

# PLANNING, DESIGN, ACCESS & HERITAGE STATEMENT



**Site address:-**

**14 High Street, Sandown, Isle of Wight, PO36 8DA**

**Proposal:-**

**Change of use from commercial (former bank) to residential with part ground floor retained as commercial unit**

**Applicant:-**

**Mr & Mrs Conkleton**

**Date:-**

**September 2023**

## INTRODUCTION

This application relates to the former bank premises at No 14 High Street, Sandown, Isle of Wight, PO36 8DA and seeks consent for change of use from a commercial building to residential with part of the ground floor retained as a commercial unit.

This is a revised application which has been prepared following the refusal of two previous planning applications and subsequent discussions at an on-site meeting with an LPA planning officer which took place on 1 August 2023.

The scheme now put forward for formal determination has increased the floor area of the commercial element and reconfigured the entrance lobby.

In submitting this revised application the applicants agree to paying the necessary legal fee of £150 to the IW Council for the preparation of the standard unilateral undertaking to secure the required financial contributions towards the Solent Recreation Mitigation Strategy and affordable housing provision.

This revised application is also accompanied by supporting specialist information in respect of the commercial element of the scheme. This will be referred to as relevant within this statement.

The site lies within the designated Sandown Conservation Area. Accordingly, this Planning Statement includes a proportionate Heritage Statement.

## SITE AND LOCATION

The site relates to former Lloyds bank premises located on the southern side of Sandown High Street towards its upper end and opposite the junction with St Johns Road. The building has a garden area to the rear which backs onto Guadeloupe Road which is little more than a service road for the rear of the contiguous High Street premises and the hotel premises which front the Esplanade. A flight of steps between the hotel buildings connects Guadeloupe Road with the Esplanade.



*Image 1 – aerial view of site's location*

The application property is a substantial four storey Victorian building constructed of red brick and contrasting rendered quoins and moulded string courses, pilasters, dentilated cornice and pediment. The building is of an irregular shape with the upper two floors of the western portion of the building set back from the main street elevation. The small flat roofed area this creates is provided with decorative iron railings.

The building sits within a built-up frontage which comprises commercial premises at street level and accommodation above served by large windows, some with bays. On its upper floors, No. 14 has the original timber sliding sash windows, on adjoining buildings modern uPVC replacements are clearly in evidence. The adjoining building to the east (No 16) forms a distinct pair with its own red brick built neighbour (No 18) while the building adjoining to the west (No 12) is of an entirely different character, being constructed of yellow brick with large front gables and casement windows.

At ground floor level, the glazed shopfront which served the former bank has been retained along with the street entrance door. The stall riser has a lowered central section which was to accommodate, we believe, the former bank night-safe. All other traces of the previous bank use have been removed.

## THE PROPOSAL

This revised application seeks consent for the change of use of the commercial building to residential with part of the ground floor to be retained as a lock-up commercial unit.

A full description and analysis of how the latest revisions address the previous objections are set out in a separate section of this statement.

## PLANNING HISTORY

LPA ref 22/00293/FUL – change of use from commercial (former bank) to a dwelling. Refused 21 June 2022.

LPA ref 23/00690/FUL – change of use from commercial (former bank) to residential with part ground floor retained as commercial. Refused 16 June 2023 for the following reasons:

1. The proposed change of use to a mixed use would result in a restricted area for commercial use, a layout with a high degree of interdependence between the proposed uses, and a shared entrance from the High Street. For this reason, the market for the retained commercial area would be very limited and it is unlikely that the commercial element would be viable. This would lead to harm to the vitality and viability of the Town Centre as a result of the loss of commercial floor space, which would be contrary to policies DM9 (Town Centres), DM2 (Design Quality for New Development), and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.
2. The application site is located within the Solent Special Protection Area (SPA) buffer zone and the proposal has the potential to result in increased recreational disturbances to the interest features of the Solent SPA alone and in combination with other development projects. To mitigate these potential impacts to the Solent SPA, the applicant may enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a contribution from the development towards the Solent Recreation Mitigation Strategy. In the absence of such an obligation or any other proposed measures to mitigate these potential impacts, it is considered that the proposal would be contrary to the aims of Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.
3. A contribution towards affordable housing provision is required from this development proposal in accordance with the requirements of Policy DM4 (Affordable Housing) of the Island Plan Core Strategy and the Council's adopted Affordable Housing Contributions Supplementary Planning Document. In the absence of such an agreement to provide for affordable housing contribution under Section 106 of the Town and Country Planning Act 1990 (as amended), it is considered that the proposal would be contrary to the aims of Policy DM4 (Locally Affordable Housing) of the Island Plan Core Strategy and the Council's SPD.

Following the June 2023 refusal the applicants submitted and paid for "Gold Service" pre-application advice to enable them to have a site



meeting with the Senior Planning Officer (Ann Braid) in order to fully assess and understand the reasons for the above refusal and to discuss potential ways to overcome the objections.

## PLANNING POLICIES

As the extract of the Council's policy constraints map indicates, the site lies within The Bay Key Regeneration Area (KRA), within the Town Centre Boundary (TCB) and the designated Sandown Conservation Area. It is also within the Solent SPA buffer zone.

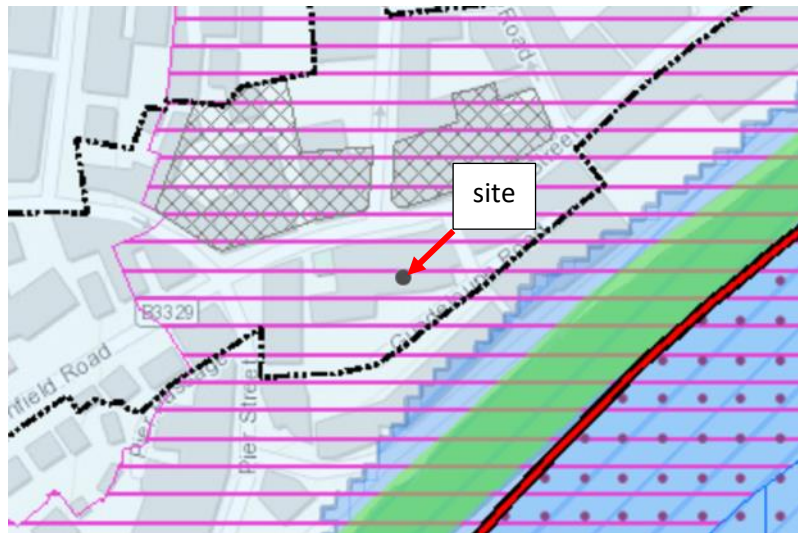


Image 2 – extract from IW Council's constraints map

The relevant national and local development plan policies are listed below:

## National Planning Policy Framework (NPPF)

**Paragraph 11** – confirms the presumption in favour of sustainable development.

**Paragraph 81** – expects planning policies and decisions to help create the conditions in which businesses can invest, expand and adapt, with significant weight being placed on the need to support economic growth and productivity.

**Paragraph 86** – expects planning policies and decisions to support the role of town centres and to take a positive approach to their growth, management and adaptation.

**Paragraph 130** – sets out the design criteria for all new development expecting this to add to the overall character of the area and to be visually attractive, sympathetic to the local character, establishing or maintaining a sense of place, optimising the potential of the site and creating safe, inclusive and accessible places.

**Paragraph 197** – confirms the desirability of new development making a positive contribution to the local character and distinctiveness.

**Paragraph 202** – relates to development which will lead to less than substantial harm to designated heritage assets. In such cases this level of harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

## Island Plan Core Strategy (IPCS)

**SP1 (Spatial Strategy)** – supports development on appropriate within the defined settlement boundaries of Key Regeneration Areas (KRAs).

