

4 November 2022

Planning Services  
Council Offices  
Seaclose  
Fairlee Road  
Newport  
Isle of Wight  
PO30 2QS

Dear Sir/Madam,

## **SUPPORTING STATEMENT**

<b>SITE</b>	Palmers Farm, Brocks Copse Road, Wootton Bridge, Ryde, Isle of Wight, PO33 4NP.
<b>PROPOSAL</b>	Proposed detached dwelling (revised scheme); machinery store.
<b>APPLICANT</b>	Mr. T. Rogers.

### **INTRODUCTION**

Full planning permission was granted on 22 April 2021 under reference 20/00542/FUL. The description of the planning permission is as follows:-

*“Proposed detached dwelling (revised scheme).”*

There are no pre-commencement conditions and the applicant/landowner has until 22 April 2024 to undertake a material commencement. He has been readying himself to do so, but has firstly taken the opportunity of reviewing the approved scheme to ensure that it would have the best possible relationship with its surroundings including Palmers Farmhouse to the south-east, the access arrangement into Orchard Cottage (also to the south-east) and the approved residential development of 40 dwellings to the north-east.

We feel that the overall layout of the proposed development within the context of its surroundings can be optimised by adjusting the position of the footprint. The design concept

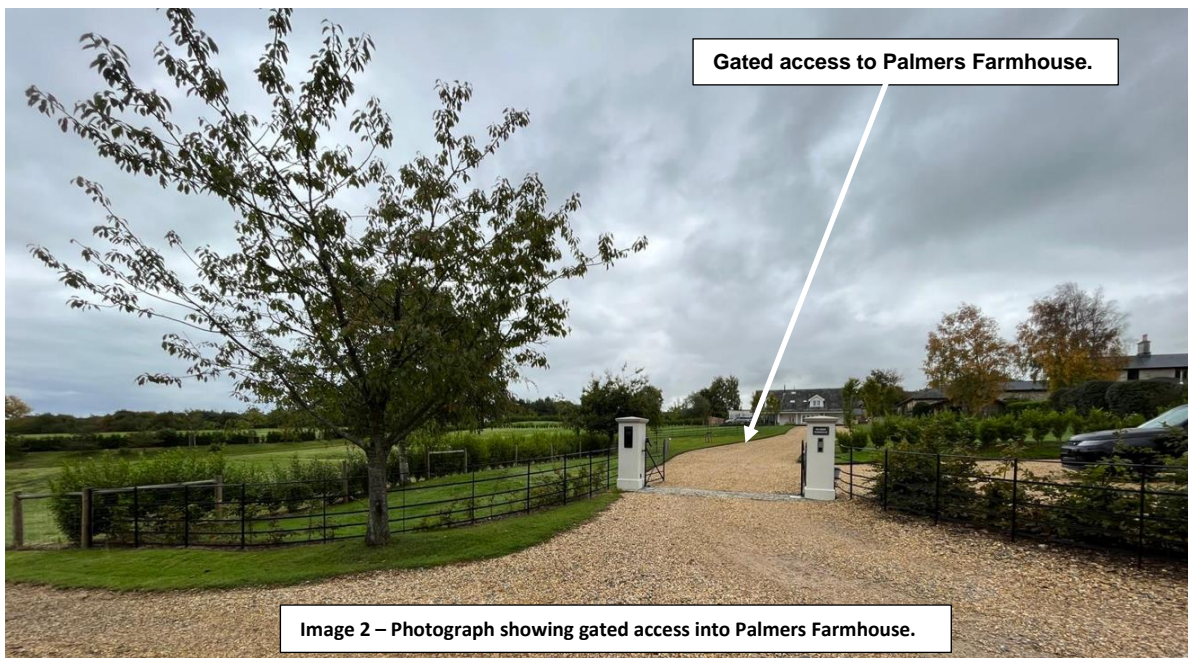


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The application site includes exposed footings historically laid in relation to an historically approved barn, grassland and a gravel track providing access to the wider farm holding and the adjoining property by the name of Orchard Cottage. A large part of the application site is subject of the extant consent for a single dwelling under reference 20/00542/FUL, granted in April 2021.



