

Planning and Design and Access Statement

in respect of an application seeking detailed consent
for
a replacement detached dwelling

36 Lower Church Road
Cowes
PO31 8JG



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1. INTRODUCTION

- 1.1 This statement has been prepared to support a planning application, which seeks consent for the construction of a replacement single detached three/four bedroomed two storey detached dwelling on the site of the existing property, a bungalow, at 36 Lower Church Road, Gurnard.
- 1.2 Any relevant history of the site or locality is explained as a background to the interpretation and implementation of planning policy in this particular area.
- 1.3 Relevant national and local planning policies are referred to and the merits of the application discussed in this context.
- 1.4 The application is accompanied by a tree report (Appendix A).

2. SITE HISTORY

- 2.1 None relating to this site shown on the council data base. Several consents granted within the locality for replacement dwellings incorporating modern design approaches.

3. THE PROPOSAL

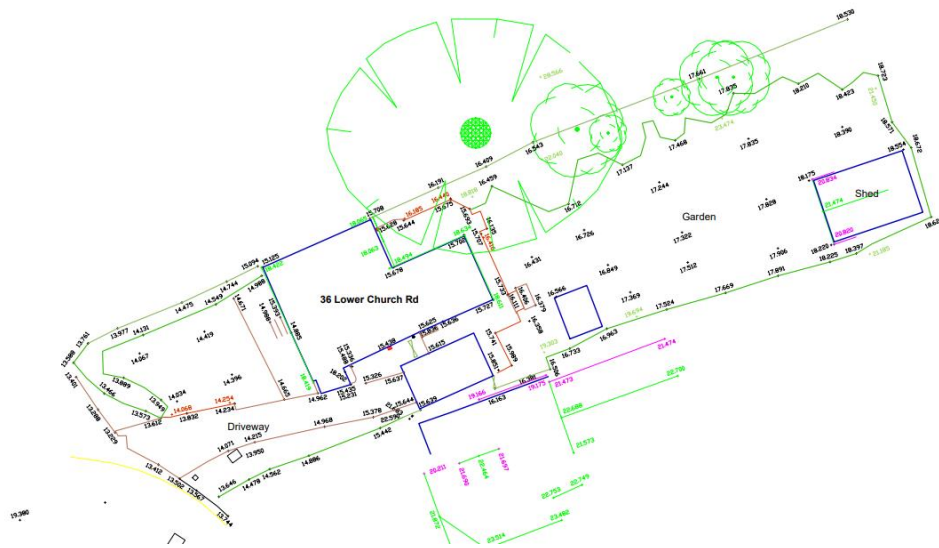
- 3.1 This submission involves a detailed application seeking planning consent to demolish the existing modest flat roofed bungalow and replace with a modernistic two storey property.
- 3.2 The locality comprises the built-up urban area of Gurnard. The area has a mix of housing styles and sizes, generally of single, chalet bungalows and two storey dwellings. There are examples of modern replacement dwellings throughout the locality.



Site

Aerial View

- 3.3 The site is only immediately bounded by existing development to the south. The building pattern in the immediate area is characterised by properties in a scattered arrangement with most road fronting property set back from the highway at various distances.



Existing site plan

- 3.4 The adjacent property to the south is a two-storey dwelling with an additional building of similar mass to the rear, the main dwelling having the benefit of a front facing balcony. The site itself slopes upwards to the east and south.
- 3.5 The scheme seeks to work within the constraints of the site, including the mature pine tree to the north, by replacing the modest dwelling on site with a more contemporary unit of high design quality that utilises the potential of the plot size and its sea views.
- 3.6 The new build will be served off the existing access point providing parking and turning for the dwelling with a compliant access in terms of required visibility, meeting adopted parking standards.
- 3.7 The property would comprise three bedrooms and bathrooms at ground level with a kitchen/living/dining room, pantry and a further bedroom on the first floor. The front facing first floor balcony would be partially enclosed by a roof overhang and a return southern wall projecting beyond the main building line to provide privacy. The proposal has been designed to offer an improved dwelling unit in terms of design providing an enhanced contribution to the streetscape.

4. PLANNING POLICY CONTEXT

- 4.1 In considering application for development the LPA has a statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine applications in accordance with the development plan i.e., the Island Core Strategy (CS) unless material considerations indicate otherwise. It is also necessary to consider national planning policies which are contained within the National Planning Policy Framework (revised July 2021).

