


# SUPPORTING STATEMENT

✓	<b>Planning Statement</b>
✓	<b>Design and Access Statement</b>



<b>Proposal:-</b>	Demolition of existing outbuilding; Proposed two storey/single storey extensions (revised scheme).
<b>Site:-</b>	Chase House, Pine Tree Close, Cowes, Isle of Wight, PO31 8DX.
<b>For:-</b>	Mr and Mrs. James Fairhurst.
<b>By:-</b>	<div style="text-align: center;"> <b>Chartered Town Planner</b> The Studio at Newbarn Farm Sun Hill Calbourne Isle of Wight PO30 4JA  <a href="mailto:aw@andrewwhiteplanning.co.uk">aw@andrewwhiteplanning.co.uk</a></div>
<b>Date:-</b>	September 2021.

<b><u>CONTENTS</u></b>		
<b>Chapter</b>	<b>Title</b>	<b>Page No.</b>
1	Introduction.	3
2	Site and Location.	3
3	Description of the Development.	7
4	Relevant Planning Policies.	8
5	Assessment.	9
6	Conclusions.	13

## **1.0 INTRODUCTION**

- 1.1 This statement has been prepared in support of a Householder planning application seeking permission to replace an existing outbuilding with a range of single and two storey extensions on the north-east side of the host property, known as Chase House.
- 1.2 This is a revised scheme following the refusal of planning permission for a similar concept in June 2021. That was refused purely on tree grounds. Within the officers report, it was specifically stated that the design, despite its large scale, is considered 'exemplary' and would harmonise seamlessly with the existing property without impacting negatively on surrounding properties.
- 1.3 Notwithstanding the unwavering support of officers towards the scale and appearance of the extensions owing to the individual and contextual design approach taken, the Councils Tree Officer was concerned in relation to above and below grounds constraints. Specifically, the proximity to the crown spread and conflict with the root protection area of a pine tree.
- 1.4 As such, we have reviewed the proposed scheme and have worked very closely with the clients, the architect and arboricultural consultant to ensure that the specific needs of the applicants can be accommodated without diluting the design credentials previously recognised by the case officer, whilst at the same time fully addressing the tree concerns.
- 1.5 The purpose of this statement is to describe the proposed revised 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.

## **2.0 SITE AND LOCATION**

### **Site Identification**

- 2.1 Chase House is a substantial detached modern residence within a considerable plot on the western side of Pine Tree Close, approximately 65 metres north of the junction with Baring Road. The location and extent of the curtilage associated with Chase House is identified on the aerial image inserted below:-



Image 1 – Aerial View.

### Site Characteristics

- 2.2 It is a two storey house, but with additional accommodation contained within the roof space and is therefore arranged over three floors. The property was extended and modernised following the grant of planning permission in 2014. As a result of the changes made the property comprises a variety of external materials including off-white render, grey horizontal cladding and with feature panels of modern stone. The property has slimline aluminium windows finished in anthracite grey under a standing seam zinc roof.
- 2.3 It is a highly individual property sitting entirely at ease within this expansive plot.



Image 2 – Photograph of the existing property frontage.





Image 3 – Photograph of the existing property to the rear.

## Character and Context

- 2.4 Pine Tree Close is a fairly modern cul-de-sac of detached houses, bungalows and chalet bungalows. Most are constructed of red/brown bricks under concrete interlocking tiles. However, the cul-de-sac has been added to overtime with different styles including mock Georgian, lighter colour brickwork and horizontal cladding.
- 2.5 To the south, Baring Road includes an eclectic mix of properties including some significant properties within mature landscaped plots. There are some older characterful properties, some including Arts and Crafts elements. There are many houses, bungalows and chalet bungalows from the 1960's/70's era, many of which have been added to or modernised of late including examples of render and cladding. There are also modern infills, contemporary replacements, a new apartment block and a new cul-de-sac at The Dottens.

