREW WHITE — PLANNING CONSULTANCY — Chartered Town Planner The Planning Suite Brickfields Ryde Isle of Wight PO33 3TH aw@andrewwhiteplanning.co.uk</p>
Date:-	April 2021.

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1.0 INTRODUCTION

- 1.1 On behalf of Nelson and Palmer Ltd, Andrew White Planning Consultancy Limited has been instructed to prepare and submit an application for the demolition of an existing 1.5 storey dwelling and its replacement with a contextual 2.5 storey dwelling of an individual design, but one that would complement the scale and appearance of other dwellings fronting onto Princes Esplanade.
- 1.2 The existing accommodation is substandard in terms of its environmental performance and general condition. Having seen numerous replacement dwellings and major property refurbishments take place within the Gurnard area over the last few years, the applicants have been inspired to take an innovative and holistic approach to the much needed redevelopment of this property.
- 1.3 This Planning Statement has been produced to support the full drawing package prepared by Peter Ferns Architecture. The application is also accompanied by a Ground Stability Appraisal (by Tari Willis Associates). The primary purpose of this Planning Statement is to explain the proposed scheme and to establish the relevant planning policy position. It will then evaluate the proposal in light of all relevant material considerations to demonstrate that the application is acceptable in planning terms.

2.0 THE SITE AND LOCATION

Site location

- 2.1 The application property is located on the eastern side of Princes Esplanade overlooking the green opposite and towards a line of beach huts and the beach beyond. The property is situated some 130 metres north of the junction with Woodvale Road.



Site Characteristics

2.2 This is a detached 1.5 storey dwelling, which is essentially a bungalow with accommodation included within the roof space comprising a fronting facing gable containing a window and dormers in other roof planes. It is constructed of red brick and peddle dash render under a red slate roof. The property has deteriorating timber windows, fascia's and some cladding. The property shares an access and driveway along its northern edge with No. 9. It has a detached garage in its rear garden. The garden rises in level in an easterly direction. It is currently overgrown, but doesn't contain any trees of individual or collective amenity value.



Images 2- 5 – Photographs of the application site.

Character and Context

2.3 The village of Gurnard is characterised by a variety of dwelling types and styles ranging from mid-Victorian red brick gothic in the heart of the village, larger Edwardian properties scattered around the periphery, 1930's bungalows (e.g. Cockleton Lane) and extensive areas of 1960's dwellings (Gurnard Heights) and more recently a trend of replacement or refurbished dwellings in a nautical 'New England' style of clap boarding and glazed gables especially on and near the seafront where homeowners are jostling for sea views. There are also numerous examples of highly individual, one-off contemporary homes, some of which have been recognised with architectural awards recognising design excellence.

2.4 Princes Esplanade in particular, along with the nearby streets of Woodvale Road and Shore Road, have seen many individual property developments. Although there is an impressive contemporary flat roof property just along the road to the south, there are also numerous modern-takes on buildings of a more traditional form including pitched roofs but with emphasis on glass, gables and cladding:-





Images 6 – 12 - Photographs of several properties from Princes Esplanade and other streets in Gurnard.

Constraints and Designations

- 2.5 As confirmed by the constraints map inserted below (from iweight.com) the site is within the defined settlement boundary for Cowes and is also within the Medina Valley Key Regeneration Area. No ecological, heritage or landscape constraints apply to the site:-



Image 13 – Councils Constraints Map.

Planning History

- 2.6 Having checked the planning register on iweight.com there is no history of any planning applications relating to this property. We did recently use the Councils pre-application advice service. As part of that we submitted the following plan:-