National Planning Policy Framework

- 4.2 This document introduces and promotes sustainable development and the need for planning to perform a number of roles, namely an economic, social and environmental. These roles should not be undertaken in isolation.
- 4.3 The NPPF (Paragraph 11) adopts an approach whereby there is a 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 60 supports Central Government’s aim of boosting the supply of homes and the importance of providing a sufficient amount and variety of housing land and that the needs of specific population groups are addressed.
- 4.5 There is also a requirement to deliver a wide choice of high-quality homes and plan for a mix of housing based on current and future trends.
- 4.6 Section 12 reinforces the Governments importance regarding the need for good design which should contribute positively to making places better for people.
- 4.7 Paragraph 119 advises that planning decisions should promote the effective use of land in meeting the need for homes.
- 4.8 Paragraph 120 seek to support development that makes efficient use of land particularly where there is an existing shortage of land for meeting identified housing needs.
- 4.9 Paragraph 130 states that decisions should ensure that new developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, sympathetic to local character and history, including the surrounding built environment and landscape setting, 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.

The Development Plan

- 4.10 The Island Plan Core Strategy (CS) seeks to establish certain spatial development principles and is the document that will set the overall planning framework for the Island until 2027. The document was adopted by the Council on 21 March 2012. Policies relevant to the consideration of this proposal are referenced below.



Extract from Core Strategy Map

- 4.11 The settlement boundary for Cowes is shown with a red line, the Medina Valley Key Regeneration (KRA) boundary with a black line, the red dot identifies a TPO tree just north of the site. The Solent Protection Area buffer zone is highlighted in light blue with flood zones in darker blue.
- 4.12 The Island Plan CS identifies the site as lying within the KRA as defined in its hierarchical approach, inside the recognised settlement boundary. Whilst reference is made to a Design SPD to aid consideration of new development, work on this document has not yet commenced and therefore there is no formal guidance on this issue.
- 4.13 Housing policies, whilst out of date, are not in any event directly relevant to a scheme involving one for one replacement units.
- 4.14 Policy SP5 (Environment) supports proposals that protect, conserve and /or enhance the Islands natural and historic environments.
- 4.15 Policy DM2 (Design Quality for New Development) seeks high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place.
- 4.16 Policy DM3 (Balanced Mix of Housing) supports the principle of providing an appropriate mix of housing types and sizes.

- 4.17 The Council has published its draft Island Planning Strategy (IPS) which will in due course replace the Core Strategy. The document is in its early stages of development with the period of public consultation having closed on 1st October 2021 and thus emerging policies carry little weight at present, nevertheless the relevant emerging policies are referred to below as they provide an indication of the Council's "direction of travel" in shaping future development on the Island.
- 4.18 Policy approach relating to one for one replacements remains unchanged.

Supplementary Planning Documents

- 4.19 Guidelines for Parking Provision as Part of New Development SPD (2017) requires two parking spaces for a four bedroomed property in this location.
- 4.20 Guidelines for Recycling and Refuse Storage in New Developments SPD (2017) expects proposals to demonstrate how they will provide for the storage of refuse and recyclable material.
- 4.21 Affordable Housing Contributions SPD (2017) sets out criteria outlining when financial contributions or on-site provision of such is required.
- 4.22 Solent Recreation Mitigation Strategy (2018) seeks to alleviate the impacts of development on coastal bird populations by requiring developer contributions to fund the implementation of management measures and monitoring.

5. PLANNING JUSTIFICATION

- 5.1 The material planning considerations relating to this application are considered to be;
- (a) Development Plan Policy
 - (b) Impacts of the proposal on the character of the area
 - (d) Impacts on residential amenity
 - (e) Highways
 - (f) Other detailed matters