**SP3 (Economy)** – supports economic growth on the Island.

**SP5 (Environment)** - expects all development proposals to take account of the environmental capacity of an area to accommodate new development.

**DM2 (Design Quality for New Development)** – supports proposals for high quality development which protect the environment whilst allowing change to take place. Development is expected, *inter alia*, to optimise the potential of the site whilst having regard to existing uses such as adjacent buildings and to complement the character of the conservation area.

**DM8 (Economic Development)** – supports growth in economic development including, *inter alia*, the extension of existing employment sites and rural economic development opportunities.

**DM9 (Town Centres)** – supports proposals that contribute to the diversity, choice, vitality and viability of town centres.

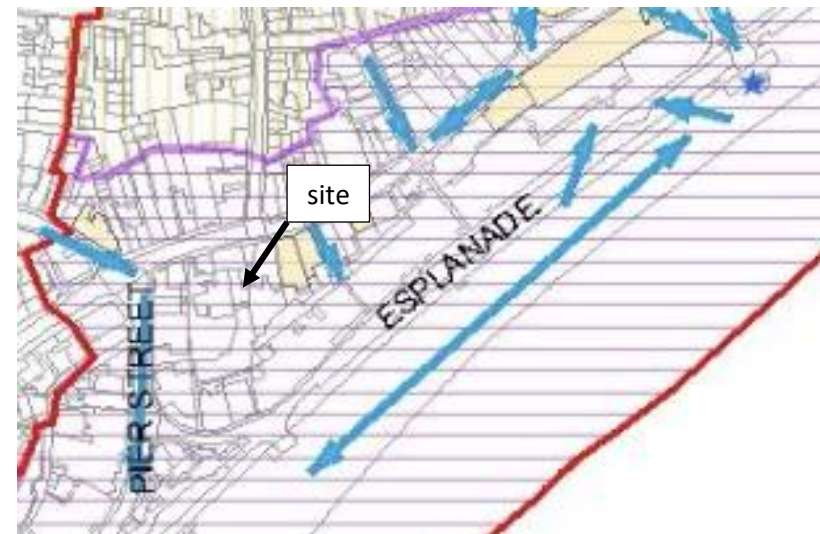
**DM11 (Historic and Built Environment)** supports proposals that positively conserve and enhance the special character of the Island's historic and built environment.

**DM17 (Sustainable Travel)** – Demonstrate that proposals are well related to the highway network.

### HERITAGE STATEMENT

The application site lies within the designated Sandown Conservation Area, within the character *Area 1: Commercial*.

The Sandown Conservation Area Appraisal document published by the IW Council includes a Character Areas and Key Views map. The following extract of the map indicates that the site is adjacent to buildings identified on the map as “*Buildings of Architectural Interest*”. This relates to Nos16 and 18 High Street. The view southwards from the High Street down Guadeloupe Road is identified as a “*Key View*”.



*Image 3 – extract from IW Council's conservation area character areas and key views map*

Unlike its neighbours, No 14 (the application property) is not identified as a “*building of architectural interest*” and we have checked with the IW Council’s County Archaeology and Historic Environment Service who have confirmed there is no entry for No 14 on the Historic Environment Record (HER). They also confirm there are no listed buildings in the vicinity.

The Sandown Conservation Area Appraisal document describes the character of *Area 1: Commercial* as follows:

#### Summary of Special Interest

The welcoming, open esplanade is at the heart of the resort. The Pier has fulfilled an important role in enhancing access for tourists and providing entertainment for over a century. It marches out into the bright shiny seascape with its unique sounds of laughter and bird cries reflecting off the water. Bordered by tall hotels glowing with expanses of glass and bright white walls, the esplanade is conveniently linked through secret paths and short winding streets to the narrow High Street from which it is almost hidden. The deep overhangs, plan form and detailed quality decoration which survives most frequently in the upper storeys attest to an age of grandeur, popularity and distinction as a reputable Victorian coastal resort. The potential for restoration to revive the former glory from under a temporary coat of neglect is important to the significance of the area and its heritage value.

