


SUPPORTING STATEMENT

✓	Design and Access Statement
✓	Planning Statement



Proposed NW Elevation



Proposal:-	Siting of a twin unit mobile home as a replacement dwelling.
Site:-	Standen Heath Farm, Long Lane, Newport, Isle of Wight, PO30 2NR.
For:-	Mr. & Mrs. N. Pragnell.
By:-	 Chartered Town Planner The Studio Newbarn Farm Sun Hill Calbourne Isle of Wight PO30 4JA aw@andrewwhiteplanning.co.uk
Date:-	September 2023.

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1.0 INTRODUCTION

1.1 On behalf of Mr. & Mrs. N. Pragnell (the applicants and landowners), Andrew White Planning Consultancy Limited has been instructed to assist with the preparation of this planning application seeking permission for the siting of a twin unit mobile home to be used as a residential dwelling in lieu of the previously approved replacement dwelling under reference 20/01595/FUL dated 29 December 2020.

1.2 The existing consent is described as follows:-

“Demolition of existing farmhouse; proposed replacement dwelling”

1.3 This consent includes one pre-commencement condition:-

“No development shall take place, until a method statement has been submitted to, and approved in writing by the Local Planning Authority, detailing the parking of vehicles for site operatives and visitors; the loading and unloading of plant and materials and the storage of plant and materials during construction. The statement shall be adhered to throughout the construction period.”

1.4 A condition discharge application was made in March 2023 under reference 23/00533/DIS. This was approved on 17 May 2023 and condition 3 was therefore formally discharged. Soon after the permission was implemented by virtue of demolishing the previous dwelling.

1.5 The applicants have reviewed the approved scheme, which was obtained by the previous landowners (the Isle of Wight Council) and feel that an alternative approach would better suit their requirements and circumstances. Ultimately, they wish to achieve a low profile, low impact and modest home that would integrate comfortably into the pleasant landscape setting of the site whilst delivering high environmental credentials in terms of energy conservation.

1.6 This Planning Statement has been produced to support the full drawing package by Matthew D Jones. The primary purpose of this Planning 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 in planning terms.

2.0 THE SITE AND SURROUNDINGS

2.1 The application site is located some 500m to the north of Long Lane. It is fairly isolated and is accessed via a long, unmade track forming a junction on the northern edge of Long Lane approximately 700m west of the Robin Hill roundabout. The footprint of the

former dwelling (now demolished) and location of the proposed dwelling have been circled in red below, with the access track shown by a red broken line:-

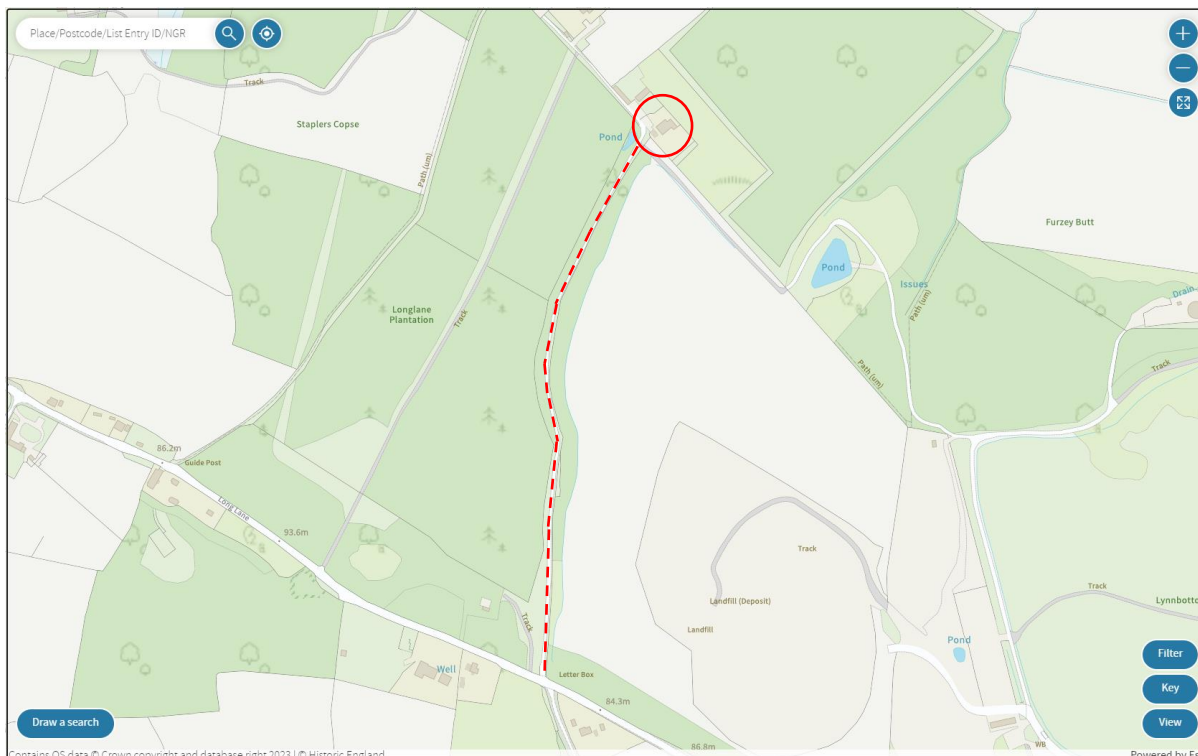


Image 1 – Location plan.