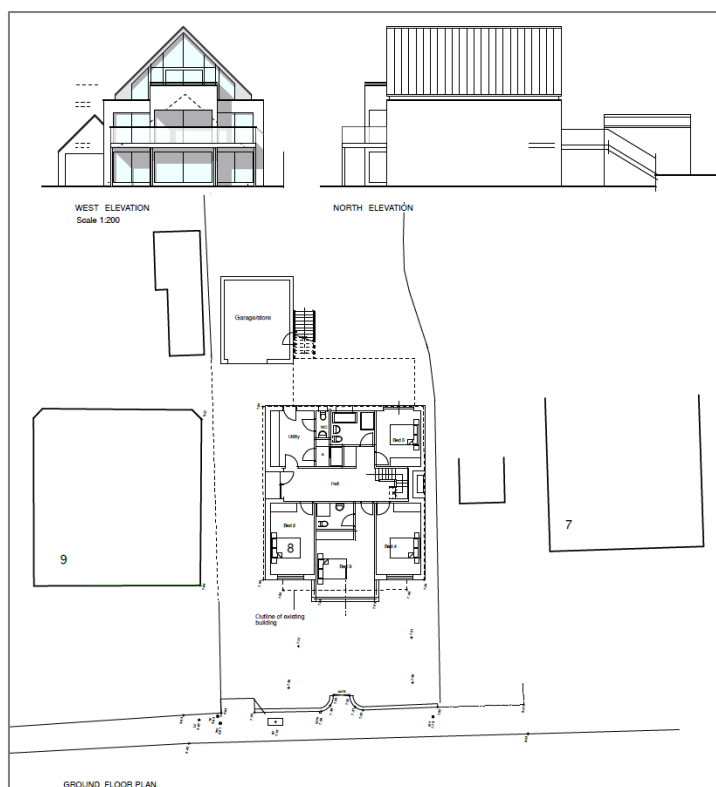


Image 14 – Scheme presented at the pre-application stage.

2.7 The Council provided the following advice under reference iw21/1/38394:-

- *The proposal represents a one for one replacement of an existing dwelling. Therefore, in this respect, the principle of the proposal is considered to be acceptable;*
- *The proposed dwelling would represent a much larger replacement of a fairly contemporary design, however this would be a similar treatment to other replacement dwellings within the immediate street scene and therefore in this respect the proposal is considered to be acceptable and would be in keeping with the context of the area;*
- *Number 7 is a dwelling that has previously been replaced. This dwelling sits at a higher level and therefore the impact should be minimal. There is a rear platform that may cause overlooking, however a screen could be conditioned to be attached if considered necessary.*
- *Number 9 to the east is a modest bungalow, there could potentially be some impact on this dwelling as a result of the proposal however there would be a reasonable gap between the bungalow and the resultant dwelling and it would appear that the side facing windows that would be impacted upon are secondary windows. The proposed dwelling would not extend any further rearwards and therefore loss of light to the garden of this dwelling would be minimal.*

3.0 THE PROPOSED SCHEME

- 3.1 Full planning permission is sought to demolish the existing dwelling and outbuilding; and to redevelop the site with a new detached house and separate garage to the rear.
- 3.2 In devising the scheme we have undertaken a contextual analysis of the surrounding area and, as a result, we are showing a property that would optimise the potential of this site, whilst complementing the surrounding area.
- 3.3 The property would front onto Princes Esplanade, respecting the fairly consistent building line on this side of the road and would maintain the vehicular access along the northern boundary.
- 3.4 The dwelling would gravitate towards the southern boundary, which is most appropriate in relation to the general spacing of properties within the street scene and allows for access as mentioned above.
- 3.5 The proposed dwelling and detached garage would principally utilise the footprints of the buildings to be replaced. The garage would be used for parking and domestic storage purposes, with space for a home office above.
- 3.6 The vehicular access would be widened to make manoeuvring into and out of the site slightly easier, with two additional parking spaces within part of the front garden aligned parallel with the road. There would be sufficient space for vehicles to turn on site. There would be a short section of low wall on the highway boundary separating the front garden from the pavement, although the wall would be kept low in order to maximise pedestrian and vehicular visibility.
- 3.7 The proposed building has the eaves and ridge height of a fairly standard two storey dwelling, but with a gabled roof of a sufficient pitch to include a limited amount of accommodation on the second floor. Eaves height is just over 6 metres, whilst ridge height is circa. 10.5 metres. The main body of the building is around 11 metres wide and 12 metres front to back.
- 3.8 The eaves line is slightly set in from the main side elevations in order to give the front facing gable a slightly narrower proportion. As such, there would be two narrow flat roof sections running along both sides of the building. There is a central bay on the front elevation, which provides for additional floor space on the ground floor (Bed 3), a covered area on the first floor and a small balcony at second floor level.
- 3.9 Inevitably the larger balcony would be on the front at first floor level, which is a common theme in this locality to capitalise on the sea views. There would be a smaller balcony with external stair to the rear, where the property owners can enjoy a garden view and morning sun.

- 3.10 In terms of materials, the proposed dwelling would be finished with white render and some grey horizontal cladding. Windows and doors would be grey slimline aluminium/UPVC/composite, whilst the roof would be finished with grey slates.