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## Character and Context

Given the size of Palmers Farm and its location on the north-western edge of Wootton it is apparent that the area comprises of undulating agricultural land extending through to the coastline; along with a linear arrangement of mixed residential dwellings fronting onto Palmers Road and Brocks Copse Road. The application site itself is well-grouped with the farmhouse at Palmers Farm, numerous barn conversions and numerous dwellings fronting onto both sides of Brocks Copse Road.



Images 6 – 9 Photographs of nearby properties.

## Constraints and Designations

Palmers Farm is outside of but immediately adjacent to the defined settlement boundary for Wootton, which is one of 11 Rural Service Centres (RSC) forming part of the Island's settlement hierarchy. The following extract has been taken from the Wootton RSC Proposals Map:-



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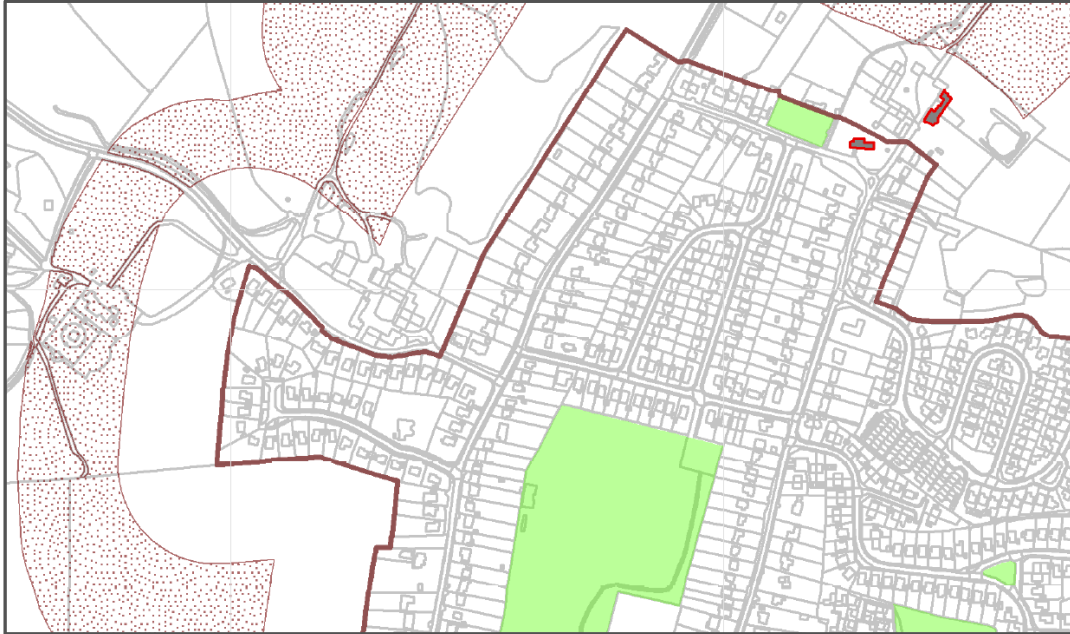


Image 10 – Councils Constraints Map.

## Planning History

**P/00741/18** - Outline for residential development of up to 40 dwellings with means of access and associated infrastructure. The Councils Planning Committee resolved to grant planning permission on 15 October 2019. The decision notice was issued on 2 November 2020.

**20/00542/FUL** - Proposed detached dwelling (revised scheme) – APPROVED 22 April 2021. This is the scheme that we are seeking to change through this latest application.

Details of the of the history provided above will be provided within the Assessment Chapter 5 of this statement as they both have a significant bearing on the determination of this application.

