



Supporting Statement

Design and Access Statement

October 2022

1. Intro

- 1.1 This statement is produced to offer detailed support for an application seeking full planning permission for a detached dwelling on land which forms part of an existing garden to Warwick Rise.
- 1.2 The scheme has been the subject of pre-application advice from the Local Planning Authority (Appendix A).
- 1.3 The purpose of this 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.

2. Site

- 2.1 The land sits to the south east of Warwick Rise and forms part of its side/extended curtilage. It measures circa 19.93m in width and 66.96m in length; being comparable to the curtilage size of adjacent properties. This is a direct manifestation of the same land (and wider land) being granted outline consent in 1956 for three dwellings. In 1961, the then owner purchased two plots (based on the outline consent), but only built one (being Warwick Rise).
- 2.2 Wootton is one of the largest villages on the Island; having a population well in excess of 3,000 people; hence being a Rural Service Centre. Its high street (which New Road connects onto) accommodates a full variety of mixed uses; ranging from food and drink retailing, café, restaurants, public houses, takeaways, medical services, independent retailers and professional services. It also acts as a transport hub for the Islands main bus routes, road networks and a ferry interchange. It is sustainable in all respects.
- 2.3 New Road is a private road and is classified as unadopted highway. The road is constrained to a speed limit of 20mph. The road is effectively a cul-de-sac and as such has low traffic movements relative to similar roads.
- 2.4 Warwick Rise sits to the north east of Wootton and is accessed off New Road. Warwick Rise is positioned deep into its curtilage; being a design characteristic and prevailing pattern of most houses to the west of New Road. All (but a select few) houses are detached two storey dwellings, framed by a traditional appearance.
- 2.5 The general area also consists of a vast array of other uses including PGL Little Canada, Woodside Coastal Retreat, Woodside Bay Lodge Retreat and Woodside Hall Nursing Home.
- 2.6 The site is not isolated in the context of Section 80 of the NPPF. It is consolidated with many other properties and commercial uses and it within close proximity to the wider amenities of Wootton. The site is in a sustainable location; irrespective of it being a suitable 'infill plot' (as per the intentions of future policy (DHWN 5)).
- 2.7 The site is not subject to any heritage, landscape or ecological designations. It is, however, within the Solent SPA Buffer Zone and therefore any future residential development will be expected to provide a financial contribution towards the Solent SPA Mitigation Project.

3.

Planning History

3.0 There is no specific planning history for the site beyond a historic first floor side extension above the existing garage to the north side of Warwick Rise.

3.1 Along the road there has been several examples of new residential development. These include:

- 20/00267/FUL | Proposed 5 no. holiday lodges, ancillary amenities and infrastructure (revised plans) | Land Adjacent The Sheiling New Road Wootton Isle Of Wight
- P/00497/17 | Demolition of existing buildings; proposed detached dwelling to form unit of holiday accommodation; formation of vehicular access and parking | Little Field New Road Wootton Bridge Ryde Isle Of Wight PO33 4JL
- 22/00029/FUL | Demolition of dwelling; Proposed dwelling with detached garage (Revised Plans) | Tanglewood Woodside Road Wootton Ryde Isle Of Wight PO33 4JR

The above examples demonstrate similar schemes whereby new houses/units have been granted planning permission and so should be considered as part of the decision making process.

3.2 We have sought advice in a pre-application enquiry, and this has been appended at the back of this document. The salient points from this advice are summarised below:

- It was advised that utilizing the existing access is preferred to a new independent access.
- There would be no harm to trees as a result of the house being set back from the road.
- The house should demonstrate a terracing of building heights as they progress down the slope of the site in line with the existing street scene.
- The advice acknowledged a varying street scene in terms of materiality.
- The site was considered sustainable/acceptable in terms of the principle of a new dwelling.