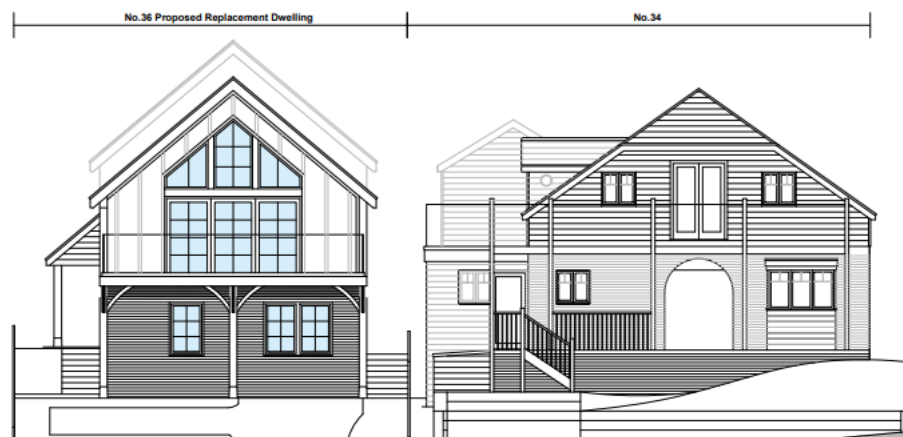
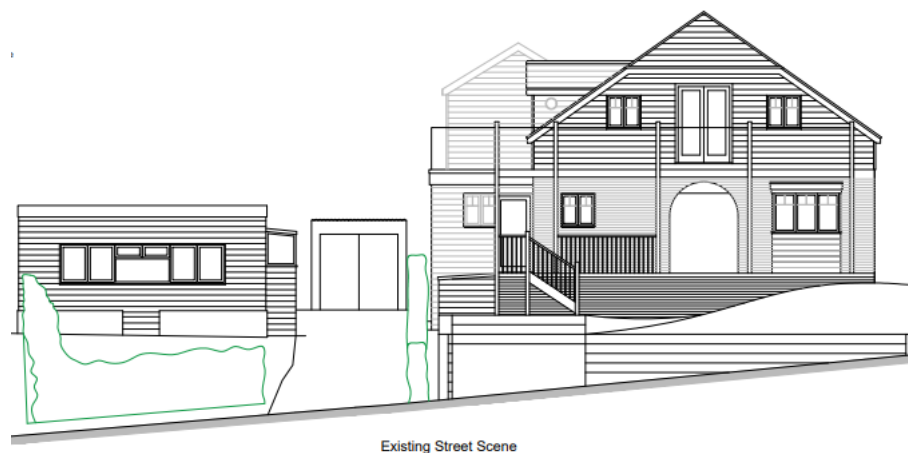
Development Plan Policy

- 5.2 Lying within the defined settlement boundary, the general approach of the LPA is to support in principle the replacement of dwellings on a one for one basis. There is therefore no fundamental need to address issues of local need, housing delivery performance or housing needs assessments to specifically justify the scheme in locational terms.

- 5.3 Therefore, provided the application does not conflict with the more detailed policies of the Local Planning Authority, then the application can be supported as provided for within the Core Strategy.

Impacts of the proposal on the character of the area

- 5.4 The immediate locality is characterised by established development and recognised as such as being located within the CS settlement boundary.
- 5.5 The replacement with a well-designed, appropriately sized dwelling on site, alongside the existing immediate built environment will have no undue adverse impacts on the existing appearance of the locality. The new build will be of similar mass to its adjacent neighbour property.

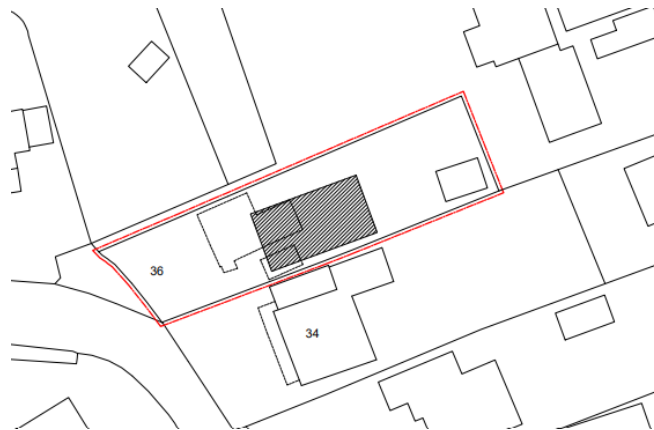


- 5.6 The proposal in introducing a high quality modern dwelling unit in this location will enhance the character and quality of the environment and complement the context of the locality within which it will sit.

- 5.7 Given the built-up character of this part of one of the Island, the replacement of a dwelling cannot reasonably be said to compromise any design considerations.
- 5.8 The development involving a well-designed attractive dwelling, reflective of the design approach of new residential units of high architectural merit will have no impacts on the locality.
- 5.9 The proposal would cause no harm to the character or appearance of this area and would indeed complement the immediate built form by involving the complete redesign of a replacement structure rather than seeking to alter and add on to the existing property in an ad hoc manner. The proposal is therefore not seen as being in conflict with Policy DM2 of the Core Strategy.

Impacts on residential amenity

- 5.10 The new build centralises the building on site whilst retaining sufficient distances to both side boundaries. Appropriate distance to the nearest neighbouring property is maintained. The front and rear building lines of the neighbouring property are reflected in the new footprint. There will therefore be no undue additional impacts from overdominance or loss of light, given that the site is located north of its neighbour.



Existing and proposed footprint

- 5.11 Likewise, the proposal does not introduce any side facing first floor windows to habitable rooms, with only two small windows to an ensuite facility and pantry. Additional light is provided by five rooflights. The provision of a return wall on the southern boundary to the proposed balcony will ensure no potential loss of privacy to the adjacent occupiers. In summary, there will be no impacts in terms of loss of privacy or undue overlooking of adjoining property.
- 5.12 The design of the building and comfortable plot size will allow the construction of the proposed dwelling to take place without causing harm to residential amenity. No reasonable objection can therefore be raised in respect of this consideration.