The impact of the proposed change of use of this building on the special character and appearance of the designated conservation area will be examined in the following chapter.

### PLANNING ASSESSMENT AND JUSTIFICATION

As the planning history chapter indicates, following the closure and sale of the former bank premises, the building became solely residential. This use was not supported by the LPA and accordingly a revised scheme was put forward which retained an element of commercial floor

space on the ground floor. However, the revised scheme was not supported either. Subsequent discussions with the case officer on-site (1 August 2023) were helpful in gauging a way forward and from which it is quite clear that there are no objections to the residential use of the upper floors – it is the loss of the ground floor commercial element that is the principal objection.

Within their written response following the aforementioned meeting, officers further indicated that the LPA’s principal objection comprised two main concerns:

- The extent of the area to be retained in commercial use
- The interdependence between the two uses

The LPA went on to state that the commercial floorspace to be retained should be viable and lettable in the long term in order to ensure the lively commercial heart of the Sandown Conservation Area was not eroded by piecemeal conversion to residential.

The amount of commercial floor space to be provided was discussed with the LPA who indicated it needed to be increased. However, it was explained to the LPA that having taken advice from several reputable commercial property agents, the collective professional consensus view was that the Sandown commercial market was only active in small lock-up commercial premises. There was no interest in premises with large retail/commercial floorspaces. The presence of many empty shops on the High Street clearly confirms this.

In the LPA’s opinion, viability of the commercial use would depend upon it being self-contained and having adequate space and associated facilities to enable it to operate independently of the residential use

above, below and to the rear. It was not felt that the layout of the refused scheme could achieve this with the consequence that the commercial unit would be unlettable and result in future pressure to allow the change of use of the entire building to residential.

The LPA questioned the applicants' desire to retain the existing street entrance as a means of accessing the residential element. In the view of officers this served little purpose and it was their suggestion that the residential unit be accessed from the rear, ie through Guadeloupe Road, leaving the High Street entrance for the sole use of the commercial unit. However, the applicants made it clear that they wish to retain the High Street entrance and that it was capable of serving both uses with the formation of an internal lobby. Officers did accept that it was large enough to be a flexible space but the separation between the two uses did need to be clarified.

The planning officers concluded that a subsequent planning application would require an increased area of floor space to be retained in commercial use and the separation between the two uses clarified. Furthermore, evidence needed to be provided to demonstrate that the commercial unit as proposed would be viable.

In response to the above, the applicants now present a scheme which they believe addresses the points raised and overcome previous objections. This is achieved in the following manner:

The floor area for the proposed ground floor lock-up commercial unit has been enlarged and now comprises a rectangular floor space of approximately 75m<sup>2</sup>. It will retain the existing street frontage. A separate staff room/store room will be accessed off the back of the trading floor space as will a cloakroom. The overall commercial floor

space is now contained within a rationalised arrangement occupying the front of ground floor of the building without impacting on the existing stairwell and residential accommodation to the rear of the building.

The existing street door will remain the main entrance to the building and will continue to serve both the residential unit and the commercial unit. However, it will now open into a common lobby from where there will be clearly defined and securable separate entrances into the commercial unit and the residential unit. As a result of the rationalised layout, the entrance into the residential unit can now flow through the building, either to the remainder of the ground floor accommodation or up the stairs to the upper floors.

There was a shared belief between the applicants and the LPA that it would be a pity to impact upon the visual integrity of the existing frontage by changing the existing window arrangement to accommodate an additional door to serve the commercial element. However, the LPA did not consider it necessary for the residential accommodation to be accessed from the High Street whereas the applicants do not consider it acceptable for the main entrance to their home to be accessed from Guadeloupe Road at the rear as suggested by the LPA. Officers were not comfortable with the idea of a shared lobby arrangement but did concede that there was sufficient space for such an arrangement to be accommodated. However, they did express concerns about how this would affect the viability of the commercial unit and its segregation from the residential unit.