4. Proposed

- 4.0 Full planning permission is sought for the construction of a detached 3 bedroom dwelling.
- 4.1 It is proposed to allow 2 parking spaces with turning on site with the new driveway meeting the existing driveway of Warwick Rise and sharing the existing access.
- 4.2 The layout on the site has been considered with the prevailing pattern of housing on New Road as well as ensuring sufficient room to its neighboring dwellings taking into account overlooking, shadowing, mass and bulk.
- 4.3 The scale on the street scene has been carefully designed to be proportionate to adjacent dwellings. This includes the height of the building with the terracing of ridge heights from properties to the north and south.
- 4.4 The dwelling sits comfortably on the plot providing a large garden to the front and back of both the application dwelling and Warwick Rise.
- 4.5 As previously mentioned in this report, the street scene consists of a varying material pallet, however; the proposal has intentionally referenced the use of stone and brick in the neighboring dwellings to ensure continuity is retained.
- 4.6 The form also references the gable of Warwick Rise. The form is intentionally familiar with contemporary embellishments that lifts the dwelling in terms of overall design and quality.



Fig 1. Street Scene

- 4.7 This has been followed through with the dwellings materiality. The use of a standing seam roof, thin profile windows, large glazed openings which reflect the surrounding fauna offer a contemporary aesthetic.



Fig 2. Materials proposed, render, stone and brick

4. Proposed Cont.

- 4.8 Furthermore, it is the intention for this building to be as thermally efficient as possible in a fabric first approach. This will be complimented with solar PV and Air source heat pumps providing a dwelling that will offer the inhabitants a low energy building reducing its overall carbon footprint.
- 4.9 The new driveway that branches off from the existing driveway to Warwick Rise has been positioned to avoid the Root Protection Area's of the protected trees to the front of the plot. The proposal seeks to fell two trees on the entrance to the site providing an improvement to the existing access. The tree report by MJC Tree Services Limited is attached to this application as a separate upload.
- 4.10 The existing access has excellent visibility as a result of the drainage ditch and informal path on the road verge that consists of grass only. This verge has been like this since the original house was built in 1961. This verge is clear of vegetation and does not obstruct view. The road is a private road that is unadopted and so falls outside of the jurisdiction of the statutory highways consultant. However, with the improvements the access in terms of T11 and T12 trees being felled, there is an improvement to junction.
- 4.11 The site is not connected to mains drain with Warwick Rise currently discharging its foul waste into a Septic tank. Under the General Binding Rules of The Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2014, anyone with a septic tank discharging into a watercourse must replace it or upgrade it by 1 January 2020, or sooner if the property is sold before this date, or if the Environment Agency (EA) finds that it is causing pollution. The applicant purchased the house in 2021 and so are obliged to upgrade the Septic tank to a Sewage treatment plant in line with the guidance set out by the Environment Agency.
- 4.12 This proposal seeks to put Warwick Rise on to a sealed Cess Pit solution that is then emptied and taken to Sandown Sewage Treatment Works. It is then the intention to provide wholesale site upgrade connecting the new dwelling to a Sewage treatment plant. This demonstrates a net improvement for the site.

5. Policy

- 5.0 The Planning and Compulsory Purchase Act 2004 s38(6) determines 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.
- 5.1 The final version of the revised NPPF was published on 24 July 2018 and further updated in February 2019 in relation to housing delivery. The revised framework tightens the definitions on the presumption in favour of sustainable development and increases the emphasis on high-quality design and place-making. The revised framework crucially says that from November 2018 Councils will have a Housing Delivery Test focused on driving up the numbers of homes delivered in their area. Whilst the emphasis is on increased delivery, the revised Framework recognises that the quality and design of housing is crucial to ensuring greater community support. There is to be a greater reliance on **small sites** such as this coming through the planning system.
- 5.2 A fundamental element of the NPPF is to achieve sustainable development and identifies three dimensions to sustainable development. These are regarded by the NPPF as being interdependent and need to be pursued in mutually supportive ways;
- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth;
 - **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations;
 - **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment.
- 5.3 **Paragraph 127** states that decisions should ensure that new developments:-
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - 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);
 - 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;
- 5.4 The proposals demonstrate compliance with the above requirements of the NPPF and should be looked favorably upon due to its high quality design and environmental credentials.

5. Policy Cont.

5.5 In terms of the Island Core Plan, DM2 Design Quality for New Development stipulates *The Council will support proposals for high quality and inclusive design to protect, conserve and enhance our existing environment whilst allowing change to take place. A robust design process with the use of skilled designers and pre-application discussions will be promoted.*

The proposal has gone through an iterative design process undertaken by a RIBA chartered Architect. The process has been of refinement and meticulous interrogation of detail to ensure high quality solutions delivering a house that is adaptable whilst offering a sustainable and environmental design strategy.