## Constraints and Designations

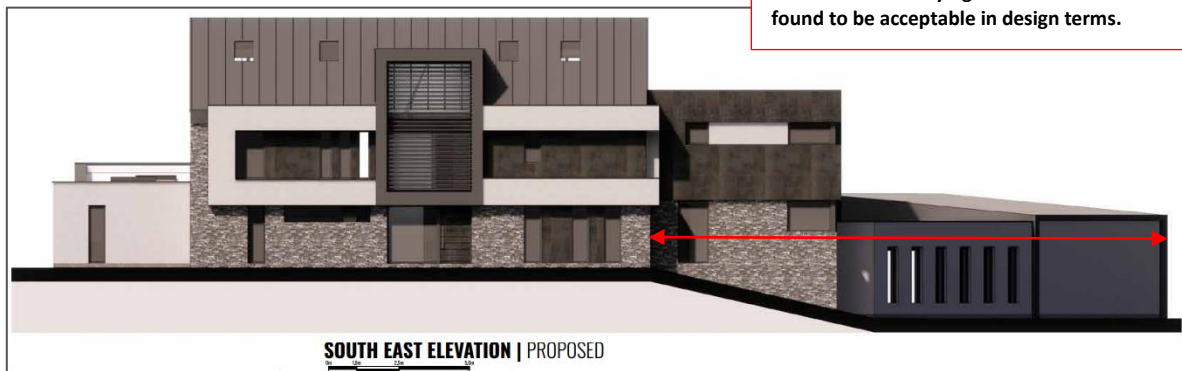
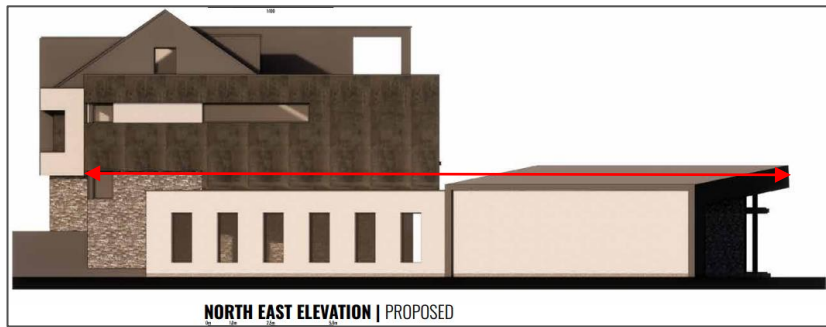
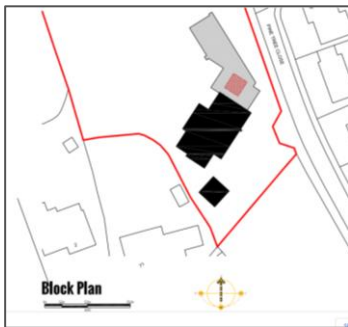
- 2.6 The site is within the defined settlement boundary for Cowes forming part of the Medina Valley Key Regeneration Area. It is not subject to any heritage, landscape or ecological designations that would influence the proposed development.

## Relevant History

- 2.7 **P/00835/14** - Demolition of conservatory; two/three storey extension on north west elevation, two storey extension on south east/south west elevation and single storey extension on south west elevation to provide additional accommodation to include accommodation within roofspace and terrace on north west elevation at second floor level; decking – APPROVED 11 August 2014.

2.8 **21/00418/HOU** - Demolition of existing outbuilding; Proposed two storey/single storey extensions – REFUSED 18 June 2021 for the following reason:-

*“The layout and siting of the proposed development would result in negative impact on an adjacent tree which is considered to contribute to the public amenity of the area. Insufficient information has been provided on how the impact would be mitigated. This development would therefore be contrary to policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan.”*



Red arrows identifying the extent of the extension found to be acceptable in design terms.

Images 4 – 6 – extracts of the refused scheme refused solely on tree grounds.

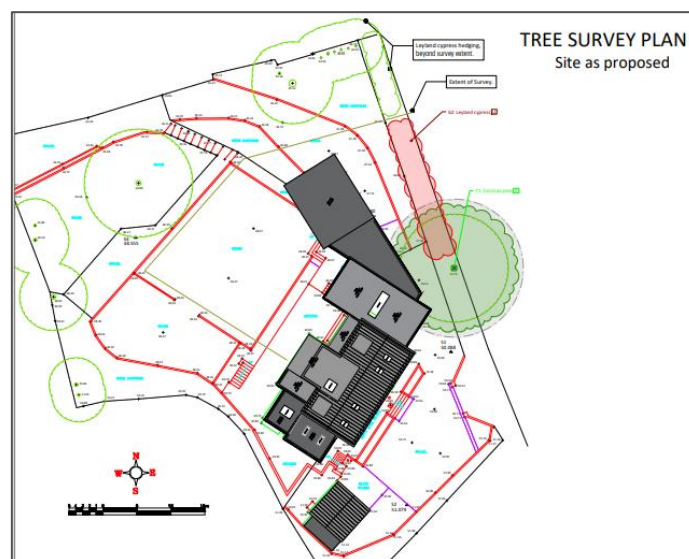


Image 7 – Tree survey plan forming the basis of the refused scheme.

