

PLANNING, DESIGN and ACCESS STATEMENT

14/11/2023

31b & 31a Marsh Rd, Gurnard, PO31 8JQ

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Property History

- 1988** Outline planning consent was obtained to demolish the existing café/bar/shop and construct single storey 3 bed bungalow with attached café/shop. TCP/12204D
- 1991** Detailed planning was obtained for the above and implemented in 1992
- 1993** Consent was obtained to form 2 x 1st floor bedrooms above the residential part. Implemented 1993/94 TCP/12204J
- 1994** Planning consent was obtained to build 90mtr sq extension and associated site works. Implemented (by way of highway entrance and formation of car parking). TCP/12204/K/MB/1867
- 2002** Consent was obtained and implemented to create dormer and balcony on north elevation which gave a 6th bedroom to the residential part (3 ground floor/3 first floor) TCP/12204/M
- 2003** Amended design for the 90mt sq extension approved. Implemented 2004
- 2003** Consent obtained to include new balcony on north east elevation and Alterations to the roof space to provide separate first floor flat. Implemented 2004 TCP/12204P
- 2005** Consent was obtained to raise the house ground floor level and alter the roof and balcony. Implemented TCP/12204/S Floor level 3.290 AoD
- 2006** Consent was obtained and implemented to raise and alter ground floor (residential part) layout to provide separate kitchen facilities & form two bedrooms (to replace the two bedrooms lost to the creation of the kitchen and dining room) where the shared (residential/commercial) kitchen was positioned. TCP/12204/S
- 2022** Consent was granted to demolish part of the restaurant and the 1st floor **C3** residential flat and construct a new detached residential unit and a detached **A3** restaurant. Also demolish the holiday accommodation and reconstruct at a higher ground floor level of 3.9AoD
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June 2007 the residential house was leased together with the restaurant. The tenant occupied the house with his family. In April 2010 the lease was transferred to another tenant who in the period 2010 to 2020 made considerable alterations, without planning consent, to the property. In 2010 the commercial kitchen was moved to a new position. In 2011 the area between the adjacent garage and restaurant was enclosed. In late 2013 the residential kitchen was removed to form a bedroom, and a

bathroom was constructed in the residential lounge . . . for b&b use. In 2013 the residential house was incorporated with the adjacent restaurant under one rateable non-domestic valuation (although it was in two separate parts).

EXISTING

October 2020 In the period October 2020 to December 2020 the residential part has been returned to the approved 2006 floor plan.

Since January 2021 the restaurant area has been partly returned to the 2006 floor plan. The building connecting the garage and commercial kitchen has been demolished, the sub-standard commercial kitchen has been removed and replaced with the 2 x bedrooms as per the approved plan, other than the 2 bedrooms are accessed from the commercial part and are disconnected from the residential part.

The **C3** residential house now comprises **Ground Floor**: lounge, kitchen/diner, office and one bedroom. **First Floor**: 2 bedrooms both with en-suite shower rooms.

The existing ground floor of this proposed application area consists of two C3 en-suite bedrooms, lounge/diner, kitchen & W/C and the first floor consists of one C3 family size en-suite bedroom and one single bedroom.

PROPOSED :

1. Demolish roof of C3 1st Floor Flat Bedroom and raise 1st Floor and roof by 1.3mtr. Construct new ground floor at 3.9AoD. Connect ground and first floor to provide 3 x C1 bedrooms for b&b / self catering accommodation.

2. Demolish roof of C3 1st floor flat and convert A3 redundant restaurant to garage/store/wet room and entrance (to new 1st floor C3 residential unit).

3. Construct new detached single storey A3 Restaurant.

1. The ground floor level of the **C3** adjacent house (outside this application) was raised to **3.2AoD** in 2006/7 under TCP/12204S and the owner is proposing to do the same with the original restaurant area (constructed 1992) to make that part of the property more resilient to flooding. The proposal is to raise the ground floor level from 2.6 to **3.9AoD**. In addition it is proposed to connect the ground floor accommodation to the **C3** first floor accommodation, so the ground floor seaward facing bedroom, and the two first floor bedrooms can be used for **C1** B&B, or for self catering holiday accommodation. This will provide a 1st floor level of **6.5AoD** which will provide safe refuge for occupants of the ground floor bedrooms in the event of an unexpected flood event. The north facing balcony at first floor level will provide a platform for evacuation.

