

# **PLANNING STATEMENT**

OCTOBER 2023

## **INCORPORATING DESIGN & ACCESS STATEMENTS**

**Proposal:** Demolition of bungalow to create 2 new dwellings

**Location:** Cressida, Red Road, Wootton Bridge, Isle of Wight PO33 4PQ

**Applicant:** P & P Dale Ltd

## **INDEX OF DRAWINGS AND SUPPORTING EVIDENCE**

**PO/001: PROPOSED GROUND FLOOR & SITE PLAN (1: 100)**

**PO/001A: PROPOSED GROUND FLOOR & SITE PLAN (1: 200)**

**PO/002: PROPOSED FIRST FLOOR PLAN**

**PO/003: PROPOSED ELEVATIONS UNIT 1**

**PO/004: PROPOSED DRAINAGE & FOUL SEWERAGE**

**PO/005: PROPOSED ROOF PLAN**

**PO/006: PROPOSED ELEVATIONS UNIT 2 & STREET SCENE**

**PO/007: EXISTING PLAN & ELEVATIONS**

**PO/008: BLOCK PLAN**

## Introduction

In June 2022 CAD delta were instructed by P & P Dale Ltd to prepare a planning application for full permission for extension and conversion of Cressida to provide a semi-detached pair of houses. Planning reference 22/01088/FUL.

With comments from the Planning Inspector and the LPA taken into account a revised scheme will be submitted.



The existing property is a bungalow constructed circa the 1950/60s. Built of large painted concrete blocks with red brick quoins and a red concrete tiled roof. It sits on a generous sized plot with the addition of a detached garage built of painted blocks with an asbestos roof.

The revised approach is to demolish the existing bungalow and garage and construct 2 new detached dwellings, removing the overbearing impact on neighbouring property (Sighisoara) and creating dwellings with a 'sense of place'. Blending shape, space and material use.

This planning statement intends to support the design and make weight of previous comments to demonstrate that this application is acceptable in planning terms.

## **Location & Contextual Analysis**

Cressida is located on the eastern side of Red Road. Island Roads have confirmed that Red Road is a private street and go on to say , they anticipate due to the condition of the surfacing (not metalled) that the speed is likely to be 10mph. They have no concerns with the proposed parking.

Red Road consists of an eclectic mix of property styles, houses (some semi-detached and terraced) also bungalows (including chalets), some appear to have been constructed during the Victorian and Edwardian era and others more modern even within the last decade.

Refer to the block plan (PO/008)which shows the site outlined in red and its location relating to the High Street.

The High Street contains an assortment of retail outlets, places to eat, doctors surgery, vet and food retailers. Within walking distance are bus stops with links to Newport and Ryde.

## **Background and Planning History**

The site is not the subject of any specific protective designations such as AONB, Flood Zone, Conservation Area, Ecological (SSSI,SINC etc), nor are there any listed buildings within proximity. Please find enclosed letter from Planning Inspectorate (Environmental Impact Assessment).

It is, however, in the SPA Buffer Zone.

## **Details of proposals and design and access statement**

Full planning permission is sought for the demolition of bungalow (Cressida) to create 2 new dwellings

## **Elevations**

The properties will be sited approximately 7 metres back from Red Road.

The entrances for both units will be on the front elevation.

Windows and doors throughout will be white UPVC to match neighbouring properties.

All walls will be constructed of timber frame with brick finish.

Red brick will be used on all elevations with the addition of cream coloured brick quoins to mimic the style of the dwellings to the west side of Red Road.

(Type and colour to be agreed before commencement).

Patio doors to the rear of each unit in white UPVC.

Side windows and doors, the same, with the north side elevation of unit 2 and the south side of unit 1 using obscured glass.

Roof to be tiled in synthetic slates with terracotta ridge tiles, with the front porch synthetic slates to match.

Solar panels to be sited on the south side rooves.

## **The Site**

There is sufficient space at the front to provide 2 parking spaces along with hard and soft landscaping for each dwelling.

The rear garden will be divided using a 1.8m high close-boarded fence to provide a generous sized garden for each unit.

Cressida is connected to the main sewer and with agreement from Southern Water, unit 2 will share that connection.