<b>3.0</b>	<b>DESCRIPTION OF THE DEVELOPMENT</b>
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- 3.1 Since acquiring the property in 2014 the applicants have invested heavily to ensure that the accommodation and its grounds are suitable for their specific requirements and individual needs. The result is an individually striking home, that sits comfortably within this large plot and makes a positive contribution to this highly variable residential environment.
- 3.2 The needs of the applicants and their growing family continue to evolve, partly because of how they enjoy their home but mainly because of accommodating their son who is registered disabled and the desire to also accommodate elderly parents.
- 3.3 As such, this proposal pulls together a specification that seeks to combine extra space, accessibility and therapy based facilities including a pool and hydrotherapy tub. The key objectives being to:-
- deliver a larger contemporary dwelling achieving high architectural merit;
  - achieve excellent environmental credentials via the building fabric and renewable technology;
  - provide a spatial arrangement that provides short and long-term accommodation requirements;
  - provide a positive contribution to the surrounding area by raising the standards of design generally.
- 3.4 The accompanying drawing package by Tony Holt Design shows a part two storey and part single storey addition extending in a northerly direction from the north-east facing side elevation. The revised scheme has been specifically designed to address the tree concerns identified as part of the previous scheme, but without compromising the architectural finesse that was recognised by the case officer.
- 3.5 The overall footprint is irregular in shape, partly to account for the constraints imposed by the tree and to make sure that the extension sits comfortably alongside the existing residential accommodation serving Chase House. For this reason the extension subtly splays away from the existing rear elevation so as not to dominate the rear facing outlook. The proposed two storey element would be narrow where attached to the side of the house and then becomes a little wider as it angles away from the current house. Just after extending beyond the rearmost part of the existing dwelling the extension steps down to single storey and becomes a little wider.
- 3.6 The internal layout includes steps between different areas to ensure that the development takes sufficient account of the changing topography whereby the extension reacts positively to the manner in which the land falls away in a northerly direction.
- 3.7 To ensure that the proposed extension complements and harmonises with the current house it is shown that matching materials will be used. Certain elements of the existing house will be altered, including fenestration and architectural features. A new material is also to be introduced to both the extension and current house, in the form of a

porcelain tile by Coverlam (Lava Iron) as shown below. It will introduce an urban elegance and subtle industrial feel to the build thus emphasising the contemporary nature of the property whilst ensuring visual cohesion between the existing and proposed built elements.