2.2 The former dwelling had been vacant for many years and had fallen into a state of dereliction as shown by the following photographs:-



Images 2 & 3 – Photographs of the previous dwelling prior to its demolition.

2.3 The former dwelling was demolished earlier this year by the applicants as part of their efforts to bring a sense of order to this site which had been neglected for a number of years leaving it hugely overgrown, unkempt and with a derelict property in situ. As can be seen from the following photographs the site is up together and is now ready to accommodate the applicants preferred scheme, subject to securing permission as part of this application.



Image 4 – Cleared and tidied site. The former dwelling and approved replacement dwelling being situated where the orange digger is parked.

2.4 In terms of the surrounding area, this is a combination of undulating countryside, fields and woodland. There is a scattering of barns and dwellings with the Lynbottom Household Waste Recycling Centre nearby. The closest neighbour is a fairly modern property by the name of 'Wood End' some 140m to the north-west.



Images 5 & 6 – Photographs of the nearest neighbour 'Wood End'.

2.5 The site is not subject to any specific protective designations, such as AONB, Flood Zone, Conservation Area, Ecological (SSSI, SINC etc.), nor are there any listed buildings in close proximity. The undesignated nature of the site is confirmed by the extract of the Councils Constraints Map inserted below, which also confirms that the site is outside of any defined settlement boundary and is therefore part of the Wider Rural Area (WRA) for the purposes of the settlement hierarchy. The map below does confirm that the property is on the very edge of an 'Allocated Landfill Extension: Allocated Extension to Lynbottom'. However, the site is subject to an extant consent for a replacement dwelling and the Council recently sold the land on the understanding that the potential expansion of the landfill site would not be realised.

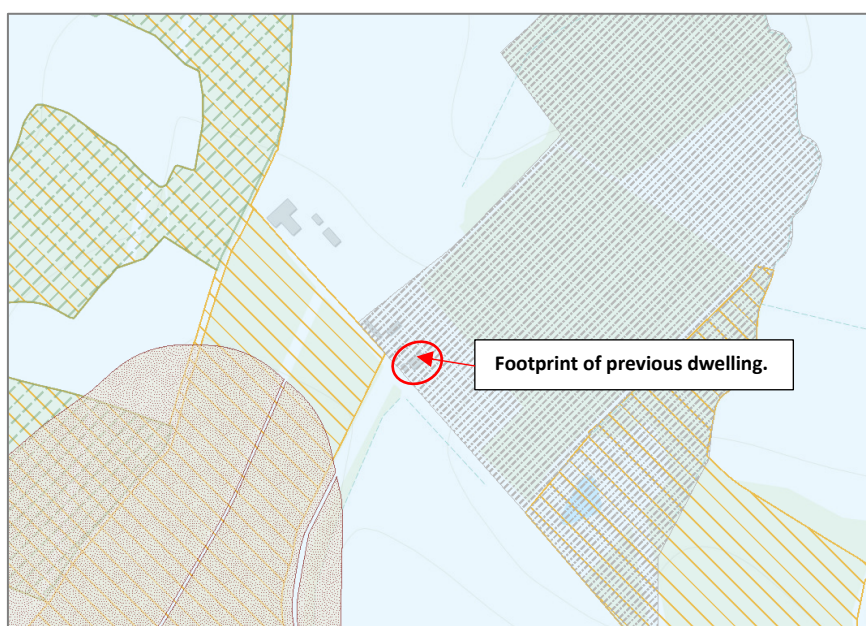


Image 7 – Councils Constraints Map.

2.6 **20/01595/FUL** - Demolition of existing farmhouse; proposed replacement dwelling at Standen Heath Farm, Long Lane, Newport APPROVED 29 December 2020. Below is an extract from the approved block plan. The one and only pre-commencement condition (No. 3) was discharged on 17 May 2023 under reference 23/00533/DIS. Soon after demolition occurred and therefore the permission is extant.