5.6 In respect of new residential development, policy within adopted Supplementary Planning Document (2017) regarding Affordable Housing Contributions requires a payment in lieu of on-site provision towards the provision of affordable housing for development of this scale. Similar comments apply in respect of the need to pay a commuted sum towards Solent mitigation measures as required by the Solent Recreation Mitigation Strategy (2018). The applicant is willing to enter into the necessary planning obligation to secure such payments.

5.7 In terms of other mentioned policies set out in the pre-application advice, these do not hold relevance to this application as a result of the site being outside of constraints zones as shown on the Isle of Wight Councils core strategy mapping. However, it is worth mentioning that the site is currently laid to lawn and all boundary hedging is being retained.

6. Conclusion

- 6.0 A positive pre-application process has been undertaken that demonstrates proactive working with the local authority. The outcome confirmed the site was acceptable/sustainable in terms of the principle of development.
- 6.1 The design has undergone a thorough design process which has been iterative in its nature. The outcome is a dwelling of high quality that has a contextual relationship with its neighbours and therefore is fully compliant with policy DM2.
- 6.2 The site offers a gap site that currently does not fit with the street scene. The new intervention fills this void to harmonise the street aesthetic.
- 6.3 There is net improvement to the existing foul drainage solution mitigating the issues surrounding nitrates.
- 6.4 There are improvements in terms of visibility to the existing access that means there are improvements in terms of visibility and overall highway safety.
- 6.5 As a result of the above we hope the council can look favourably on this application.

7. Appendix

PRE-PLANNING APPLICATION ADVICE - RESPONSE FROM PLANNING



Application Reference G.0056.21

Please note: There are limits to the pre-application advice that can be given by officers. The pre-application advice service is not a passport to getting permission for unsuitable planning proposals. The final decision on planning applications is made by council members or senior officers. It can only be taken once a formal planning application has been received and consultations have been carried out with adjoining occupiers, those bodies which the council has a statutory requirement to consult and other interested parties. You should therefore be aware the council's officers are unable to give any guarantees about the decision that will be made on an application.

The pre-application advice provided is based on the information that you submitted. Formal planning permission will be the subject of publicity and consultation in accordance with the council's procedures. These and other matters which may subsequently come to light could result in additional issues being raised that are relevant to the outcome of the application.

Applicant/Agent Details	
Title	Mr
Forename	David
Surname	Long
Building/house name/number	Willow Barn
Street Address	Long Road
Town Name	Newport
County	Isle of Wight
Postcode	PO30 2NW

Application Site Address	
Building/house name/number	Land adjacent Warwick Rise
Street Address	New Road
Town Name	Wootton
County	Isle of Wight
Postcode	PO33 4JL

Description of the Proposal

Deatched dwelling on land adjacent Warwick Rise.

Pre-Application Advice (Please note the amount of advice will likely relate to the scale of the proposal)

Planning Officer's name	Jelley, Craig
-------------------------	---------------

General comments

The Planning Officer undertook a site visit on Tuesday 31st September 2021

List of Documents Uploaded by the Applicant

Document Name _____MapSearch for Warwick Rise.pdf_BRA139_4
Document Name: 9555 _ PreApplication Report

Relevant policies**National Planning Policy Framework (NPPF)**

Paragraph 8
Paragraph 10
Paragraph 11
Paragraph 12

Island Plan Core Strategy

SP5 - Environment SP7 -
Travel
DM2 – Design Quality for New Development DM4 –
Affordable Housing
DM12 - Landscape, Seascape, Biodiversity and Geodiversity DM17 –
Sustainable Travel
DM22 – Developer Contributions

Parking SPD

<https://www.iow.gov.uk/azservices/documents/2779-Guidelines-for-Parking-Provision-SPD-v1.pdf>

Waste and Disposal

<https://www.iow.gov.uk/azservices/documents/2779-Guidelines-for-Recycling-and-Refuse-Storage-SPD-v1.pdf>

Constraints

Trees on site covered by TPOs SPA
Buffer Zone

Principle

The delivery of housing across the Island is notably below the requirements set out within paragraph 11 of the NPPF and it has been accepted that there is an evidenced Island-wide need for housing development which is not currently being met. On this basis, the requirements of policy SP1 (in terms of the demonstration of local need) are

considered out of date and thus cannot constitute a determining factor in planning applications. As a result of this, there is currently no longer a requirement for applications to include sufficient information in this regard.