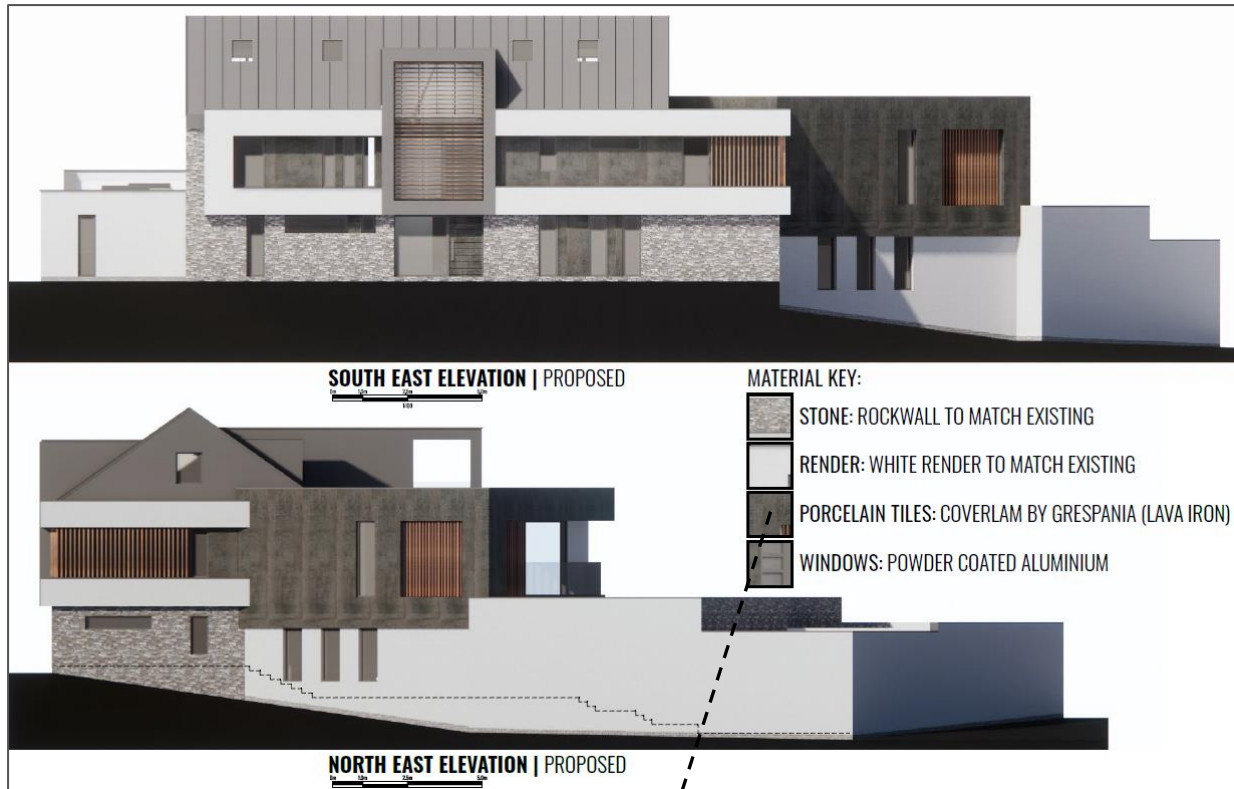


Image 8 – Proposed elevations.

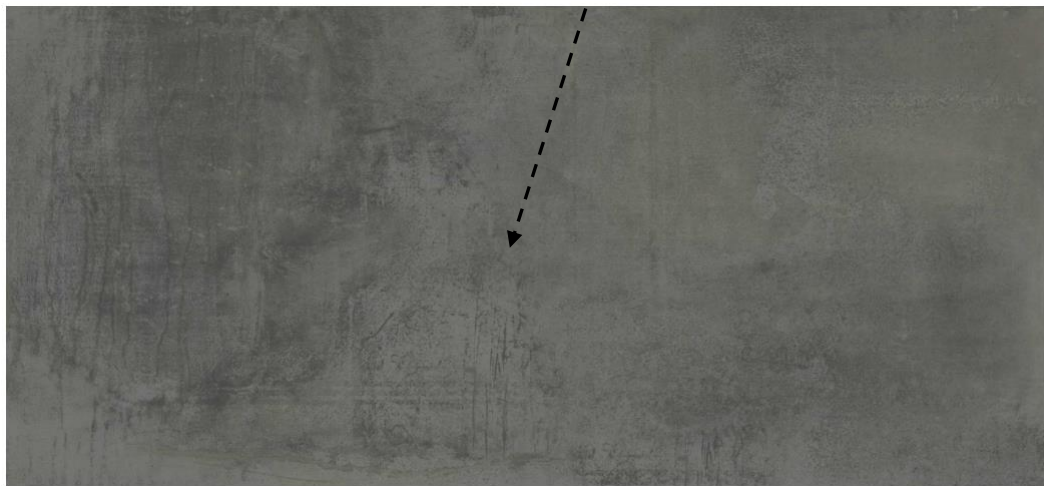


Image 9 – Proposed porcelain tile by Coverlam (Lava Iron).

#### 4.0 RELEVANT PLANNING POLICIES

- 4.1 The Planning and Compulsory Purchase Act 2004 s38(6) states that the determination of this application must be made in accordance with the relevant Approved Development Plan, which in relation to this proposal is the Island Plan Core Strategy (IPCS). However, before identifying the relevant 'local plan' policies it is first necessary



to consider the National Planning Policy Framework (NPPF) as policies developed at a local level must be in conformity with the national picture.