The applicants have sought the opinion of commercial agents over this type of arrangement who have responded that they do not envisage it detracting from the lettable potential of the commercial floor space. Moreover, they have identified precedent sites where such an



arrangement exists. Both Gully Howard and Scotcher & Co draw attention the former Warren James Jewellers at 105 & 107 High Street, Newport where planning permission has recently been granted for alterations and conversion of the upper two floors into flats and for alterations to the existing shopfront to provide access thereto. This consent will incorporate a shared street access (see image below):



**Image 4 – former Warren Jones premises, Newport, High Street**

Gully Howard also cite 14a Carisbrooke Road, Newport which has a similar type of arrangement. Both these sites lie within designated conservation areas.

On the opposite side of Sandown High Street less than 50 metres from our site, Jerome & Co solicitors occupy what we believe was also formerly bank premises and which is currently accessed off a shared

passageway which provides access to the commercial unit and to the residential accommodation to the rear (see image below):



**Image 5 – entrance to Jeromes, High Street, Sandown**

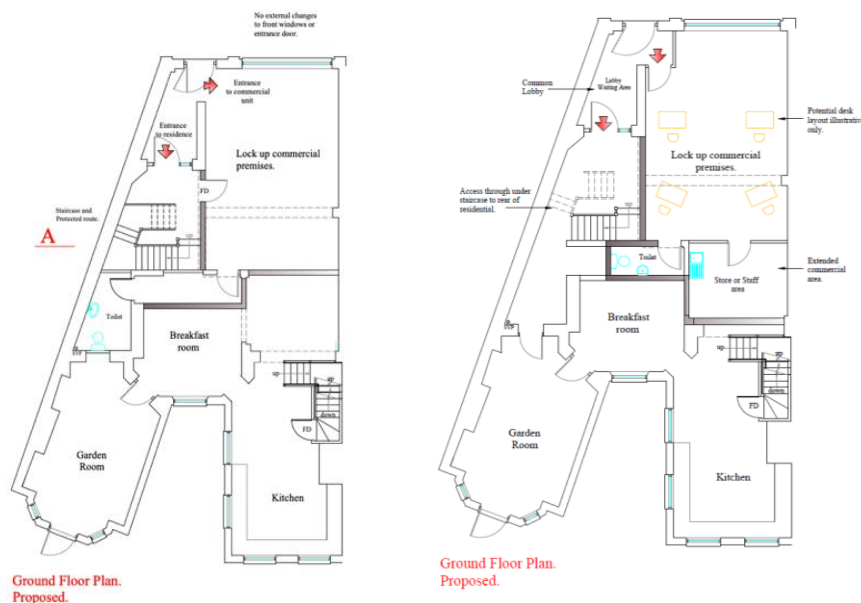
No doubt any number of additional examples could be found, however, for the purposes of this statement, the examples cited above are in our opinion sufficient to demonstrate that a shared entrance lobby is not unique or unworkable or should be seen as a barrier to the proposal.

We would also point out that the proposed shared use of the original entrance doorway preserves the existing visual integrity of the street elevation of the property and its overall character and appearance and thus preserves its sense of place within the designated conservation area.

We accept the shared entrance arrangements on the previous (refused) scheme were less than ideal. However, we are confident that the latest



revised scheme put forward has now addressed the concerns. On entering the lobby, the entrance into the commercial unit would be immediately apparent. The door in the rear recess of the lobby would be equally as obvious as serving as the front door to a residential property and thus not connected to the commercial unit. Therefore, as previously stated, such an arrangement, whilst not overly common, is not unique, as is attested by the commercial property agents and should not be seen as a barrier to the proposed development.