### PROPOSED SCHEME

The applicant wishes to continue with much the same design concept as that permitted under application 20/00542/FUL, but the footprint is slightly twisted in an anti-clockwise direction and



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shifted in a north-westerly direction. There are some minor adjustments to the internal layout relating to the orientation of the integral double garage and the placement of the principal entrance door/lobby/hallway. The following montage demonstrates the differences between the approved scheme (being the fallback position) and the proposed revised scheme:-

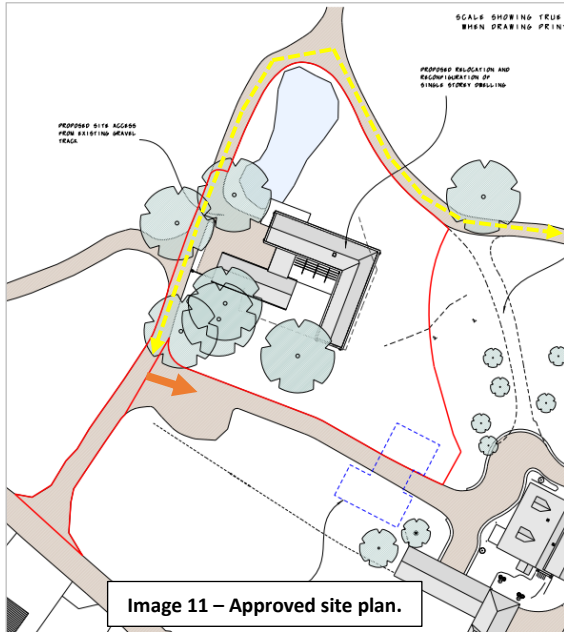


Image 11 – Approved site plan.

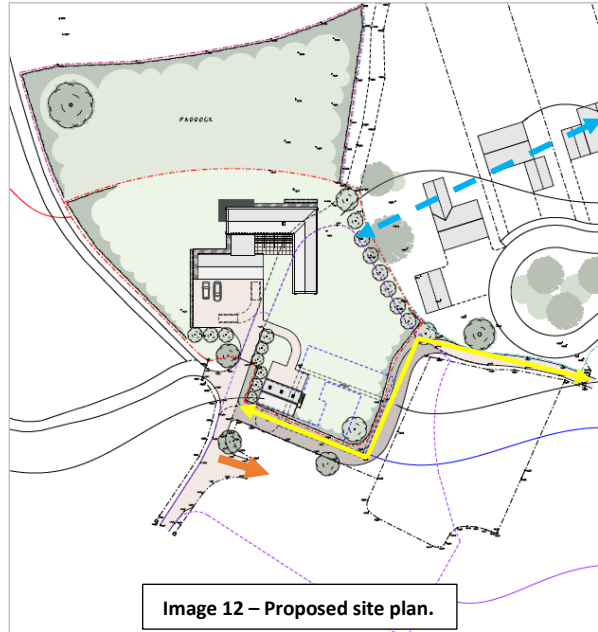


Image 12 – Proposed site plan.

Looking at (and comparing) the site plans inserted above it can be seen that the approved dwelling is essentially an 'island' surrounded by access tracks serving adjoining properties. The orange arrows show the entrance into Palmers Farmhouse (not changing), the yellow broken lines showing the current access into Orchard Cottage and the solid yellow lines show the proposed improved access into Orchard Cottage. To accommodate this improved layout and access arrangement the building footprint is being twisted and shifted in a north-westerly direction. The proposed amended footprint flows well with the approved housing shown by the blue broken line.

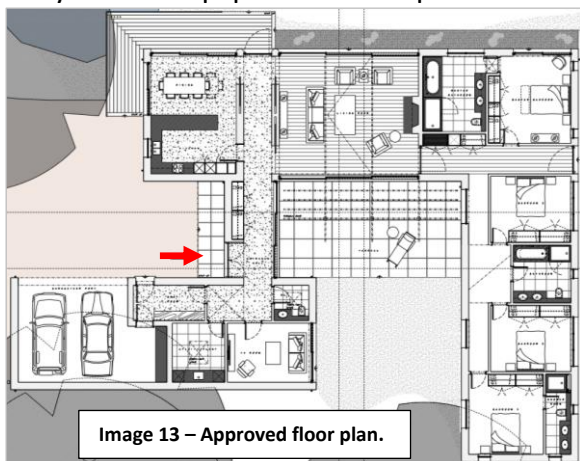


Image 13 – Approved floor plan.