## 4.2 NPPF

4.2.1 The revised NPPF was published on 20 July 2021. The NPPF is a good starting point for setting the policy context. At the heart of the NPPF is the “*presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision-taking*”. For decision taking, Paragraph 11 stresses that the presumption in favour of sustainable development means: “*Approving development proposals that accord with the development plan without delay.*”

4.2.2 **Paragraph 126** confirms that “*the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.*” **Paragraph 130** focusses on design considerations and states that planning decisions should ensure that new developments:-

- add to the overall quality of the area;
- are visually attractive as a result of good architecture;
- are sympathetic to local character and the surrounding built environment, while not preventing or discouraging appropriate innovation or change;

4.2.3 It is stated that design policies should not be overly prescriptive and should concentrate on guiding the overall scale, massing, materials etc. in relation to buildings and the local area more generally; and that planning decisions should not impose architectural styles or particular tastes.

## 4.3 Island Plan Core Strategy (IPCS)

4.3.1 **Policy SP5 (Environment)** - states that the Council will support proposals that protect, conserve and/or enhance the Island’s natural and historic environments.

4.3.2 **DM2 (Design Quality for New Development)** supports applications for high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place. Development is expected to complement the character of the surrounding area. It is stated that development should make optimal use of land, whilst paying due regard to certain constraints including topography, trees and adjoining buildings.

<b>5.0</b>	<b>ASSESSMENT</b>
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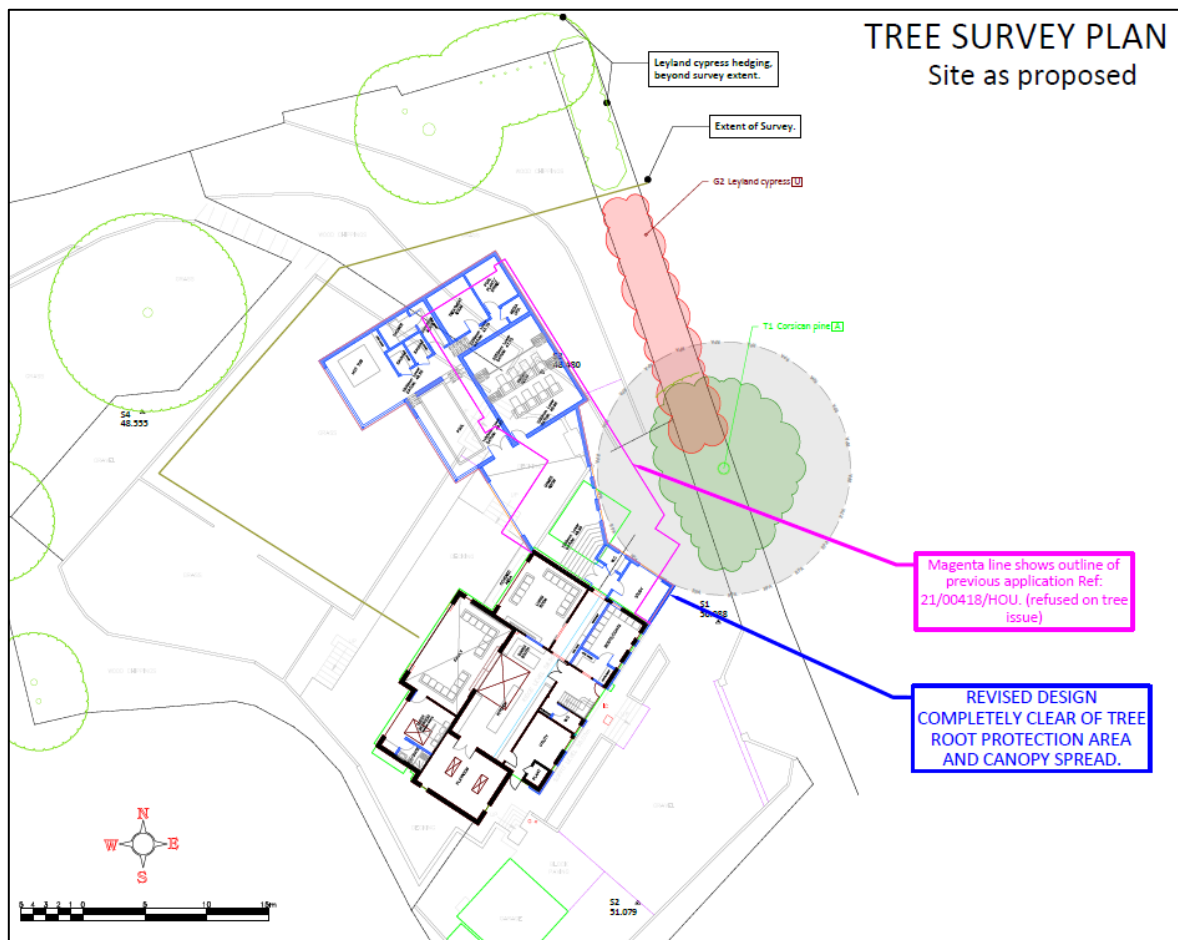
5.1 The main issues associated with this proposal are considered to be:-