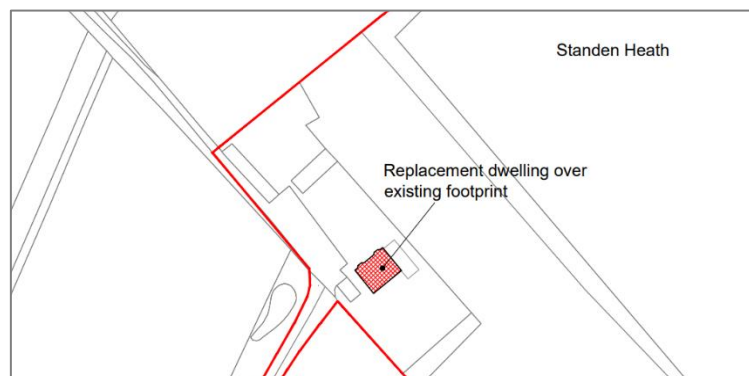


Image 8 – Approved site plan showing the replacement dwelling under reference 20/01595/FUL.

3.0 THE PROPOSED SCHEME

- 3.1 The lawful use of the site is residential and an extant consent exists to replace the former property, now demolished. This application simply seeks to provide a single dwelling in a different format. The applicants have good reasons, based on economic and environmental factors, for creating their dwelling by way of siting a twin unit mobile home (satisfying the definition of a caravan) on the footprint of the previous dwelling and also the replacement dwelling.
- 3.2 A caravan is defined in Section 29 of the Caravan Sites and Control of Development Act 1960 as any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any other motor vehicle so designed or adapted, but does not include a) any railway rolling stock which is for the time being on rails forming part of a railway system, or b) any tent.
- 3.3 Section 13 of the Caravan Sites Act 1968 extends the definition of caravan to include twin unit caravans, which must be (in order to meet the expanded definition) composed of not more than two sections, constructed, or designed to be assembled on site by means of bolts, clamps or other devices, and should not exceed 60 feet in length, 20 feet in width and 10 feet in height overall (size later changed see below).
- 3.4 The size limitation of caravans as originally set out in the Caravan Sites and Control of Development Act 1960 was updated through The Caravan Sites Act 1968 and Social Landlords (Permissible Additional Purposes) (England) Order 2006 (Definition of Caravan) (Amendment) (England) Order 2006. The Order introduced the following maximum dimensions:-
- Length (exclusive of any drawbar): 20 metres (65.616 feet);
 - Width: 6.8 metres (23.309 feet);
 - Height measured internally from the floor at the lowest level to the ceiling at the highest level: 3.05 metres (10.006 feet).
- 3.5 Most commercially manufactured static caravans and mobile homes are prefabricated in a factory and delivered to site, via a transporter, partially or fully finished. They have clearly been separately constructed and are capable of transport by road, thus conforming to the definition of a caravan is rarely an issue. However, caravans don't have to be made in factories and delivered finished. If access is challenging or for self-build caravans, the structure can be built on location (as proposed) but in order to conform to the definition of a caravan it must meet what are known as the construction, mobility and size tests
- 3.6 The proposed twin unit mobile home would not exceed the maximum dimensions listed above, therefore the size test would be satisfied.
- 3.7 The Construction Test relates to how the caravan is built on-site. A caravan must be 'composed of not more than two sections separately constructed' If the caravan is not

constructed in this manner it may be deemed a building. 'Separately constructed' means one half is built separately to the other, the whole must be constructed by the method of first having two separate halves. The two halves of a caravan can be made from many pieces but they must be assembled into two separate sections, then the 'last act' would be the assembly of those two sections to the whole. Due to the restricted access to the property the twin unit mobile home unit is designed to be assembled in two parts on site with the joining of these as the final act of assembly. As such, the construction test will be satisfied.

- 3.8 Once completed the proposed mobile home will be capable and have the structural integrity of being moved in no more than two sections. Therefore it conforms with the mobility test as well.
- 3.9 The applicants have taken their inspiration from 'Habitat Mobile Homes':-



Images 9 – 11 – Precedent images.

- 3.10 The proposed twin unit mobile home would be finished with timber cladding under a slate roof as per the examples included above. There would be a brick slip skirt resembling a brick plinth wall as well.

4.0 RELEVANT PLANNING POLICIES

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the provisions of the development plan unless material considerations indicate otherwise. In this instance the development plan is the Island Plan Core Strategy as adopted in March 2012. The proposed scheme will be evaluated below in light of the relevant policies once attention has firstly been drawn to the relevant paragraphs from the National Planning Policy Framework (NPPF).

NPPF

4.2 The updated version of the NPPF (from July 2021) stresses that high quality design is essential to the achievement of sustainable development as it creates better places in which to live and helps make new development acceptable to communities. Good design can contribute towards protecting and enhancing the natural and built environment; including making effective use of land and adapting to climate change including moving towards a low carbon economy.

4.3 **Paragraph 11** confirms the 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 130** states that decisions should ensure that new developments:-

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

Island Plan Core Strategy (IPCS)

4.5 The IPCS was adopted in March 2012. The Core Strategy sets out the Council's current policies and proposals for the development and use of land across the Island.