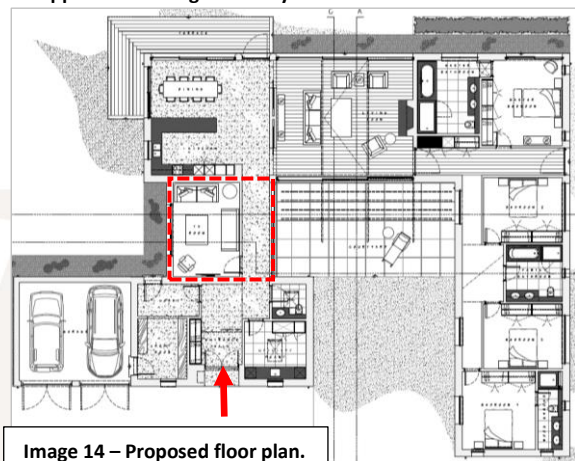
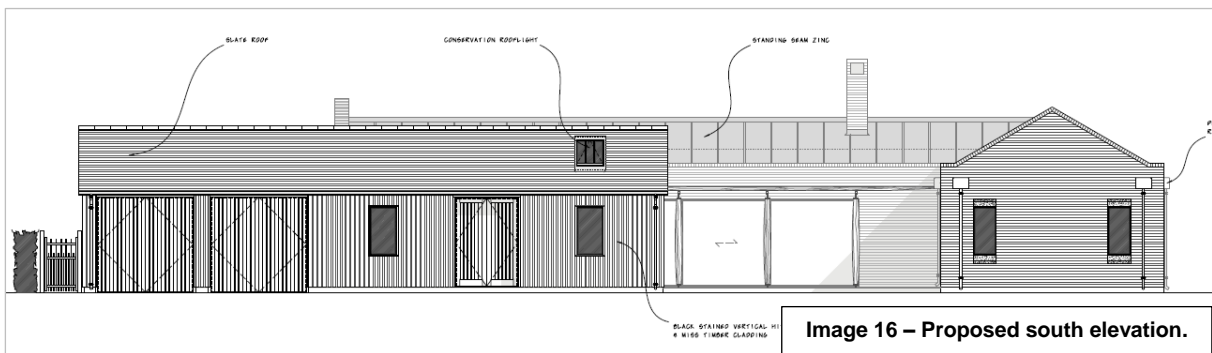
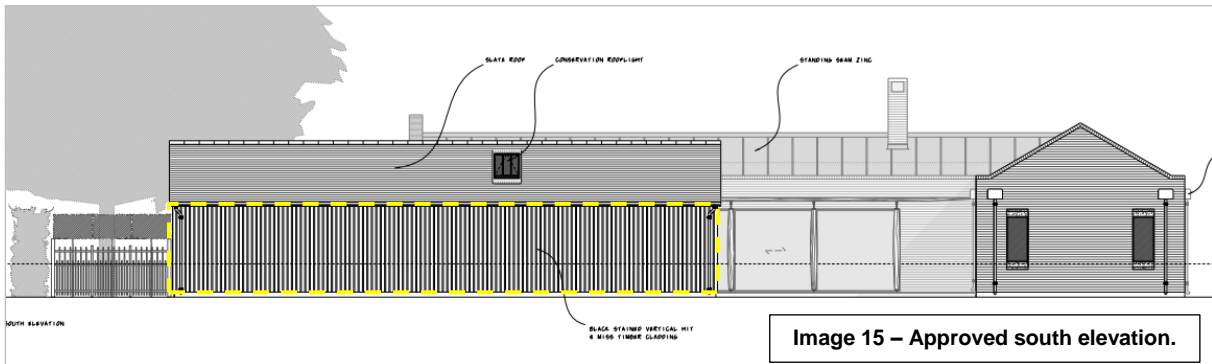


Image 14 – Proposed floor plan.