- Impact on the pine tree and whether the proposed revised scheme has addressed the sole reason for refusing the last application;

- Design considerations and the impact of the proposed scheme upon the character of the surrounding area;
- Impact on neighbours.

**Whether the revised scheme pays sufficient regard to the nearby Pine tree**

5.2 The previously refused scheme was said to have conflicted the Pine tree in relation to the proximity with its crown spread and its physical intrusion into the root protection area (RPA). The proposed revised scheme has been fundamentally reconfigured to address these concerns as demonstrated by the proposed Tree Survey Plan (TSP) as inserted below. This compares the proposed (blue) and refused (magenta) layouts. The proposed extension would be some 5 metres from the edge of the tree canopy. The Councils Tree Officer generally recommends that new buildings are a minimum of 2 metres from crown spreads. We comfortably achieve that, plus plenty more.



**Design and impact on the character of the area**

- 5.4 The design concepts and principles are very similar when comparing the scheme that was refused solely on tree grounds with the revised scheme. The two frames included below include the refused and proposed front and rear elevations. Although the proposed changes are noticeable, not significantly so and certainly not to the extent whereby the architectural praise levelled at earlier scheme has been diminished.

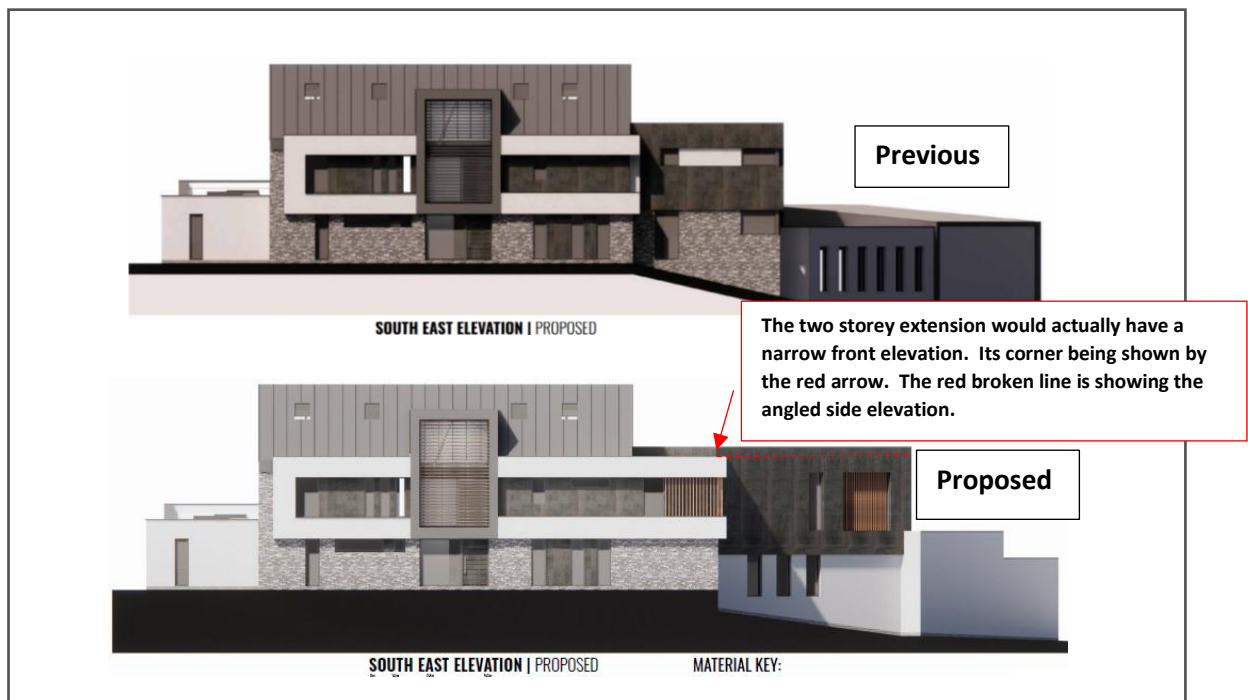


Image 11 – Previous and proposed front elevations compared.

