

October 2023

Our Ref: TS.LPC.5726

Isle of Wight Council
Planning Department
Seaclose Offices
Fairlee Road
Newport
Isle of Wight
PO30 2QS

Dear Sir/Madam

Debnigo House, Springvale Road, Seaview, PO34 5AN
Alterations to dwellinghouse comprising installation of two windows to third floor north elevation, and creation of rear roof terrace

This Householder Planning Application has been submitted on behalf of Mr R Ambler ('the applicant') in respect of the proposed alterations to the property comprising installation of two windows to the third floor north elevation together with creation of rear roof terrace at third floor at Debnigo House, Springvale Road ('the site').

The following supporting documents are enclosed in addition to this Statement (which includes the Design and Access Statement, Heritage Assessment of Significance and a Statement on Flood Risk):

Planning Application Form;
CIL Additional Information Form; and
Application Drawing Package.

The requisite Planning Application Fee of £206 has been paid by online bank transfer via the Planning Portal.

Site and Surroundings

The property subject to this application comprises one of four separate dwellings that have been created through the conversion and extension of the old Springvale Hotel which ceased trading in 2010 (Planning Application ref: P/01296/18, approved 25 January 2019).

Debnigo House comprises the easternmost property of the four and is therefore 'end of terrace'/semi-detached. The dwelling is set out over 4 storeys (excluding basement/lower ground floor).

The property (and group of dwellings) is not listed, nor is it located within a conservation area. However, given the building's prominence within the street scene it is considered to represent an important, prominent building

sandwiched between two listed buildings. Haven House, a private dwelling, is located to the east of the property and is Grade II Listed (ref: 1274151).

The property benefits from off-street garage and driveway parking and is accessed directly from Springvale Road.

It is also located within Flood Risk Zone 3. There are no further constraints.

Following completion of the approved development, Debigno House has since been sold off separately to the applicant and therefore comprises a separate dwelling (hence the submission of a Householder Planning Application to deal with these minor proposed alterations/additions).

Planning History

A number of planning applications have been submitted and/or decided on the former Spring Vale Hotel & Restaurant, however, the following are of particular relevance to this planning application:

Reference	Description	Status
P/01296/18	Conversion and extension of Springvale Hotel to provide 4 dwellings and associated works (corrected site address) (revised plans)	Approved 25/01/2019

It is worth noting the following comments were made within the Officer's Report for the approved application which has since been built out:

Impact on the setting of adjacent listed buildings

The alteration and adaption of this building and proposed landscaping works to its curtilage would overall preserve and enhance the setting of these listed buildings in accordance with the aims of policies DM2 and DM11 of the CS, the NPPF and the requirements of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Impact on neighbouring properties

The proposed rear extension and balconies and additional of the side open porch would not have any adverse impacts on the living conditions and amenities of neighbouring properties, in particular Springvale House and Haven House...privacy screens can be incorporated along the side edges of the balconies to direct views from these external areas rearwards and away from the immediate rear of the adjacent listed buildings, it is considered the privacy of neighbouring residents would not be harmed.

Proposed Development & Planning Assessment

It is proposed to create two new window openings to the top floor north elevation that are in-keeping with the existing vernacular in order to improve internal daylight levels and overall standard of accommodation, further benefitting from the excellent views out over the Solent.

The size and design of the proposed windows has been carefully considered to reflect the existing architectural style and design of the property and its context. In addition, the new windows will not have any impact on neighbouring properties in terms of privacy/overlooking and general amenity.

In addition, it is proposed to create a roof terrace to the rear of the property at third floor level. The property already benefits from openable doors out on to the flat roof area, and the proposed arrangement will ensure privacy/overlooking to neighbouring properties is unaffected as views will be directed rearwards and away from the adjacent buildings and/or terraces.

Photographs of the dwelling are provided below to give some context to the proposed alterations:



Figure 1: Front elevation



Figure 2: Internal view of front elevation existing windows/doors looking seawards



Figure 3: Existing rear roof level with existing access doors



Figure 4: View from rear roof level looking southwards

Assessment of Significance

The application site is not listed but is located next door to Haven House (Grade II Listed, ref: 1274151).

The existing building which was formerly used as the Springvale Hotel is situated to the south of Springvale Road, Seaview overlooking the Solent towards the mainland. The hotel ceased trading in 2010 and since becoming vacant, has been converted into four residential dwellings.

The Seaview Hotel was created in about 1990 by the amalgamation of a pair of substantial late Victorian semi-detached 5 storey dwellings. The hotel was built to display an Italianate styling to the front and side elevations still retain some of their original classic detailing and appearance in spite of some minor 'modernisations' and deterioration.

To the rear the property has been altered to such an extent that the building has lost most of its original identity.

Early plans suggest that the present building was constructed following demolition of earlier buildings on the site in second half of the 19th century. The pair of semidetached dwellings were of a five storey construction finished to the front and side in a highly decorative Italianate style and demonstrated substance.

Although larger in scale than the earlier two storey houses situated on each side, the property contributed to the variation within the street scene.

The dwelling (and wider building) is not listed, but is considered to represent an important building in the street scene. The newly proposed windows to the front elevation on the top storey are in keeping with the wider design and will not impact the adjacent listed building.

Haven House to the east was first listed: 18-May-1972 with the below listing:
“Formerly known as Olga House. Circa 1830 villa. Two storeys stucco faced flanked by pilaster strips, plinth. Low pitch hipped slate roof, wide eaves. Four windows, two in shallow bow through both storeys to East, recessed, sash, glazing bars intact. The entrance was previously obscured by a Victorian conservatory. Recessed door of six fielded panels, semi-circular fanlight. To East slightly later stable wing with cornice and parapet, one window with later glazing bars”.

The proposed works, which comprise a minor variation to what has already been approved, will help to preserve and enhance the setting of both listed buildings. The alterations are modest and create no new impact compared to what has already been approved on the site.

The proposals therefore preserve and enhance the surrounding heritage assets.

Flood Risk

The site is located within Flood Risk Zone 3. However, the works proposed in this application are all located on the top floor of the dwelling.

Conversion to residential use has already been accepted by previous planning decisions. The proposed rear roof terrace amenity area is located at higher level within the building, and therefore the proposals do not have any potential to impact flood risk in accordance with local and national policy.

Impact on the character and appearance of the area

The proposals comprise minor additions to what has already been approved. The proposed works are considered sympathetic and in keeping, and materials can be used to control the use of exterior materials and the design and appearance of any new architectural elements such as windows and balustrades.

The proposed works would therefore not have any greater impact on the area than the development already approved and constructed, with no impact on the streetscene.

Therefore, it is considered the proposals would enhance the character and appearance of the existing building, its setting and the surrounding area and seascape in accordance with the aims of Policies DM2 and DM12 of the CS and the Framework.

With regards to impact on neighbouring amenity, the two new window openings to the front elevation will have no effect on neighbouring amenity. Similarly, with regards to the proposed rear roof terrace, given that a condition can be used to secure privacy screens to the side of the rear balcony, the proposals maintain neighbouring amenity in accordance with Policy DM2 of the CS and policies within the NPPF.

Conclusions

For the reasons set out above, the proposal is considered to comply with the requirements of the Development Plan.

The proposed development is considered to be acceptable in principle, and not considered to result in any significant adverse impact on the character and appearance of its surrounding context, residential amenity, or the environment to warrant refusal.

Given these positive credentials I would urge you to approve this application submission without delay, and should you need any assistance during the determination period please do not hesitate to get in touch.

Yours sincerely



Tom Sadler
Director
LPC Ltd