Looking at (and comparing) the floor plans inserted above it can be seen that the entrance into the integral garage has been flipped. The principal entrance has been repositioned and the connecting section shown by the red broken lines has been slightly widened to include a TV room.





The images inserted above compare the south elevations. Being the elevation that would face the main access into the site it is our assertion that the changes shown would improve the external appearance as the introduction of doors and windows to that part of the building would add interest and break-up the elevation outlined yellow on Image 15.

## RELEVANT POLICIES

Given that the principle has been established to build a single dwelling in this location and that we are only seeking to change the layout and slightly tweak the design the relevant policies are limited to:-

### ***National Planning Policy Framework (NPPF):***

- **Paragraph 130** sets out the criteria for development proposals, requiring visually attractive architecture, sympathy with local character, establishing a strong sense of place, optimising the potential of the site and creating a high standard of amenity for existing and future users.

### ***Island Plan Core Strategy (IPCS):***



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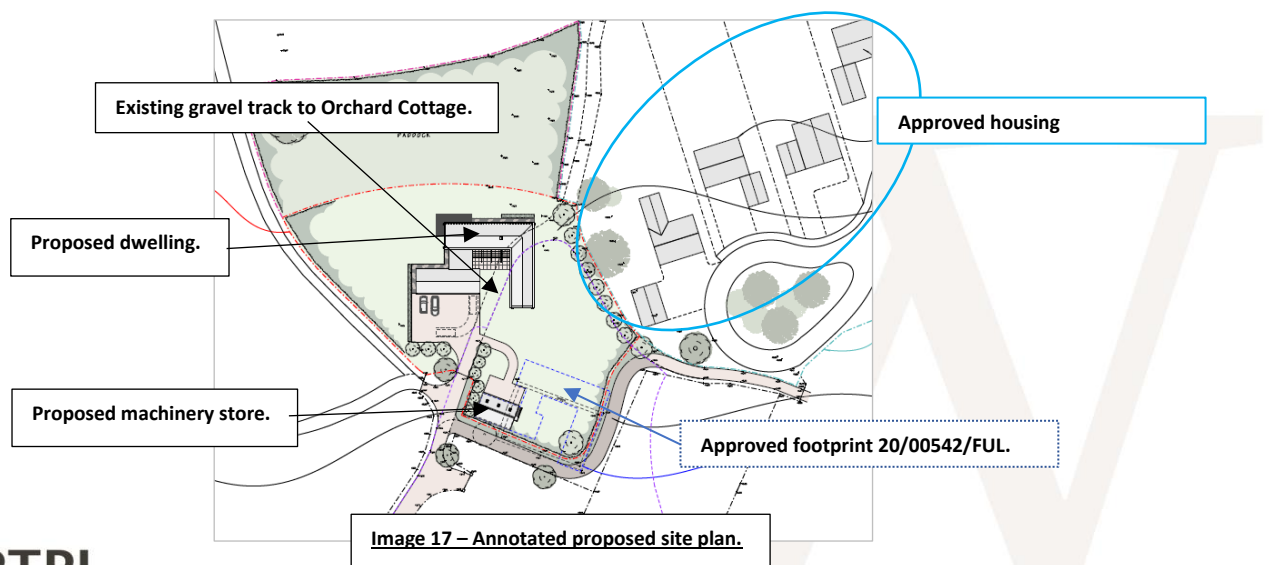


- **Policy SP5 (Environment)** – states that the Council will support proposals that protect, conserve and/or enhance the Island natural environment.
- **DM2 (Design Quality for New Development)** - requires proposals to be attractive, functional, accessible, safe and adaptable with a sense of place; to optimise the potential of a site but have regard to existing constraints including adjacent buildings; and to complement the character of the surrounding area.