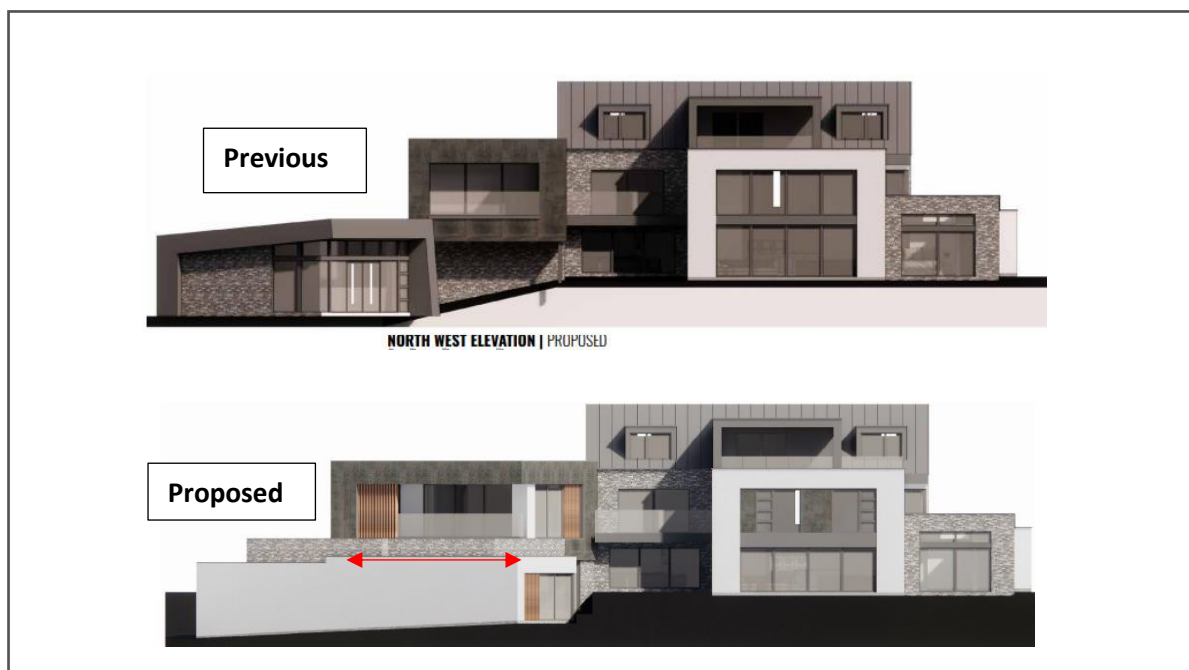


Image 12 – Previous and proposed rear elevations compared.

- 5.5 It is important when evaluating the elevations as inserted above that these are presented two dimensionally and therefore could give the impression that the proposed extension is bulkier than what it would be in reality. The elevations must therefore be viewed in conjunction with the site/block plan and also floor plans to appreciate the various angles at which the extension would be positioned and the numerous step-backs and overhangs incorporated to help break-up the massing.
- 5.6 The block plan inserted below compares the general arrangement and footprint of both schemes. The proposed revised scheme occupies much the same position. In part it is further away from the road. Where slightly wider it's because the extension has been pulled towards the centre of the large rear garden. The wider section of the rear elevation, as shown by the red double headed arrow above on Image 12 above would be dug into the slope, thus diminishing its impact whilst the west elevation facing into the garden would be significantly stepped so that it flows well in relation to the rear elevation of the existing property. This doesn't dilute the elegance and quality of the previously designed scheme.

