

Combined Heritage / Planning Design and Access Statements:

18 Clatterford Shute, Carisbrooke, Newport, Isle of Wight, PO30 1PD

To be read in conjunction the submitted plans:
2368-PL-1/1 (As Existing) and 2368-PL-2/2 (As Proposed)

1. Introduction / Site Locality /Planning History

- 1.1 The application site is a quiet semi-rural setting located on Clatterford Shute just off the main Clatterford Road. The site falls within an Area of Outstanding Natural Beauty (AONB), and the Carisbrooke Conservation Area. The property has some period character but is not listed or of any significant historic importance.
- 1.2 The site frontage has a gated access with a gravel driveway leading to the front garden and detached garage that sits adjacent to the dwelling. The domestic curtilage of the property is generous (approx. 0.12 hectares) especially considering that the dwelling has a very small footprint area of only 50m². This is illustrated on the submitted site and block plans.
- 1.3 The existing dwelling is a semi-detached two storey cottage, constructed from multi-red bricks underneath a slate roof. The property was extended with a two-storey addition for which planning permission was obtained on 20.07.2005 (IWC Ref: TCP/12178/G, P/01079/05). It should be noted that this approval was for a 6.2m wide extension; however the previous owners at that time decided to build a much smaller addition measuring only 3.5m in width. The application also included the detached timber garage outbuilding referenced above.
- 1.4 The adjoining neighbouring property (No.20) has had a number of substantial extensions added to both the side and rear elevations. These comprise of single and double height brick constructions underneath flat roofs, a porch canopy roof and linked shed.
- 1.5 Existing Photographic references:



Front elevation & adjoining property No.20



Front elevation showing the detached garage.



Rear elevation showing the extended adjoining property (No.20) beyond.



Google street view of Clatterford Shute facing South-East.
Neighbouring Property No.20 visible.



Google street view from Clatterford Shute facing North-West.

2.0 The Proposed Development / Access Issues and Relevant Planning Policies

2.1 The current owners are a family of four and the existing dwelling is too small and unsuitable for their needs. In particular the current living space is too cramped, and the kitchen is unworkable. A range of feasibility designs were prepared to explore which options will work best for their requirements before settling on the submitted design. The proposal seeks permission to construct a two-storey side extension to the same proportions of the 'as built' 2005 addition, and a smaller single storey lean-to. This will allow for a complete reconfiguration of the ground floor layout and will achieve a much improved kitchen / diner space and separate living room. The single storey addition will provide a utility room with w.c, and a side entrance door with space for shoes and coats. The front door will be repositioned to the centre of the dwelling and would be covered with a canopy roof supported on oak posts. At first floor level the extension will allow for a new master bedroom, providing the family with three decent sized bedrooms as opposed to two and a very small box room.

2.2 To prevent the front elevation from looking too hemmed in and over developed, the existing garage outbuilding is to be demolished and relocated. This will also present the opportunity to improve the site access by providing space for vehicles to turn around on site much more easily as illustrated on the submitted drawings. The driveway and turning area would be covered with a cellular confinement system by 'Cellweb TRP', and filled with 15-20mm angular gravel. This system will create a stable, load-bearing surface for traffic and footfall whilst providing a free-draining SuD'S compliant finish. A replacement garage / workshop outbuilding of a similar footprint area would be rebuilt away from the dwelling, parallel to the southern boundary. To compliment the rural setting the garage has been designed as a traditional timber post and beam structure, finished with a rustic natural timber weatherboard and matching slate roof.

2.3 It was an intentional decision to blend all of the newer house additions with matching and new materials to provide a uniform appearance, and honour what was the original cottage by leaving it untouched to retain all the period character. To achieve this the bricks used on the 2005 extension are still widely available, and therefore it will be possible to blend the new brickwork at ground floor level without causing an untidy, haphazard result. At first floor level the walls are given a natural timber weatherboard finish to further distinguish the new from the old and improve the overall building aesthetic. We consider these appropriate materials for the property and setting, and feature on many of the neighbouring cottages and outbuildings.

2.4 The applicants made an initial pre-application submission to engage with the Planning Department before proceeding with the preparation of more detailed designs (application ref: iw22/11/20669). The feedback received reads:

“Whilst the proposal would result in the footprint of the existing dwelling more than doubling, the slight set back nature of the existing extension would ensure that the resultant building would not appear elongated or out of proportion. In addition, the dwelling benefits from a large curtilage that wraps around the rear, side and front of the cottage, ensuring that the resultant building would not appear cramped or over developed.”

We appreciate that at this time the single storey utility addition was not included in the pre-app discussions, but the submitted design has kept this element as small as possible, and the relocation of the garage as noted in 2.3 would mitigate its impact.

“Care should be taken with the proposed materials to ensure a good match with the existing extension.”

To ensure this is achieved a blend of matching and new materials will create a seamless wall and roof finish as detailed in 2.3.

“Officers therefore consider the proposal to be acceptable in accordance with the Policies of the Island Plan Core Strategy.”

2.5 The scale of the development has been kept modest but will provide the applicants with a more functional long-term family home. Given that the 2005 planning approval was for a much larger two storey extension than what was actually built, the scale of the submitted proposed development would result in something not much bigger; and arguably of greater architectural merit. The proposal will not detract from the reasonable use and enjoyment of the adjoining or neighbouring buildings, and the visual integrity of the surrounding area and landscape has been respected in terms of scale, layout, materials, and detailing. These careful considerations would improve the existing dwelling in accordance with Policy DM2 - Design Quality for New Development, and by consequence, there would not be any detrimental effect to the Conservation Area or the wider AONB setting in accordance with Policy DM11 – Historic and Built Environment, and Policy DM12 – Landscape.