

## PLANNING, DESIGN & ACCESS STATEMENT

**Proposal:** Demolition of outbuilding; proposed self-contained annexed accommodation

**Location:** Little Hearn, Swains Lane, Bembridge, Isle of Wight, PO35 5ST

**Applicant:** Mr A. Perrin

**Date:** October 2023

### 1.0 INTRODUCTION

1.1 The applicant would like to demolish and replace an existing outbuilding with a purpose designed, self-contained annexed accommodation building.

1.2 The existing outbuilding has historic planning approval in place;

**P/00035/13 - TCP/12943/G - Description:** Proposed garden store/studio

### 2.0 DESIGN PROPOSAL

2.1 It is proposed to demolish/replace the existing outbuilding with a purpose designed self-contained annexed accommodation building proving a single bedroom with bathroom and open plan kitchen, dining & living space.

2.2 The proposed building will be constructed to current building regulation standards in respect of thermal and energy performance.

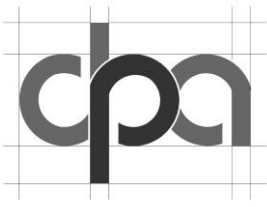
### 3.0 ACCESS

The property is served by the main highway (Swains Lane) with existing vehicular access and 3 off road car parking spaces available.

### 4.0 TREES

4.1 Trees are relevant to this application, the application area is covered by an Area TPO designation. Please refer to the enclosed arboricultural report produced by Woodside Tree Consultancy, for further details.





## 5.0 RELEVANT POLICYS

### 5.1 National Policy

**Section 11** – Making effective use of land

**Section 12** – Achieving well-designed places

### 5.2 Island Plan Core Strategy

**SP1** - Spatial Strategy

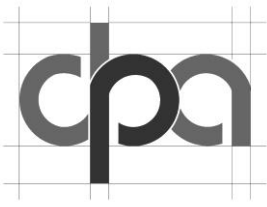
**SP2** - Housing

**DM2** - Design Quality for New Development

## 6.0 CONCLUSIONS

- 6.1 The proposed low-profile building is sensitively positioned and would provide for a unit of high quality self-contained annexed accommodation. The proposal embraces the qualities of the area and the constraints positively, allowing the development to sit comfortably into its environment whilst delivering ancillary accommodation improvements to the host dwelling.
- 6.2 It is a requirement of the National Planning Policy Framework that the presumption in favour of sustainable development is engaged. This means that permission should be granted for the proposed annex unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 6.3 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 modest development can be accommodated here without harm to the character of the locality or neighbouring residents according with the requirements of Policy DM2. The sites unique characteristics will allow successful assimilation within the locality.
- 6.4 No identifiable harm will be caused to residential amenity.
- 6.5 The access and parking arrangements are of a more than suitable standard to accommodate the use and its associated vehicular activity.





- 6.6 The proposed development fully accords with national and local development plan policies.
- 6.7 The applicant will enter into a Unilateral Undertaking (UU) to secure the required Habitat Mitigation Contribution (£390) towards the Solent Recreation Mitigation Strategy, which would be paid prior to commencement.
- 6.8 We have taken account of the councils latest Position Statement relating to Nitrates and the Solent SPA. With this in mind we are able to confirm that the proposed annex will drain to the Sandown Wastewater Treatment Works (WWTW) for processing and ultimate discharge via a long outfall into the English Channel. This ensures that the proposed development will not have any adverse impact on the Solent SPA.

**This situation is confirmed by Southern Water and a copy of their email is enclosed as part of the supporting documentation.**

- 6.9 It is therefore respectfully suggested that the Local Planning Authority can support the proposals accordingly and permit the proposals accordingly, subject to appropriate conditions relating to the Solent mitigation legal agreement.

**It is respectfully requested that should the LPA have any queries regarding the application proposals, that the appointed case officer makes contact with the agent at the earliest opportunity.**



**APPENDIX**

**(Site pictures)**