## ASSESSMENT

The motivation underlying this revised scheme is to improve the general setting of the approved dwelling and to provide a more legible point of access onto the adjoining property, Orchard Cottage. At the same time we have been careful to ensure that the proposed revised arrangement complements the layout of the approved housing development in terms of footprint positioning/orientation and how the curtilage interacts with adjoining farmland.

The proposed site layout plan is shown below. This shows the footprint of the approved dwelling with the blue broken line and the replacement of the existing gravel track to Orchard Cottage with a new driveway shaded grey. The proposed revised layout also includes a detached machinery store for the proposed dwelling. Importantly, the plan below shows the layout of the approved adjoining housing development:



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To consider the proposed revised scheme in context we have created the following annotated aerial view. This shows the approved residential zones to the north-east. The proposed revised plot (red solid line) substantially overlaps the approved plot (red broken line). Significantly, the north-west edge of the proposed plot does not extend any further in that direction than the linear arrangement of housing fronting Brocks Copse Road as shown by the yellow lines below. The pink broken line below shows the approved alignment of a new footpath. We have kept the proposed plot separated from the route of that path. The intervening piece of land is shown to be an animal paddock.

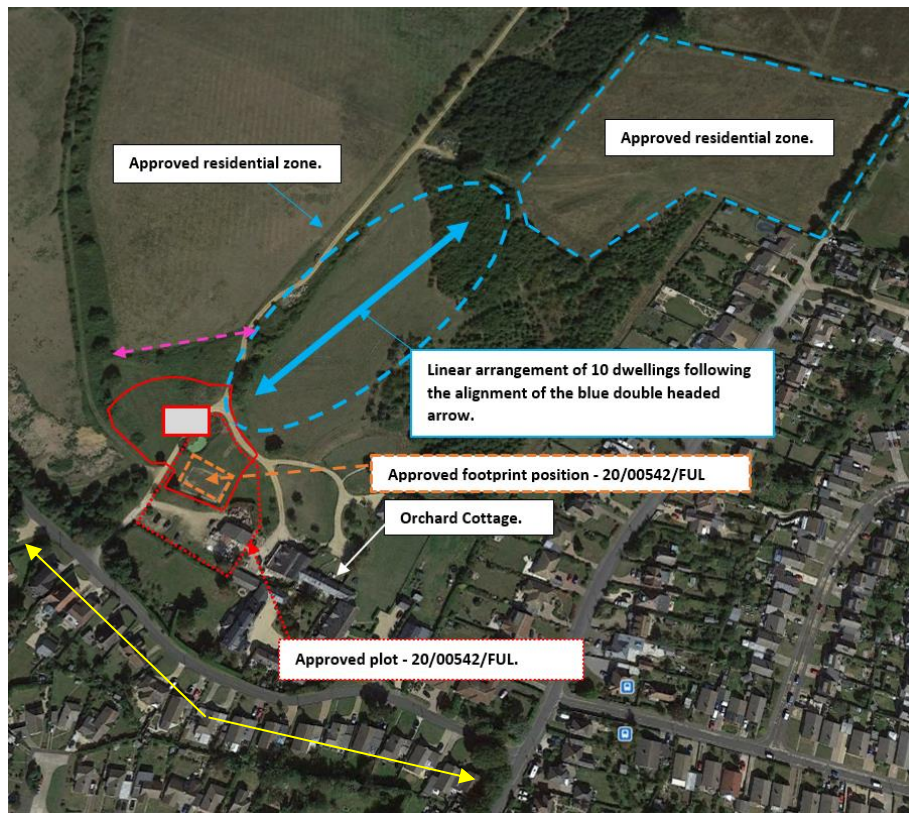


Image 18 – Annotated aerial view.

On the basis that the proposed arrangement does not deviate substantially from the approved layout and would be flanked by residential development to the north-east, south-east and south-west, we strongly assert that the latest approach would not harm the characteristics of the surrounding area.



