

SUPPORTING STATEMENT

✓	Design and Access Statement.
✓	Planning Statement.



Proposal:-	Proposed detached dwelling.
Site:-	Windy Ridge, Bouldnor Road, YARMOUTH, Isle of Wight, PO41 0UP.
For:-	Andrew and Inez Newman.
By:-	<p style="text-align: center;">AW ANDREW WHITE — PLANNING CONSULTANCY — Chartered Town Planner The Studio Newbarn Farm Sun Hill Calbourne Isle of Wight PO30 4JA aw@andrewwhiteplanning.co.uk</p>
Date:-	Decemeber 2023.

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1.0 INTRODUCTION

- 1.1 Andrew White Planning Consultancy Ltd is instructed by its clients, Andrew and Inez Newman, to prepare and submit an application for full planning permission to construct a detached family home within a large residential plot forming part of the applicants existing property by the name of 'Windy Ridge'.
- 1.2 The garden to belonging to 'Windy Ridge' is disproportionately large when compared to many other properties along this built-up frontage from east to west. As such, the applicants have identified the potential to design and create a self-build home as supported by national and emerging local policy, particularly recognising their ongoing personal and health circumstances that have motivated them to explore the construction of a purpose designed dwelling on the basis of being a 'home for life' whereby it can be easily adapted to suit their evolving requirements.
- 1.3 Despite being outside of the defined settlement boundary for Yarmouth it is very close-by. As recognised by the Councils case officer the site is sustainably located owing to the connectivity credentials between the proposed dwelling and the various facilities and amenities within the Yarmouth Rural Service Centre either on foot or via public transport (bus). The proposed plot also forms part of a built-up street scene with various dwellings immediately to the east and just further along to the west. As such, this is considered to be a suitable and sustainable location for the proposed dwelling.
- 1.4 In essence, recognising the presumption in favour of sustainable development, the local planning authority can only justifiably withhold granting permission if it can be evidenced that the construction of the dwelling as proposed would result in significant and demonstrable adverse impacts.
- 1.5 We explored the feasibility of the proposed dwelling with the Council through its pre-application process under reference iw21/11/12555. The feedback was supportive and encouraging of developing the site with a well-designed house. Working collectively with Matthew. D. Jones Architectural Services, Woodside Consultancy and Mayer Brown we have created an application that can be supported recognising the presumption in favour of sustainable development. The proposed dwelling has been specifically designed to take account of certain constraints including topography, trees and flood risk. Far from having any adverse impacts we assert that the proposed design would make a positive addition to the local area where there is already a strong presence of housing. As such, the proposed dwelling would be perfectly acceptable in respect of the following key issues:-
- It would be situated in a sustainable and well connected location;
 - It would be situated in a visually enclosed residential plot not intruding into agricultural/marsh land;
 - The design would complement the host property and the variable character of the wider street scene;
 - Tree's and features of ecological importance would not be harmed;
 - The dwelling can be accessed safely;

- Flood risk and drainage have been fully accounted for;
- No neighbouring properties would be impacted upon.

1.6 The purpose of this Statement is to examine the planning merits of the proposal, having regard to the provisions of the Development Plan and other material considerations, including the National Planning Policy Framework (NPPF).

2.0 SITE AND LOCATION

2.1 Windy Ridge is a substantial detached residence within a large curtilage on the southern side of Bouldnor Road some 30 metres west of its junction with Thorley Road. The following location plan identifies the location and extent of the curtilage belonging to Windy Ridge (red line) with other land owned by the applicants on the opposite side of the road outlined blue:-

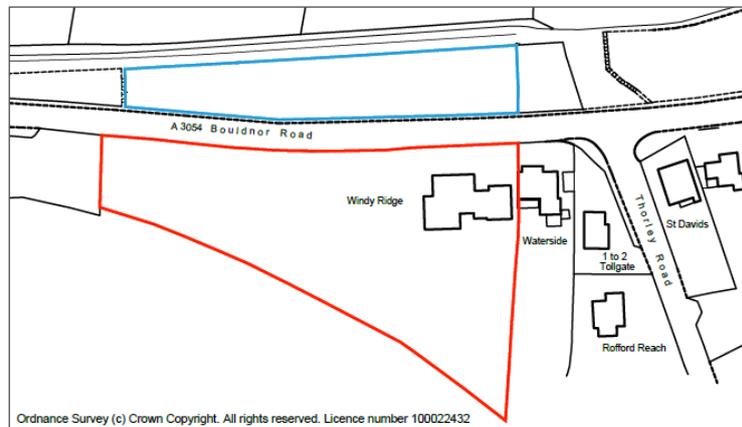


Image 1 – Location plan.