Highways

- 5.13 Given that the property is served by an existing access located on the outside curve of the highway and involves the provision of increased parking in accordance with adopted SPD and a new turning facility on site, it is not expected that the Highway Authority will raise any issue on this matter.

Other detailed matters

Trees

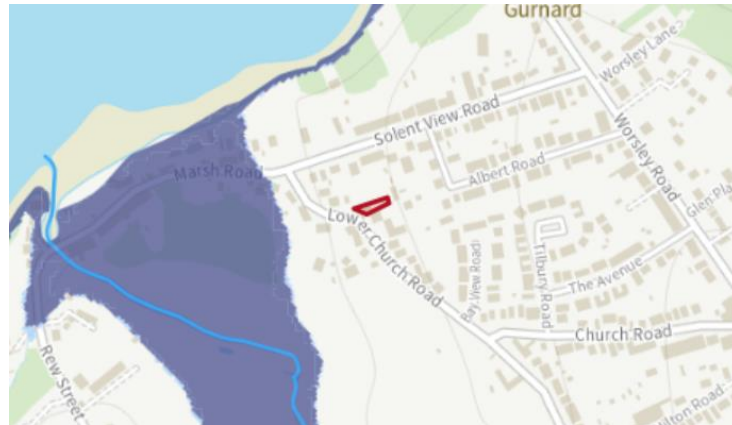
- 5.14 A tree report was commissioned principally due to the proximity of a mature pine tree to the north of the application site.
- 5.15 In terms of shade and shadow the arborist states that *'The proposed development is on the similar footprint as the existing dwelling which has not been negatively impacted by the shading of the adjacent trees, therefore as the impact will remain the same and in the future from the main shade bearing tree which is to the north of the development. Shade and shadow will be not considered as a possible constraint towards this development....'*
- 5.16 Furthermore, *'The crown height of the tree over the proposed development position is at a sufficient height that it will not conflict with the development and will be a similar association that exists with the current property.'*
- 5.17 Regarding the root protection area (RPA) for this tree, given its size the maximum RPA is recommended. Following root trench findings and in consultation with the architect and discussions with specialist foundation designers it is proposed to construct the building on a pile and engineered raft system which will require minimal excavation and be largely suspended on or above existing ground levels. It is thus considered that the RPA constraint of this tree can be accommodated given that most of the RPA is untouched within the adjacent garden. The author therefore considers that the proposed foundation design will not be detrimental to either the stability or overall health of the tree in question.

Ecology

- 5.18 There is no recognised ecological interest in this site.

Flood Risk

- 5.19 The site is not identified on the Environment Agency data base as being at risk from flooding (FZ1). The site lies at a significantly higher level than land northwards which falls towards the coast.



Extract from EA flood map

Other matters

- 5.20 There are no known constraints relating to contamination, archaeological issues or ground conditions.
- 5.21 Natural England has published guidance on the need to achieve nutrient neutrality in respect of potential impacts on European protected sites, in this instance the Solent SPA and Maritime SAC, 'Advice on Achieving Nutrient Neutrality for New Development in the Solent Region, updated in June 2020. This does allow for financial contributions to be made where no land is available for mitigation purposes. This approach is operational within several south coast LPAs.
- 5.22 However, as the proposal does not result in a net increase in housing units on site, in line with advice contained with the IOW Councils Position Statement, no further consideration is required on this issue. In any event Southern Water have confirmed that the locality is served by Sandown WwTW (Appendix B).
[Contributions](#)
- 5.23 Given that the proposal provides for a replacement dwelling, payments in respect of Affordable Housing and Solent Mitigation are not applicable in this case.

6. PLANNING BALANCE/CONCLUSION

- 6.1 The proposal involves the replacement of a detached dwellinghouse, thus there is no net increase in the number of residential units on site so matters of locational policy generally do not come into play in the consideration of such schemes.
- 6.2 Provided matters relating to detail are considered satisfactory then the proposal can be supported accordingly.
- 6.3 Turning to the relevant detailed issues:

- The scheme does not impact on the character or appearance of the area given that the locality is relatively built up in nature,
- The proposal takes the opportunity to provide for an improved dwelling in overall design terms,
- This proposal respects the integrity of the site and successfully works within its constraints and the comments contained within this statement support the view that a replacement dwelling of improved design over the existing structure can be constructed here without harm to the character of the locality or neighbouring residents,
- No identifiable harm will be caused to residential amenity as required by CS Policy DM2,
- The access and parking arrangements are of a more than suitable standard to accommodate the use and its associated vehicular activity representing an improvement in highway safety and a reduction in on-street parking pressure.

6.4 The support of the LPA is duly requested.