The assessment of a planning application therefore needs to be in accordance with the presumption in favour of sustainable development as outlined within Policy SP1 and against the NPPF when taken as a whole, along with the detailed policies of the Island Plan Core Strategy.

It is noted that the application site is situated within an area that comprises a mixture of residential and holiday units and is within walking distance of local amenities and public transport links. As such the site would likely be considered to be acceptable/sustainable in principle in terms of its location.

However, it is advised that an application must also be acceptable in relation to other material considerations, which are outlined below.

Impact on the character of the area/street scene/design

No details of a site plan, floor plan or elevation plans have been submitted with this query, so officers can only provide basic advice to this regard.

In terms of position, it is advised to have it set back from the highway in a similar position to Warwick Rise and Hemington to be in keeping with the existing building line of properties. In terms of scale/mass, it should be similar to surrounding properties. It is noted that the site slopes down north to south and further down. It is advised that the ridge of the roof of the dwelling is at a level between Warwick Rise and Hemington to have a stepped ridge line across the properties along this row of properties. The ridge height should not exceed that of Warwick Rise.

In terms of materials, it is noted that there is a varied street scene in terms of the external materials on show. The materials used should be sympathetic to materials seen from the street scene. If there are concerns about the materials proposed when an application is submitted and it is the only concern raised, the external materials could be negotiated during the determination period of the application or by means of a planning condition as part of an approval.

Impact on neighbouring properties/uses

The new dwelling would share a boundary with Warwick Rise to the north and Willowbank to the west. Whilst separated by an access track, there is potential for impact to Hemington to the south. As part of a planning application, the impact of the proposed dwelling on the amenity would be assessed with regard to overshadowing/loss of light, being overbearing and overlooking.

Provided the dwelling is similar in size/scale to the other properties in the area and positioned in line with Warwick Rise, there would be a sufficient separation distance between the new dwelling and Willowbank for it not to cause overshadowing/loss of light, or be overbearing.

When taking into account the sun path, Hemington would be positioned south of the site and as such, the new dwelling would not cause additional overshadowing/loss of light. The separation distance (as a result of the intervening access track) would also prevent it from being an overbearing presence.

There is potential for the proposal to increase levels of overshadowing towards Warwick Rise, particularly as there are some windows in the side elevation of the neighbouring property. If possible, levels of shadowing should be detailed with an application to help Officers assess the impact of any possible overshadowing/loss of light to the neighbouring site. Details of what rooms the side elevation windows serve would also be helpful, as well as details of any secondary windows to those rooms.

The proposal would increase the level of glazing at first floor in this area, potentially increasing levels of overlooking towards neighbouring properties. The position of these windows would be looked at in detail as part of the assessment of an application. Please note that if deemed to increase levels of overlooking to a harmful degree (actual or perceived), this could result in an application being refused.

Highway considerations

It is detailed in the submitted information that it is proposed to form a new vehicular access off New Road to serve the new dwelling. The addition of a new dwelling and new access may have an impact on the highway network. As part of a planning application the Highways Authority will be consulted to ascertain whether the

proposal would have an impact on the highway network. On-site parking provision should be in accordance with the Council's Guidelines for Parking Provision as Part of New Developments SPD.

See: <https://www.iwight.com/Residents/Environment-Planning-and-Waste/Planning-Policy-new/Supplementary-Planning-Documents/Guidelines-for-New-Development-SPDs>

See policies SP7, DM2 and DM17 which require development proposals to provide safe access, to be well related to the road network, to demonstrate that there is capacity within the network to accommodate the development, to provide adequate on-site car parking whilst seeking to reduce reliance on the private car.

The Highways Authority provide their own pre-application service should you wish to gather advice from them to establish whether they would have any concerns to the proposal.