2.2 It was constructed fairly recently as a replacement dwelling. Although mainly appearing as a two storey property with a link attached garage, it actually has accommodation over four levels including basement and loft accommodation. It has a classic style with Georgian influences constructed of red brick under a grey slate roof. Owing to its style, scale and attention to detail it makes quite a striking and positive addition to the street scene. It also includes a variety of outbuildings including double garage/car port to the west.



Image 2 – Photograph of the frontage.



Images 2 & 3 – Photographs of the side and rear.

2.3 The proposed dwelling would be situated on an area of existing gravel driveway across the footprint of an existing double garage/car port structure as show here:-



Image 4 – Photograph showing an existing garage/car port to be demolished to accommodate the proposed dwelling.

2.3 Bouldnor Road is a highly variable sub-urban/coastal residential location comprising principally of a linear arrangement of different property types and styles along its southern edge extending from St. Swithin's Crescent to the east through to The Mount to the west.



Image 5 – Map showing the proposed plot in relation to the local pattern of development.

2.4 Below are numerous photographs showing the extent of building variation in terms of style, materials etc. There is a theme substantial glazing and balconies capitalising on the fine Solent views across the road.



Images 6 – 10 – Photographs of nearby properties fronting Bouldnor Road.

Designations and Constraints

2.5 As said above the site lies outside of the defined settlement boundary for Yarmouth, but not by far as shown by the double headed broken arrow below. The site is within the AONB but is otherwise not designated for any landscape, heritage or ecological purpose. Part of the rear garden is with the Environment Agency Flood Risk Area and the accompanying Flood Risk Assessment (FRA) from Mayer Brown confirms the whereabouts of the SFRA limits.

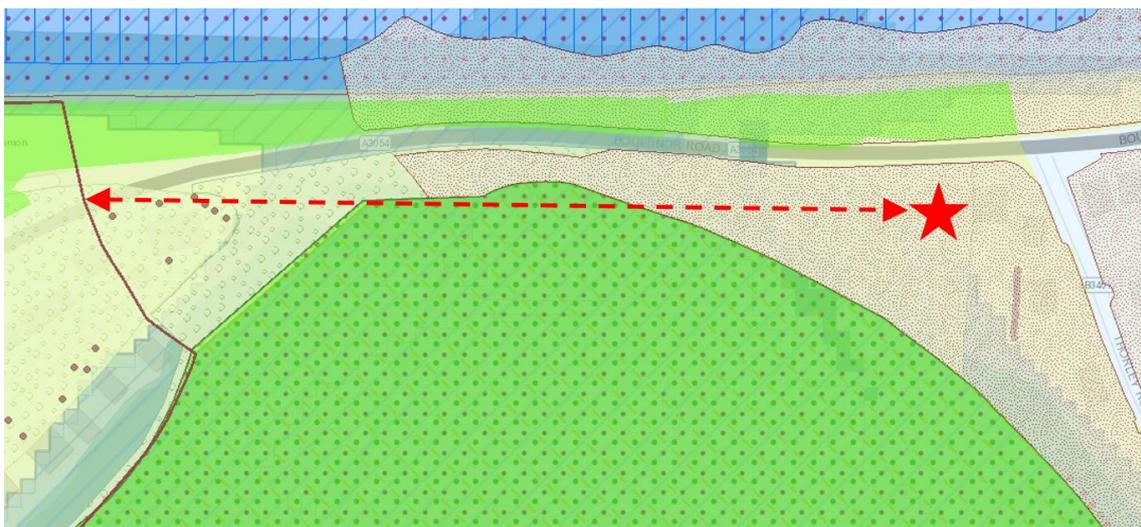


Image 16 – Councils Constraints Map.