**Images 6a-b – comparison of previously refused layout(L) with latest proposal(R)**

We believe the comparison of the refused and latest revised ground floor layout (see images opposite) demonstrates we have now addressed the LPA's concerns to both the extent of commercial space to be provided

and its interdependence with the residential unit incorporating a shared street access.

Both Gully Howard and Scotcher & Co are reputable companies of commercial property agents. Following our meeting with the planning officers they were contacted to gauge their opinion on commercial viability in Sandown. They confirmed to us that Sandown has a wide diversity of shops but in more recent years the market is restricted to small, affordable retail spaces. Demand for larger units is very poor, an example being given of 47/49 High Street (extending to some 2216 sq ft) having been extensively marketed, including on the mainland and through the Estate Agents Clearing House, without any interest whatsoever.

The agents confirmed a small commercial unit of around 650 sq ft would be far more likely to attract interest than a larger unit. They also indicated that the existing frontage (which served the former bank) is lacking in terms of providing a glazed shopfront and retention of the existing feature would mean that the commercial unit would be more suited to use by a solicitor, travel agent, estate agent or similar professional service not dependent upon a traditional shopfront to allow people in the street to see in and thus attract them into the premises.

The agents also confirmed that they did not envisage the shared lobby arrangement would detract from the marketability of the proposed commercial unit. They pointed out several similar recent conversions which have this arrangement.

The agents' letters are appended to this statement for information.

This is a large building within the Town Centre boundary. However, from the advice received from professional commercial agents based on local market conditions, its only viable commercial use is for a small lock-up ground floor unit.

The proposed revised scheme provides a commercial unit of the size most likely to attract interest. Residential use of the remaining floors of the building optimises its use.

The LPA is reluctant to see the existing street frontage altered and officers did indicate they saw no benefit to the existing street door being used as the means of access to the residential unit when this could be achieved from Guadeloupe Road at the rear. However, and we believe quite understandably, the applicants do not wish to access their home from what is little more than a rear service road which has no residential character at all and has a somewhat hostile and uninviting atmosphere which is not conducive to being the main means of access to a residential property, particularly at night. Scotcher & Co share our view that a rear access would not be beneficial. We are confident the revised scheme now presented is able to demonstrate that the retention of the existing street door and the internal arrangement of the lobby can successfully accommodate both the commercial unit and the residential unit without any harm or loss of character to the historic High Street elevation or to the letting potential of the commercial unit.

The character of this part of the designated conservation area is clearly reflective of its Victorian seaside resort antecedents with the application property being a part of the original town form and layout. This revised application will retain all the existing character of the property and thus not have any adverse impact on the special historic interest of this part of the designated conservation area.

We believe the revised layout together with the accompanying opinions and evidence provided by two companies of reputable commercial estate agents is now sufficient to demonstrate that the LPA's previous objections have been addressed and that the planning application fully accords with planning policies in terms of its design and appearance, retention of a commercial use and impact the character of the historic town centre.

Finally, in submitting this revised application, the applicants have put in hand the necessary payment to the IW Council for the preparation of S106 unilateral undertaking to secure future financial contributions towards the Solent Recreational Mitigation Strategy and affordable housing provision. This overcomes the previous reasons for refusal which related to these matters.

## CONCLUSION

This is a revised application which we believe fully addresses the previous objections and the advice received from planning officers following discussions at an on-site meeting.

The application provides a unit of commercial floorspace of an area confirmed by reputable commercial property agents as the most lettable in this location.

The application fully accords with policies of the NPPF and IPCS. Approval of this scheme will ensure that the commercial use of the Town Centre will be maintained and supported.

The application will not result in any change to the external appearance of the building and will not therefore have any adverse impact on the special historic character of this part of the designated conservation area.

Overall, we believe this is now an acceptable form of proposed development and which we trust will now gain the support of the LPA.

## APPENDICES

Letters from Scotcher & Co and Gully Howard Commercial Property Agents are attached.