The following policies are considered to be relevant in the context of this proposal and these will be elaborated upon within the following chapter.

- 4.10 **SP5 (Environment)** – The Council will support proposals that protect, conserve and/or enhance the natural environment.
- 4.11 **DM2 (Design Quality for New Development)** - this states that the Council will support proposals for high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place. Development proposals are expected to optimise the potential of the site but have regard to existing constraints such as, inter alia, adjacent buildings and topography.
- 4.12 **Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity)** - The Council will support proposals that conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island.

5.0 ASSESSMENT

- 5.1 The remainder of this statement will assess the proposal against the relevant policies from the Island Plan Core Strategy and the NPPF in light of the following main considerations:-
- Principle of undertaking the proposed development;
 - Impact upon the character and context of the surrounding area;
 - Impact upon neighbouring properties.

Principle

- 5.2 The application site has historically included a residential dwelling at Standen Heath Farm. Moreover, consent has been granted for a replacement dwelling and that permission has been lawfully commenced by virtue of demolishing the old house.
- 5.3 This proposal simply seeks to provide a single dwelling but in a different format. The proposal is to create a twin unit mobile home of the highest quality on the footprint of the previous and approved replacement dwelling. There would not be a net increase in dwellings on the land and the siting of the proposed twin unit mobile home would not intrude into undeveloped countryside.
- 5.4 As such, despite this being an alternative form of residential accommodation compared to what previously existed and what has historically been approved the principle of stationing a twin unit mobile home should be viewed no differently and therefore be accepted as a matter of principle.

Impact upon the Character and Context of the Surrounding Area

- 5.5 Paragraph 130 of the NPPF states that planning decisions should ensure that new developments should function well and add to the overall quality of the area; be visually attractive and be sympathetic to local character and the surrounding landscape setting, **while not preventing or discouraging appropriate innovation or change**. Policy DM2 supports high quality and inclusive design to protect, conserve and enhance our existing environment whilst allowing change to take place. DM12 seeks to conserve, enhance and promote our natural environment.
- 5.6 The applicants have purchased the land with the benefit of planning permission for a replacement dwelling. They were attracted to the site by its overall tranquillity, sense of remoteness and landscape setting. They wish to create a modest home; that has a low profile and low impact and would nestle comfortably into the mildly undulating contours and natural environment.
- 5.7 The proposed low profile single storey unit, finished with natural timber cladding, would not appear prominent and would sit at ease within an environment that is dominant by vegetation as shown below. The proposed timber cladding would have good weathering qualities, very similar to the nearest neighbour at 'Wood End', which has integrated perfectly well into its setting as would the proposed accommodation.



Image 12 – Location of the proposed accommodation.

- 5.8 If considered necessary by the Council the applicants would be willing to provide details of additional landscaping as part of a condition of the planning permission. Such details could include hard landscaping within the curtilage (parking, patio, paths etc.) along with tree and shrub planting.
- 5.9 Paragraph 130 of the NPPF and Policy DM2 of the Island Plan Core Strategy share the common objectives of ensuring new development adds to the overall quality of an area, is visually attractive, sympathetic to the local character and surrounding environment and establishes or maintains a sense of place whilst allowing change to take place. The proposed accommodation accords with all these requirements.

Impact on Neighbours

5.10 Policy DM2 of the Island Plan Core Strategy states that new development should optimise the potential of land but have due regard to certain constraints including adjacent buildings. Given the single storey nature and modest scale of the proposed accommodation coupled with the separation distance of some 140m from the nearest neighbour it is not considered that the proposal would cause harm to adjoining properties.

Other Considerations

5.11 The proposed replacement dwelling will benefit from the utilities and drainage system that served the previous property.

5.12 This is a 'one for one' replacement dwelling which will not materially increase the amount of traffic entering and leaving the site.

5.13 Because this is a replacement dwelling the development will not need to make a financial contribution towards Affordable Housing or a Habitat Mitigation Contribution in relation to the Solent Special Protection Area.

6.0 CONCLUSIONS

6.1 This proposal essentially constitutes a 'one for one' replacement dwelling and is therefore considered to be acceptable as a matter principle.

6.2 The previous dwelling was no longer fit for purpose owing to dereliction and has been demolished pursuant to an earlier approval for a replacement dwelling.

6.3 The applicants bought the site with the benefit of planning permission for a replacement dwelling. They have reviewed that scheme and wish to provide their home in a different format that would have a lower impact and integrate at ease with the landscape characteristics of this rural area. The proposed unit would easily satisfy that objective.

6.4 It would certainly not give rise to any demonstrable harm in relation to the characteristics of the surrounding area or neighbouring living conditions. As such, this proposal fully accords with NPPF and development plan policies. It is therefore respectfully requested that this application is embraced by the LPA and permission granted without delay.