

13 November 2023

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

Dear Sir/Madam,

SUPPORTING STATEMENT

PROPOSAL	External alterations including new front door.
SITE	Downs View, Thorley Road, Yarmouth, Isle of Wight, PO41 0SH.
APPLICANT	Mr and Mrs. Rust.

This letter is written in support of a straightforward Householder application to alter the east and south facing elevations of the current dwelling. Ordinarily these works would have been 'permitted development' not requiring consent, but a condition imposed on an earlier permission under reference P/01909/10 removed permitted development rights for new windows or other openings.

The applicants are fairly new to the property and having now got used to living there they have identified some issues that they wish to address including the creation of a recognisable entrance and to make some fairly straight forward window adjustments.

The property in question, currently known as 'Downs View', is located on the western side of Thorley Road approximately 40m south of the junction with Bouldnor Road (A3054). The general whereabouts of the property is identified on the aerial view opposite:-



Image 1 – Aerial view.

Previous owners obtained planning permission under reference P/01909/10 - TCP/07432/F on 25 March 2011 for works described as:-

“Alterations; single storey extension to form garage and utility room; new roof to provide two bedrooms, bathroom, storage and en-suite bedroom.”

This permission was implemented. It included the following condition:-

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), no windows, dormer windows or other openings (other than those expressly authorised by this permission) shall be constructed.”

The reason for imposing that condition being:-

“In the interests of the privacy and amenities of the neighbouring properties and to comply with Policy D1 (Standards of Design) of the Isle of Wight Unitary Development Plan.”

Reading between the lines there appeared to be some concerns at the time of dealing with the 2011 scheme in relation to first floor/dormer windows. Therefore to address those concerns the Council removed future permitted development rights for windows so that any new windows, beyond those approved in 2011, would require permission and could therefore be assessed and controlled by the Council. We get the impression that the intent was to mainly control first floor windows, but the condition doesn't state that.

Looking at the proposed works, the applicants have identified three priority areas as will be explained below.

1. To create a specific and purposeful main entrance. The entrance to Downs View is currently problematic. There is a door on the main east side (front) elevation at its northern end, which serves what used to be a garage but it opens onto a windowless storage area which cannot be considered a main entrance. Currently, the main entrance into the property is located on the windy south-west side through some patio doors on a dangerously slippery wooden deck. This is not an obvious way into the house and its not very safe. However, there is an easy solution to this problem. On the main east side, there are three windows and the middle one is perfectly located to become a graceful main entrance. This east side is where the cars park and where people would more naturally enter the house. It is also much more pleasant as it is near to the kitchen and away from the prevailing winds. The aperture is currently 160 cm wide and would easily accommodate a graceful two panel glass door, similar to the

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one at Westward, just down the road. In short, this proposal makes for a far more attractive, more ergonomic layout.

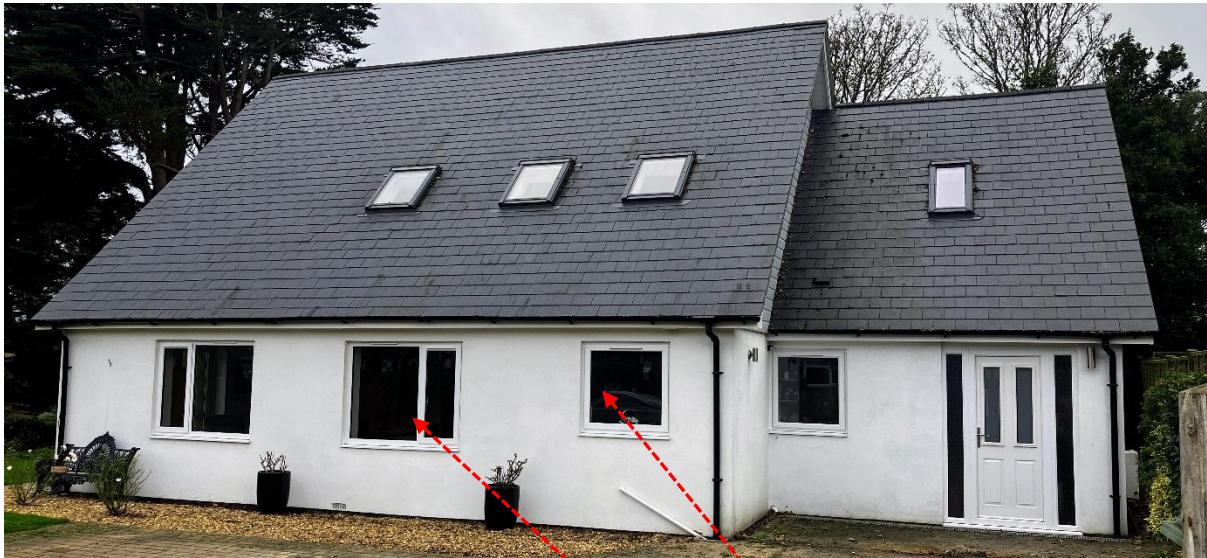


Image 2 – Current front elevation (east).