4.0 RELEVANT PLANNING POLICIES

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the provisions of the development plan unless material considerations indicate otherwise. In this instance the development plan is the Island Plan Core Strategy as adopted in March 2012 and the Gurnard Neighbourhood Development Plan (GNDP). The proposed scheme will be evaluated below in light of the relevant policies once attention has firstly been drawn to the relevant paragraphs from the National Planning Policy Framework (NPPF).

NPPF

- 4.2 The updated version of the NPPF (from February 2019) stresses that high quality design is essential to the achievement of sustainable development as it creates better places in which to live and helps make new development acceptable to communities. Good design can contribute towards protecting and enhancing the natural and built environment; including making effective use of land and adapting to climate change including moving towards a low carbon economy.
- 4.3 **Paragraph 11** confirms the presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where the policies which are most important for determining the application are out-of-date, granting permission unless:

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 4.4 **Paragraph 127** states that decisions should ensure that new developments:-
- will function well and add to the overall quality of the area;
 - are visually attractive as a result of good architecture, layout and appropriate landscaping;
 - are sympathetic to local character and the surrounding built environment, while not preventing or discouraging appropriate change;
 - establish or maintain a strong sense of place, using the arrangement of spaces, building types and materials to create attractive, welcoming and distinctive places to live.

- 4.5 **Paragraph 130** states local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).
- 4.6 **Paragraph 131** states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.7 **Paragraph 179** states that where a site is affected by land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Island Plan Core Strategy (IPCS)

- 4.8 The IPCS was adopted in March 2012. The Core Strategy sets out the Council's current policies and proposals for the development and use of land across the Island. The following policies are considered to be relevant in the context of this proposal and these will be elaborated upon within the following chapter.
- 4.9 **Policy SP1 (Spatial Strategy)** of the Island Plan Core Strategy states that '*The Council will, in principle and in line with its overarching approach to economic led regeneration and national policy, support development on appropriate land **within** or immediately adjacent **the defined settlement boundaries of the Key Regeneration Areas, Smaller Regeneration Areas and Rural Service Centres (my emphasis) and will prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the development proposed. Unless a specific local need is identified, development proposals outside of, or not immediately adjacent to the.....defined settlements will not be supported.***
- 4.10 **SP5 (Environment)** – The Council will support proposals that protect, conserve and/or enhance the natural environment.
- 4.11 **DM2 (Design Quality for New Development)** - this states that the Council will support proposals for high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place.
- 4.12 **Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity)** - The Council will support proposals that conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island.

Gurnard Neighbourhood Development Plan (GNDP)

- 4.13 Following the positive result in the referendum, the Isle of Wight Council 'made' (brought into force) the Gurnard Neighbourhood Development Plan (GNDP) as part of the Isle of Wight Council's development plan on 11 September 2017.

- 4.14 The GNDD is fairly silent on the topic of replacement dwellings, but does state at Paragraph 4.29 that residents value the mix of house styles throughout the village.

5.0 ASSESSMENT

- 5.1 The remainder of this statement will assess the proposal against the relevant policies from the Island Plan Core Strategy and the NPPF in light of the following main considerations:-

- Principle of undertaking the proposed development;
- Impact upon the character and context of the surrounding area as a result of the layout, scale and design as shown on the submitted drawings;
- Impact upon the amenities and privacy of neighbouring property occupiers;
- Matters of a technical nature relating to ground stability.

Principle

- 5.2 The site comprises of previously developed land inside a defined settlement boundary and forms part of a Key Regeneration Area. It is a long established residential dwelling, but offers a poor standard of living environment owing to its condition and lack of maintenance. Given the many recent examples of replacement homes in the local area coupled with the condition of the current property, it soon became obvious that redeveloping the site is the most suitable and sustainable option.
- 5.3 As such, the principle of replacing the building with a purpose designed contemporary dwelling offering strong sustainability credentials is clearly acceptable in accordance with Policy SP1 and the environmental objectives of the NPPF.