2.6 The site is within the Mineral Safeguarding Area (MSA) but only just and so are the various houses to the east. As such, is it highly unlikely that the area of mineral interest highlighted would be realised owing to the residential nature of this location.

3.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 Full planning permission is sought to construct a single residential dwelling, which is being promoted as a highly individual self-build opportunity. We have been careful to ensure that the dwelling sits at ease within this partially sloping site. Moreover, given the diverse variety of dwelling types and styles in the local area we have approached the design with a degree of freedom, but will explain how we have approached this with an emphasis on quality and attention to detail. We will explain our design approach in more detail following the format of a Design and Access Statement.

Use

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

Amount

3.3 This application seeks permission for **one dwelling** containing **four bedrooms**.

Layout

3.4 The proposed dwelling would be in general alignment with Windy Ridge and would follow a similar building line/set-back distance from Bouldnor Road thus reflecting the linear pattern of housing that mainly exists from Tennyson Road to the west through to St. Swithens Crescent to the east. It would sit fairly centrally between the front and rear boundaries, whilst being set approximately 5m away from the donor property, Windy Ridge. We have found the optimum position in relation to the current dwelling,

whereby it wouldn't appear too close and cramped but similarly it wouldn't appear too remote and distant.

- 3.5 Not only have we positioned the proposed house to best suit the existing arrangement of Windy Ridge and how it fronts onto Bouldnor Road, but we have also been mindful of the existing trees and to ensure their future retention in the interests of the verdant character of the immediate area.
- 3.6 There would be ample space to the front and both sides of the new dwelling to accommodate parking and turning requirements; utilising the existing vehicular access towards the western end of the road frontage.
- 3.7 The proposed dwelling would have a fairly conventional internal arrangement with living accommodation on the ground floor and four bedrooms above. To account for the changing levels there would be some basement accommodation in the form of garden room/store and games room.

Scale and Appearance

- 3.8 The proposed dwelling, like many others along this frontage, would have a two storey facade onto Bouldnor Road but would include an element of three stories to the rear owing to the sloping topography from front to back. However, the height and scale of the rear elevation would be mitigated by the low eaves line meaning that the upper floor would be partly encapsulated into the roof space and also by the manner in which landscaping would be moulded around the building to partly disguise the basement area.
- 3.9 The width of the proposed dwelling would vary between 12.5m and 14m, being slightly narrower at the front and widening out towards the rear. As part of our deliberate approach to include articulation and to make the building as shapely as possible, the depth from front to back will also vary. Looking at the ground floor footprint this would be between 13m and 14.6m.
- 3.10 In terms of height, the proposed dwelling would sit lower than Windy Ridge. Eaves height at the front would be some 4.7m and to the highest part of the ridge it would be some 7.2m.
- 3.11 In comparison with Windy Ridge the proposed dwelling looks fairly modest, but suitably scaled. We have also broken-up the proposed massing through articulating the front and side elevations. There would be two projecting gables and a recessed section centrally placed on the front elevation providing for the main entrance on the ground floor with a glazed feature above serving the landing.
- 3.12 In terms of appearance, the proposed dwelling would have a fairly traditional form with some subtle contemporary detailing. A common theme along Bouldnor Road being gable features as shown below:-



Images 17 & 18 – Street scene images showing the prominence of gables on nearby properties.

3.13 Balconies and glazing and are prominent features as homeowners along this frontage seek to optimise their sea views. Materials are highly variable with examples of brickwork, render and cladding. The proposed scheme comprises of a considered blend of timber cladding and red brickwork under a slate roof. The basement plinth at the rear would be constructed of contrasting stone, which would also be utilised for the lowest courses on the main elevations. This would create further architectural interest and is a further technique for helping to break-up the overall massing.



Image 19 – Proposed dwelling showing a careful and effective balance of cladding and brickwork.