Image 3 – Existing front elevation.

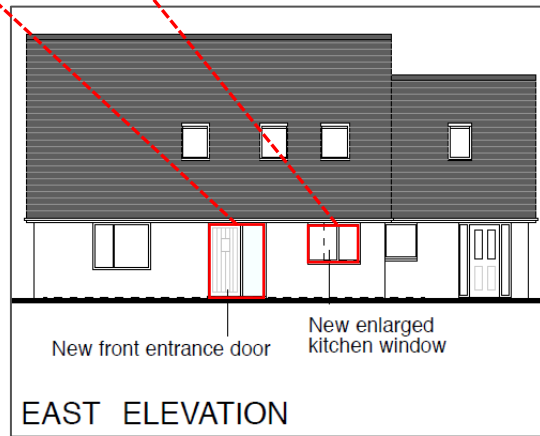


Image 4 – Proposed front elevation.

2. It is also proposed to bring some parity to the front elevation by altering the kitchen window immediately to the right of the proposed front door. The window would be widened and the style of the window changed so that its complementary of the other windows.
3. This south side faces into the garden and beyond towards the marsh and downs. It currently contains a small set of glazed patio doors which flap in the breeze and greatly restrict the view. The current width of these patio doors is a mere 156cm wide. The proposal is to widen this opening by 50% (78cm) and install a much more stable sliding



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door arrangement. This proposed minimal change will not be noticed from the surrounding fields and will have no effect upon the landscape.



Image 4 – Current side elevation (south).

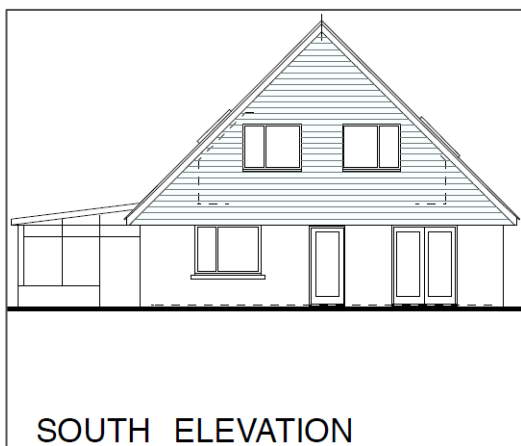


Image 5 – existing south elevation.

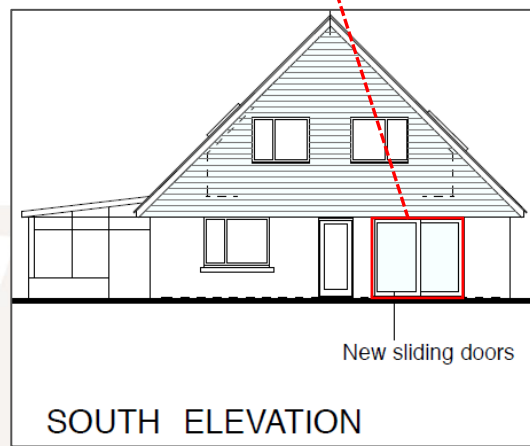


Image 6 – Proposed south elevation.



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We recognise that the property is located within the Area of Outstanding Natural Beauty (AONB). One of the objectives for such a designated area being to promote dark skies and therefore minimise light pollution. In this case, the property sits amongst other dwellings. Whilst there would be a net increase in the surface area of glazing this would not be significant by any stretch and would not materially increase the extent of artificial lighting spreading upwards to the detriment of the dark skies initiative. In other respects the proposed sliding doors within a wider aperture in lieu of the current French doors would not be visible and certainly not detrimental to the appearance of the current dwelling.

The works to the front elevation are influenced by the requirement to create a legible means of access. The door at the north end of the building on the front elevation is poorly connected with the internal layout. The applicants and their visitors tend to use the French doors in the south elevation as the main entrance, but that isn't ideal for a host of reasons. Therefore, we assert that creating a front door as shown would not only create a more identifiable and distinct entrance but it would also create a more attractive front elevation with a centrally placed entrance door flanked by two windows, one of which is shown to be a new enlarged window of a matching style.

On the basis that the proposed alterations are at ground floor level and either face towards the road or into the applicants garden, it is our strong assertion that the proposed arrangement would not give rise to any overlooking to the detriment of neighbouring amenity.

For the above reasons, we politely request that the Council grants consent for the specified works at the earliest opportunity.

Yours faithfully,

Andrew J. White

Andrew White

Andrew White Planning Consultancy Ltd.



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