Impact upon the Character and Context of the Surrounding Area

- 5.4 The proposed scheme is the result of collaborative working between Peter Ferns Architecture and Andrew White Planning Consultancy Ltd in response to the client brief and based on a careful interpretation of Policy DM2, which supports proposals for high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place. Policy DM2 states that new development will be expected to '*complement the character of the surrounding area*', whilst the NPPF stresses that design does not need to slavishly follow certain styles and actually promotes '*innovative*' architectural approaches. So the actual style and appearance is subjective and can be flexible, whereas the requirement to be 'complementary' is more to do with making sure that development fits in with the overall form and layout of the surrounding area.
- 5.5 In this case the layout and form of the development are interconnected, whereby the question to be answered is would a replacement dwelling of the scale and form shown

be acceptable in this position? Because of the approach taken in this instance coupled with the how the wider area has evolved of late the answer to that question is categorically 'yes' for the reasons that will be explained below.

- 5.6 The layout of the proposed development is consistent with the pattern of development, which on this side of Princes Esplanade mainly comprises of linear development fronting onto the highway following a fairly consistent building line. The following block plan shows that the proposed replacement dwelling would sit in line with the front and rear walls of the neighbouring buildings, whilst it would also maintain a similar spatial relationship with both side boundaries. As such, the position of the dwelling and the layout of the development as a whole would complement the wider pattern of development, without appearing cramped or contrived in the street scene.

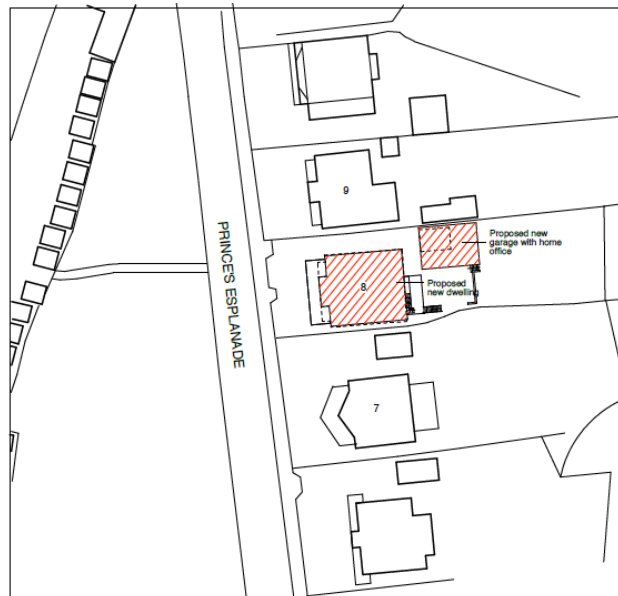


Image 15 – Proposed block plan.

- 5.7 The proposed development would include generous separation distances with both neighbouring properties, including at least 4 metres to the north with No. 9 and some 8 metres to the south with No. 7. It will also be seen from the street scene drawing inserted below that the proposed ridge height is consistent with properties of a similar scale at No's. 7 and 10. This is demonstrated by the red broken line below, which has been cast between No's. 7 and 10 showing that the proposed ridge height would sit below the red broken line:-

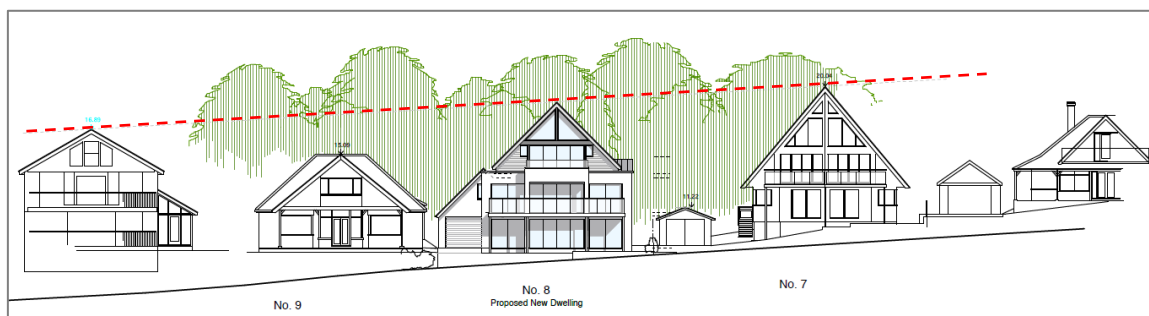


Image 16 – Proposed street scene.

5.8 In terms of form and design, Policy DM2 states that development should '*complement the character of the surrounding area*'. It is self-evident that Gurnard has seen a large amount of transformation of late, whereby properties have been upgraded or totally replaced. Whilst there is inevitably individuality, there is also some continuity in terms of how styles have evolved. Homeowners are generally seeking to optimise any views that are achievable and to emphasise 'beachside' living in terms of creating a nautical theme. As such, there are many properties locally that include large expanses of glazing, gables, balconies and cladding. Render is also quite common. The following photographs provide a relevant snapshot of local context:-



Images 17 – 19 – Nearby properties of a similar design to that proposed.