2. It is proposed to convert the existing **A3** restaurant extension to **C3** garage/wet room/entrance and demolish the **C3** first floor flat constructed 2006/7 and replace with smaller **C3** 2 bed flat. Also construct new detached single storey 96mtr sq **A3**

restaurant and one replacement **C3** dwelling of 96mtr sq floor area at floor levels 3.9A0D

HIGHWAYS

Presently the roadside car park and seaward side car park provide 36 car spaces which is **now amended to 23 car spaces which is adequate to serve the** boat yard, proposed reduced restaurant area, residential unit and proposed holiday accommodation. The site is less than 100mtrs from bus stops to Cowes and Newport. The attached **C3** house (**outside this application**) has an additional 3/4 car spaces. **Please note the applicant has provided 6 resident car spaces between The Luck bridge and the entrance to the subject site as a community benefit.**

LANDSCAPE

It is not envisaged that the proposed planning development would cause significant change to the existing site layout. The existing sea defences have been constantly maintained and improved throughout the period of the present ownership and it is intended to maintain and improve in the future to protect not only this application site but also the neighbouring properties along Marsh Rd. The existing sea defences are in good order and designed to return wave overtopping water to sea.

ENVIRONMENTAL

The application site is positioned within an area designated **Flood Zone 3**. Obviously the main reason for this application is to make the business / property more resilient to flooding and thereby ensuring a sustainable future. Presently the existing property (restaurant) is at great risk of flooding and the necessary investment needed to make the business premises operational is too great when weighed against the flood risk.

The proposed application does not create anymore bedrooms or bedroom area than presently exists or previously existed within the adjacent house, the 1st floor flat and the ground floor of the application site.

The proposed new ground floor level of **3.9AoD is 1.3mtr** higher than presently exists which in itself makes the property less likely to flood. The single storey A3 restaurant unit will be of lightweight construction and capable of being raised in the future if circumstances require.

Connecting the ground floor and first floor by way of staircase of the **C1** accommodation will provide safe refuge **6.5AoD** in the event of a severe flood engulfing the ground floor.

A first floor balcony of 10mtrs x 2.4 mtrs also at 6.5AoD would also provide an evacuation point if rescue became necessary.

Contamination. The site is not known to contain any contamination and extensive ground works carried out during the present ownership at the site over the last 30 years has never exposed contamination of concern.

Separate Flood Risk Assessment & Evacuation Plan attached.

BUSINESS PLAN

The proposed plan, if approved, will allow the new business owners to also have three C1 en-suite b&b rooms all with sea facing views and sea facing balconies. Or alternatively, self contained holiday accommodation should similar covid lockdown situations occur in the future. Accommodation income is essential to the future survival of the business, as it has been in the past.

The restaurant will diminish in floor area but will allow a breakfast location for b&b guests and a day/evening café or restaurant facility with internal table and seating for 30-35 people and additional seating in the garden area.

EXTERNAL FINISHES & ADDITIONAL INFORMATION

C1 Building The external elevations of the C1 unit will be render finish on masonry walls in white colour to the ground floor, and first floor level it will be black Hardie VL plank cement/fibre board or similar. The windows and doors to be powder coated aluminium in black. The roof cladding will be Vieo metal roof system or similar (visually appears as zinc).

C3 Residential Building Ground floor rendered masonry walls painted white with 1st floor Engineer designed steel & timber frame construction with Hardie VL Plank, or similar, external cladding – colour to be agreed. Windows and doors to be black powder coated aluminium. Roof cladding Vieo metal roof system.

A3 Single Storey Restaurant White rendered walls with black powder coated windows and doors. Hardie VL plank to gables (anthracite colour).

The proposed buildings are to be built to a standard exceeding the Approved Documents Building Regulations of the day with expected excellence for SAP ratings. It is proposed to use the latest heat recovery and power generation systems.

The ground floors and first floors will have under floor heating. The ground floor walls will be built to withstand flood water. Appropriate wall and floor finishes will allow reduced reinstatement costs if the property experiences a flood event.