From: office <[office@scotcherandco.co.uk](mailto:office@scotcherandco.co.uk)>  
 Date: Fri, 11 Aug 2023 at 11:27  
 Subject: 14 High St, Sandown, IW  
 To: Annette Conkleton [REDACTED]

Dear Annette,

Further to our conversation in respect of the above, I was sorry to learn that you are still hitting obstructions with fresh planning issues, most recently with regard to the prospect of having the main entrance to the residential accommodation that you are creating from the High St. I have to say I was very surprised that this has been raised as an issue, as there are many, if not dozens, of precedents set elsewhere on the Island in all the main High Streets, where either historically the rear and upper floors have been accessed separately from the front and often sharing a lobby, hence making them appropriate for conversion to residential use, or more recently we have at least 2 properties that we have been directly involved in quite recently, i.e. 34 High St in Ryde (the former Santander offices) and 105-106 High St in Newport (the former Warren James Jewellers).

Specifically in respect of the Ryde premises, planning consent has been granted in very recent times for alteration to the frontage, incidentally in a conservation area as many are, to reduce the size of the retail exposure and to be able to install a personal door with a staircase to the upper floors, which are being converted for residential use. This has had no impact on the interest in the retail area, as this is now let.

With regard to the Newport premises, again a very recent planning consent was granted to reduce the retail frontage appropriately and to create a separate access from the High Street, leading to what is now being converted to residential accommodation – attached is a photo of the work in progress. The retail element is on the market, and we are looking for a new tenant, but I am not expecting the configuration on site to affect any interest that is shown.

As alluded to, if I had the time I could no doubt come up with a great many more premises and evidence, including close to the subject property, which in itself as a former purpose-built bank and in its entirety does not lend itself to commercial use any more, and your conversion to a residence is in my view wholly appropriate.

As a purpose-built bank, of course, the property suffers from what we call in the trade a 'hard frontage', and if I was honest I would prefer to see the whole of the ground floor converted to residential. I have of course already commented on the potential marketing, however, of a smaller commercial unit at this location, to assist you previously.

I also understand that you are being told that access to the residential element should be from the rear – as we all know, this is very impractical, as the access is a very small narrow cul-de-sac at a much lower level than the subject property, which would involve considerable ground work and other requirements to create suitable access, and that is notwithstanding other access difficulties that might present themselves.

To summarise, it is my belief that you should very much be allowed to create your main pedestrian entrance off the High Street itself, and I can see no reason why not!

I do hope, therefore, that the foregoing helps, and do let me know if there is anything else you need.

Kind Regards,  
 Tony

Scotcher & Co  
 26 The Mall  
 Carisbrooke Road  
 Newport  
 Isle of Wight  
 PO30 1BW

Tel: 01983 822288  
 Website: [www.scotcherandco.co.uk](http://www.scotcherandco.co.uk)



Commercial Property Agents

GC/mw/20230717  
17<sup>th</sup> July 2023

Annette Conkleton

E: [REDACTED]

Dear Annette

Thank you very much for contacting us with a view to giving you some advice on your proposed new shop at the former Lloyds bank in Sandown.

It has to be said that Sandown has a wide diversity of shops. In more recent years, we have found that the market for the larger units is far smaller than that for the smaller, more affordable, retail units. We currently have 83 & 85 High Street, Sandown on the market to rent, at what could be argued as being slightly below the average market comparable. The smaller of these units runs to approximately 67.8m<sup>2</sup> (730ft<sup>2</sup>), and the larger of the two runs to approximately 102.7m<sup>2</sup> (1,105ft<sup>2</sup>). Albeit that we have had a limited amount of interest in these shops, nobody yet has offered on either. It should also be noted that another island agent who is also marketing them has had a similar response.

I also have 47-49 High Street on the market, a very substantial retail premises, running to 205m<sup>2</sup> (2,216ft<sup>2</sup>). Albeit that this has been extensively marketed, including on the island, the mainland, and through the Estate Agent's Clearing House looking for a possible mainland food operator, there has been no interest at all in this premises.