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It is also important to carefully consider the narrative provided by the following short series of photographs, which must be viewed in conjunction with the annotated aerial view inserted above. The first photograph is taken from Brocks Copse Road looking north through the gated entrance. The level of screening is fairly dense, even during the time of year when this photograph was taken as the deciduous trees and shrubs are mainly devoid of foliage. The proposed dwelling when viewed from here would be barely discernible because of the existing natural screening coupled with its distance from Brocks Copse Road of almost 85 metres. Furthermore, the building would be single storey and slightly depressed into the undulating contours. Also, the part of the building that may be partially seen, albeit over a distance, would be timber clad and agricultural in style as shown above at Image 16.



**Image 19 – The proposed dwelling would be in the position broadly indicated by the yellow arrow positioned some 60 metres away from the road.**

The following photograph has been taken from a similar position stood in the road looking east. The access into the site can be seen to the left of the photo. The purpose of this photo, as will be witnessed as part of the officer site visit, is to demonstrate the sub-urban and residential character of this section of Brocks Copse Road. As such, if glimpses of the proposed dwelling can be achieved from Brocks Copse Road the point being made is that



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such views would not result in significant and demonstrable harm to the characteristics of the area as users of the highway already appreciate the visual presence of residential dwellings.



Image 20 – photo showing residential presence opposite the access into the site.

The design and general appearance are fundamentally the same as the approved scheme with minor changes to the entrance points into the integral garage and hallway. However, it is worthwhile to highlight the design credentials of the scheme. The building has been designed to reflect a modest assemblage of converted agricultural buildings. The contextual theory underpinning the adopted design is to pay contemporary homage to local farmsteads where different buildings of different forms are organised around a central courtyard.

The massing of the building is well fragmented, the attention to detail has been cleverly thought through and the identified materials are sensitive for the location and particular design theme. Brickwork is a multi-stock with face-finished lime mortar. The utility and garage wing would be clad in vertical timber boarding. The roofs are in dark-grey standing seam zinc and natural slate. All the glazing is powder-coated metal set back into deep reveals with reconstituted stonework for the lintels and sills on the smaller openings. A pair of concrete columns break up the glazing on the North elevation and precast concrete hoppers on the gables collect rainwater from the parapet gutters. All the materials selected reference



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traditional agricultural or local vernacular buildings but are employed to create a contemporary composition.



Image 21 – Proposed CGI (front).



Image 22 – Proposed CGI (rear).

All in all, the proposed dwelling has been developed from the outset to fulfil the policy criteria of being both of high quality and creating a sense of place adapted to its environment, whilst being particularly accessible and functional. In doing so it not only pays regard to its own site, but also that of existing adjacent buildings and their views of the surrounding countryside that



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defines the character of the area. Consequently, this carefully considered design is able to demonstrate that it would comply with the Policy DM2 of the Core Strategy and relevant paragraphs from the NPPF.

## CONCLUSION

The application site already benefits from full planning permission for a new build dwelling. This constitutes a highly credible fallback position and therefore must be afforded significant weight.

We have reviewed the most recently approved scheme in light of the committed outline consent for the adjoining 40 dwellings and the access arrangement into the adjoining properties at Orchard Cottage and Palmers Farmhouse. It is apparent that a more coherent layout and access arrangement to all properties can be achieved by slightly adjusting the layout of the approved scheme.

Twisting and shifting the footprint of the approved scheme facilitates a more direct means of access into Orchard Cottage. It would improve the setting of the approved scheme, strengthening its visual sense of place when accounting for the design changes including the new machinery store and would sit comfortably into the character and appearance of the surrounding area which is subject to change owing to ongoing developments at Palmers Farm arising from the 40 new homes.

It is therefore envisaged that the application can be supported in a timely fashion. Please do not hesitate to contact me should you require any additional information or clarification.

Yours sincerely,

*Andrew J. White*

Andrew White

Andrew White Planning Consultancy Ltd.



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