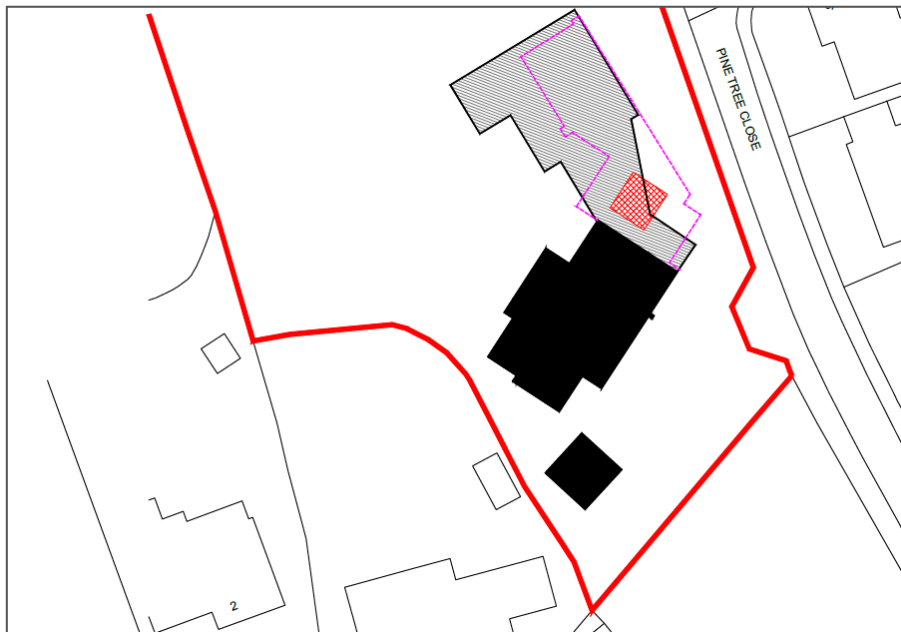


Image 13 – Proposed block plan.

- 5.7 In essence, the previous comments made by the case officer as summarised below still relate to this revised proposal:-
- The position of the proposed extensions, to the north eastern side of the host dwelling would result in an overall residential building of considerable proportions. It would however be screened from the public domain as the boundary treatment along the main carriageway is a dense mix of deciduous and evergreen vegetation;
  - The proposed scheme would result in a property of a size and scale which would remain appropriate in proportion to the extensive size of the plot;



- The architectural approach is well considered and would use step-backs in footprint, changes in materials palette and architectural detailing to reduce the apparent bulk and scale;
- Would complement the architectural quality of the existing building and harmonise seamlessly;
- The design approach is of sufficient quality that it can stand on its own merits and would lift the quality of design in the area.

5.8 Overall, the proposed scheme amounts to a bespoke and high quality addition to an existing substantial residence in response to the specific brief and needs of the applicants. Whilst extending a large building, the plot is of ample proportions to accommodate the development without appearing overwhelmed. Baring Road is a location where substantial residences in large plots exist. As such, the resultant building would by no means appear excessive or out of place in this context. As such, the proposed development conforms with Policies SP5 and DM2 of the Island Plan Core Strategy, whilst also fulfilling the objective of the NPPF to create high quality, beautiful and sustainable buildings.

#### **Impact on neighbouring properties**

5.9 The Council confirmed that the previous scheme would have been acceptable in relation to neighbouring properties. No objections were raised by third parties. Indeed, a letter of support was lodged stating that the development would “*result in an improvement for the immediate local area*”. Because the proposed revised scheme mainly occupies the same position, is of a similar design concept and is not materially higher/bulkier it follows that it would not be overbearing to neighbours or introduce an unacceptable level of overlooking. As such, the proposed revised scheme complies with Policy DM2, which states that new development should pay due regard to adjacent buildings.

#### **6.0 CONCLUSIONS**

6.1 The previous application was refused solely on tree grounds. Whilst the proposed changes have comprehensively addressed the specific concerns of the Tree Officer, these changes have not been at the expense of the design excellence that was recognised by the case officer when evaluating the previous scheme.

6.2 The proposed extension - with its simple, elegant and contemporary lines coupled with quality materials throughout - would form an attractive addition to this property and is architecturally superior to the previous scheme because the adaptations shown to the current house would result in a well-considered and visually cohesive dwelling as a whole. As such, the development would cause no harm whatsoever to the character and appearance of the surrounding area nor would it impact on the health or stability of the nearby Pine tree. As such, it is politely requested that this application is supported and permission duly granted at the earliest opportunity.