5.9 As shown by the proposed front elevation inserted below the replacement dwelling on this site would include many of the design features that have symbolised building evolution in the surrounding area of late. In this regard, it can easily be demonstrated that the proposed dwelling would most certainly '*complement*' the area in relation to scale, height, form and external appearance.



Image 20 – Proposed front elevation.

- 5.10 The assessment included above is intended to demonstrate the fastidious manner in which this design has evolved. Section 7 of the NPPF encourages high quality design as part of the planning process given that good quality design should be used to improve the character and quality of areas as a fundamental part of sustainable development. It advocates ensuring that proposals reflect the established character and context of areas, but also stresses that **Councils should not be overly prescriptive**. In particular it states "**Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.** It is, however, proper to seek to promote or reinforce local distinctiveness." and "**In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.**"
- 5.11 Having regard to the above assessment, the proposed replacement dwelling can be found to comply with Policies SP5 and DM2 of the Island Plan in terms of matters relating to design, responding to location/context and complementing the surrounding area. In addition, it would accord with the relevant paragraphs of the NPPF which collectively seek to ensure that new development is of a high quality design that reflects and integrates well with its surroundings.

Impact of neighbouring properties

- 5.12 Policy DM2(2) states that development should 'optimise' the potential of the site but have regard to existing constraints including 'adjacent buildings'.



Image 21 – Photo showing the site in relation to No. 9 to the north.



Image 22 - Photo showing the site in relation to No. 7 to the south.

- 5.13 Starting with No. 7, there would be a generous separation distance of some 8 metres between the proposed dwelling and the neighbour. The proposed building is also lower than No. 7, it is on the northern side of that property and the north facing windows in the side elevation of that property do not appear to be principal windows serving habitable rooms.
- 5.14 In relation to No. 9 to the north, that property has two side facing windows looking towards the site. One would appear to be a secondary living room window, with the principal window in the front facing towards the sea. The other window set further back appears to be a non-habitable room, possibly a spare bedroom. However, given the separation distance of some 4 metres coupled the fact that there are many similar building relationships along this frontage it is not considered that the proposal would have a significant adverse impact on the amenities and privacy of No. 9.
- 5.15 No other properties would be impacted upon.
- 5.16 Overall, when taking into account the detailed analysis provided above, it is the case that the proposal complies with policy DM2 in terms of its relationship with adjoining properties as it would not give rise to loss of light, loss of privacy or overdominance to the extent that neighbouring amenity would be harmfully compromised.

Other Matters

- 5.17 The application is accompanied by a Ground Stability Appraisal by Tari Willis. Following a walkover survey of the site, there is no visual evidence of recent, past or imminent slope instability. The existing 1920's bungalow had, however, undergone distortion during its lifetime. Preliminary slope stability analyses suggest that the site is suitable for development but that significant foundation works shall be required. Detailed design shall require site specific further ground investigation and further slope stability assessments, which will be taken care of at the Building Regulation stage.

6.0 CONCLUSIONS

- 6.1 The proposal constitutes a one for one replacement dwelling in a location where similar developments have already occurred. As such, the proposal is acceptable as a matter principle.
- 6.2 This is a very carefully composed scheme. The proposed replacement dwelling represents an improvement and enhancement in terms of provision of accommodation, sustainability and design/appearance. This application promotes an individual and attractive design which is entirely fitting to its coastal location and one which will make a positive contribution to the character and appearance of its surroundings.
- 6.3 We are able to demonstrate that the development would not have any adverse impacts on the amenities of the neighbouring residential occupiers in terms of their privacy and sunlight/daylight levels. Additionally, the design and modest scale ensures that no conditions of over-dominance or overdevelopment would occur.
- 6.4 The application is accompanied by a stability report, which concludes that the site can be developed in a safe manner.
- 6.5 In regard to the above, it is considered that the proposed scheme would be of an appropriate scale and design that would both protect and enhance the character and appearance of the surrounding area, without causing any harm to neighbours whilst paying due regard to constraints of a technical nature.
- 6.6 This is a scheme that complies with the requirements of national and local planning through combining sustainability with architectural excellence. It is therefore respectfully requested that this proposal is embraced by the LPA and permission granted without delay.