Rainwater will no longer be connected to the main sewer. Each dwelling will be provided with a new soakaway and the addition of rainwater harvesting unit.

## **Floor plans**

### **Unit 1.**

The ground floor comprises an entrance hall leading to WC, living/dining room and kitchen with utility room.

The first floor comprises a landing, bedroom 1, with ensuite, bedroom 2, bedroom 3 and a family bathroom.

#### **Unit 2.**

The ground floor comprises an entrance hall leading to WC, living/dining room and kitchen with utility room.

The first floor comprises a landing, bedroom 1, with ensuite, bedroom 2, bedroom 3 and a family bathroom.

#### **Need for the proposed development**

There is a need for new housing on the Isle of Wight and Wootton is no exception. This brownfield site is within the defined settlement boundary and is well serviced by good transport links, shops, hospitality and doctors etc.

#### **Access**

Through the pre application process on the previous application (22/01088/FUL), Island Roads were consulted and they stated that an improvement can be made by removing existing vegetation, that a visibility splay of 2m x 22m will be required in both directions, that the parking bays for two vehicles will need to be at least 4.8m wide x 4.8m long and that the existing telegraph pole recommended to be relocated at the applicants expense.

With the new design there may be no need to move the telegraph pole.

#### **Use**

The proposed dwelling would fall into Use Class C3 (dwelling house)

#### **Amount**

Planning permission is sought for one additional dwelling providing three bedrooms.

## **Scale and appearance**

The volume of the two dwellings is proportionate with the street scene. The distance between neighbouring properties is 6 metres, minimising any overbearing impact that may have occurred in the previous application.

## **Landscaping**

The hard landscaping at the front will be adapted for the parking requirements with some modifications made to the path and gravel area. An element of soft landscaping in the form of shrubs and hedging will be retained and enhanced but not within the required visibility splays.

## **Relevant Planning Policies**

### **DM2- Design quality for new development**

In the previous application (22/01088/FUL) the policy gave concern to the overbearing impact on neighbouring property Sighisoara and the character and appearance of the area.

This application takes consideration of all points raised.

## Evaluation

This application can be determined based on these main issues:

- 1) The principle of increasing the density on this site, in this location using the criteria that sustainable development should be supported.
- 2) Consideration will be given as to whether the newly proposed demolition and the creation of two dwellings would cause discernible harm to the character and appearance of the area. There is an eclectic mix of properties and styles along Red Road and this more sympathetic design should complement and enhance the area.
- 3) If the new design, its layout, size and scale would have a detrimental effect on the amenities and living conditions of neighbouring properties. It is considered this development will not harm neighbouring properties.
- 4) Highway safety – refer to Island Roads report included within this application.
- 5) On-site or adjacent trees/hedges – there are none
- 6) Other matters

Carbon emissions. This site is very well connected with Wootton High Street being on one of the Islands main bus routes and Wootton offers all the necessary amenities that a householder and their family may require. The new builds will benefit with the addition of Solar to battery storage. The applicant as before will enter into a Unilateral Undertaking which will secure a future financial contribution toward the delivery of Affordable Housing. The same UU will also secure the required Habitat Mitigation contribution towards the Solent Recreation Mitigation Strategy, to be paid for before commencement.

To summarise, the proposed development would perform the necessary social and economic roles and whilst there may be some reliance on the car, the occupier could manage with the facilities on offer in Wootton and with the use of public transport, reach the island as a whole.

This development offers sustainable development.

Nitrates and the Solent SPA. Subject to approval from Southern Water, the additional foul waste will be connected to the existing sewer via the existing drainage on site. All rainwater will now discharge into soakaway and rainwater harvesting units.



## Summary

Cressida should be seen as a windfall site, offering two 3 bedroom dwellings relatively easily and quickly and with little impact.

The new build properties will provide a good design. The scale, size, design and appearance would sit comfortably and harmonise within the street scene and the wider area.

The new design layout will significantly reduce any impact on neighbouring properties.

The development will fulfil the need for additional housing and at the same time contribute to the Affordable Housing Fund and go towards mitigating the net increase of nitrates arising from new development.

We therefore, consider the new design meets the concerns of the LPA and trust permission will be granted.