If it is considered that the new access would be harmful to the highway network, it may be required that the existing access point to Warwick Rise is utilised.

Impact on Trees

There are a number of trees considered to have high amenity value located within the site, specifically along the front boundary. A lot of these trees are covered by Tree Preservation Orders (TPOs). It is noted from the supporting information submitted with this query that a new access may be proposed at the front boundary. This could

It is likely that the house would be seen a sufficient distance away from any high amenity trees to prevent a direct impact to the trees in terms of root damage. However, it is likely that there would be concerns about damage to the trees during the construction phase of the development if the application is approved, so details of tree protection measures would be needed to be submitted and agreed to prior to the start of the development. It is therefore advised that a Tree Report is submitted with an application which demonstrates how the development would not impact on nearby trees and how they would be protected.

Other matters

Nitrates

In the light of recent European Court of Justice decisions relating to Ecology, you will need to demonstrate that this development would not lead to harmful effects on the Southampton and Solent Waters Special Protection Area (SPA) as a result of nitrate enrichment. Recent advice from Natural England is that the SPA is currently in an unfavourable condition as a result of excessive levels of nitrogen and phosphate, which has led to a detrimental impact on the habitats and species of birds to which the designation relates. As a result of a European Court of Justice ruling known as the 'Dutch Case' you will need to demonstrate that your development would not add to the current unfavourable state of the SPA. You will need to provide evidence to show means of drainage for your development and ways of mitigating impacts on the SPA in order to achieve a nitrate neutral development. It is advised that you seek formal advice from Natural England on this matter at the earliest opportunity. The Planning Authority will undertake an Appropriate Assessment for applications that involve proposals that could impact on the SPA and in the absence of suitable information to demonstrate nitrate neutrality, it is likely that your proposal would be refused as a result of a significant effect on the SPA.

Please refer to the Council's position statement regarding the nitrate issues via the following link:

<https://www.iow.gov.uk/azservices/documents/2981-IWC-Position-Statement-Nitrates-2021.pdf>

Financial contributions

The proposed development would result in a net increase to the number of residential units on this site and as such the following contributions would be required for the additional residential unit.

Solent Recreation Mitigation Partnership Financial Contribution

The proposed site is located within the identified Solent Special Protection Area buffer zone. From 1 April 2018 the full Solent Recreation Mitigation Strategy is being used by the Isle of Wight Council in terms of requiring mitigation for impacts on the Solent Special Protection Area, as a result of increased recreational pressure from certain types of residential development that are located within 5.6km of the designated Solent Special Protection Areas. Further information can be found on the Council's website through the following links:

<https://www.iow.gov.uk/Residents/Environment-Planning-and-Waste/Planning-Policy-new/Supplementary-Planning-Documents/Contributions-Related-SPDs>

<https://solent.birdaware.org/article/28101/Developer-contributions> - the link will refer you to the Bird Aware Solent Strategy website to a page that specifically sets out information regarding developer contributions.

Affordable Housing

Policy DM4 (Locally Affordable Housing) of the Island Plan requires financial contributions towards the delivery of affordable housing for developments. The Council's Affordable Housing Contributions SPD sets out the level of contribution required for new housing development. If a planning application was forthcoming, then the applicant would need to enter into a Legal Agreement for this proposal meaning that they would comply with the guidance within the SPD and would need to sign a legal agreement with the Planning Authority to secure a contribution towards affordable housing. If this was not undertaken, then the development would not comply with the requirements of Policy DM4.

The following link will provide further details of this: <https://www.iow.gov.uk/azservices/documents/2779-Adopted-Affordable-Housing-Contributions-SPD-2017.pdf>

Documentation or information requirements

Full Planning Application Form and relevant fee Location Plan
Existing and Proposed Block Plan Existing and
Proposed Site Plan Proposed Floor Plans
Proposed Elevation Plans (inc street scene if possible) Details
of how waste sewage would be disposed of
£150 legal fee for the drafting of legal agreement to secure SPA and Affordable Housing Contributions Tree Report
and Arboreal Method Statement

Further guidance on submitting a planning application can be found on the [Planning Portal](#) website which offers step-by-step help and advice.