Please see the historic details for 13 High Street, Sandown attached, which I have let several times in the past. This unit seems to support uses from retail to café, and very much falls into what I can only describe as the "affordable" end of the market being just over £100 per week in rent. It has to be said that retail is a strange market currently, and certainly the larger premises getting far less attention than the smaller units and as also mentioned, the smaller units rent more readily and are more sustainable to Isle of Wight covenants. If you take Ventnor, for example, most of the shops are now occupied in the town with the exception of one or two of the larger premises. This creates a buoyant High Street which works for both tenants and landlords.

To conclude, if I were to advise you, I would try to keep the proposed shop under 650ft<sup>2</sup> to keep the rent under £120 per week. This way, I think you would attract a larger audience from the island and as mentioned before, a sustainable island covenant.

Please don't hesitate to call or email me if you have any further questions.

Best regards



Gavin Chambers, Director  
 Gully Howard Commercial Property  
**(GCP low Limited)**  
 Suite 11 Salisbury Gardens, Dudley Road, Ventnor, IW PO38 1EJ  
 T. 01983 301 434  
 M. 07890 26 13 50

Director  
 Gavin Chambers BA (Hons)

GCP low Limited  
 (t/a Gully Howard Commercial Property)

Offices at:-  
 Ventnor, Isle of Wight

Registered Office: 11 Salisbury Gardens, Dudley Road, Ventnor, IW PO38 1EJ  
 Registered England & Wales No. 10213558



Commercial Property Agents

GC/mw/20230904  
4<sup>th</sup> September 2023

Annette Conkleton

E: [REDACTED]

Dear Annette

Thank you very much for contacting us again regarding the former Lloyds Bank in Sandown. We are sorry to learn that you are still having trouble establishing planning consent for the proposed conversion.

As suggested in our previous letter to you of 17<sup>th</sup> July 2023, we would suggest that a conversion including a shop of circa 650ft<sup>2</sup> would be far more likely to attract tenants than a larger unit. Given the lack of shopfront if the original façade is to be retained, it is likely that this unit would suit the use of a solicitor or similar professional service that does not require a glazed shopfront like most retail units would. Looking at the proposed plan for the property, drawing number 25/2021/P1, the entrance looks sensible, the unit is a perfect size for that area of Sandown High Street. I note that the facilities shown on the plan include a WC and store, which would be more than adequate to service the needs of a likely end-user such as solicitor, travel agent, estate agent etc.

We understand that there have been several successful conversions of formerly large retail units to incorporate a smaller retail unit and some residential accommodation, including Newport High Street where number 105-106 (formerly Warren James jewellers) is being modified to have a smaller shopfront to allow access for the conversion of the upper floors to residential use. This recent granting of planning permission would appear to set the precedent in terms of similar changes. Another example of this type of shared access is 14a Carisbrooke Rd, Newport which recently sold. The flat and shop share a front door, with internal doors to each component from there. This has not been seen as having a negative impact of tenants for either the shop or the flat.

Please don't hesitate to call or email me if you have any further questions.

Best regards



Gavin Chambers, Director  
 Gully Howard Commercial Property  
**(GCP low Limited)**  
 Suite 11 Salisbury Gardens, Dudley Road, Ventnor, IW PO38 1EJ  
 T. 01983 301 434  
 M. 07890 26 13 50  
 E. [gchambers@gullyhoward.com](mailto:gchambers@gullyhoward.com)

Director  
 Gavin Chambers BA (Hons)

GCP low Limited  
 (t/a Gully Howard Commercial Property)

Offices at:-  
 Ventnor, Isle of Wight

Registered Office: 11 Salisbury Gardens, Dudley Road, Ventnor, IW PO38 1EJ  
 Registered England & Wales No. 10213558