Landscaping

- 3.9 The application site comprises of a very well-maintained garden environment. The intention is to essentially integrate the dwelling into the site with very little change to its setting. Clearly some of the existing lawn/soft landscaping would be disturbed, but the accompanying Tree Report confirms that the development will not require the removal of any trees. Moreover, it is stated that the dwelling can be constructed whilst adequately providing for the wellbeing of the retained trees.
- 3.10 The existing gravel driveway will mainly be relied upon to serve the proposed dwelling. There will be little else in the way of hard landscaping save for a flagstone patio or similar from the games room/garden room at lower ground floor level to the rear. The application also includes a Landscape and Ecological Enhancement Plan (LEEP), which includes the following features:-
- Garden landscaping to include suitably sized tree varieties and flowering shrubs for amenity and ecological gain, whilst being suited to this exposed coastal site;
 - Existing native site boundary scrub/hedging retained and enhanced via supplementary mixed native planting as per specification to widen habitat and infill gaps & weak growth;
 - Garden pond to be enhanced with native marginal vegetation;
 - Habitat logpiles and supplementary woodland shrub/understorey planting to the west of the new house;
 - Mix of bat boxes, bird boxes and red a squirrel box attached to suitable points on existing trees to the west along with the suggested location of a hedgehog house located in boundary cover.

Access

- 3.11 The access to the proposed plot is already in existence and that wouldn't change. As shown below the access is already splayed and sufficient visibility for a 30MPH speed environment already exists. There is also ample space for parking two vehicles and for these to turn on-site.



Image 20: - Street view showing the access.

4.0 RELEVANT PLANNING POLICIES

4.1 The Planning and Compulsory Purchase Act 2004 s38(6) states that the determination of this application must be made in accordance with the relevant Approved Development Plan, which in relation to this proposal is the Island Plan Core Strategy (IPCS). Before identifying the relevant 'local plan' policies it is firstly necessary to consider the National Planning Policy Framework (NPPF) as policies developed at a local level must be in conformity with the national picture. **Also, because certain local policies within the IPCS are out of date it means that the NPPF carries even greater weight.**

4.2 NPPF

4.2.1 The NPPF was updated in July 2021. It continues to stress the presumption in favour of sustainable development and increases the emphasis on high-quality design and place-making. It maintains the position that Councils will be the subject of a Housing Delivery Test focused on driving up the number of homes delivered in their area. Whilst the emphasis is on increased delivery, the revised Framework recognises that the quality and design of housing is crucial to ensuring greater community support. **There is to be a greater reliance on small sites coming through the planning system, such as this proposal.**

4.2.2 A fundamental element of the NPPF is to achieve sustainable development and identifies three dimensions to sustainable development. These are regarded by the NPPF as being interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): -

- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth;
- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity and adapting to climate change, including moving to a low carbon economy.

4.2.3 **Paragraph 11** confirms the presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; **or where the policies which are most**

important for determining the application are out-of-date (as is the case here), granting permission unless:

“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

- 4.2.4 **Paragraph 60** supports the Government’s objective of significantly boosting the supply of homes.
- 4.2.5 **Paragraph 62** offers support for people wishing to commission or build their own homes and for different groups in the community including people with disabilities. This is a self-build proposal and is also based on the specific medical needs of the applicants in order to provide them with a more manageable and fully accessible home. Further detail will be provided below in the following chapter..
- 4.2.6 **Paragraph 69** stresses that **small sites can make an important contribution to meeting the housing requirement of an area,** and are often built-out relatively quickly.
- 4.2.7 **Paragraph 74** states that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, **or against their local housing need where the strategic policies are more than five years old. (Note: - The current Core Strategy was adopted in March 2012 and is therefore over 10 years old and thus out of date insofar as the strategic housing policies are concerned)**. The supply of specific deliverable sites should, in addition, include a buffer of 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.
- 4.2.8 **Paragraph 105** confirms that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 4.2.9 **Paragraph 120** states that planning decisions should promote and support the development of under-utilised land, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.
- 4.2.10 **Paragraph 125** states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that developments make optimal use of the potential of each site.
- 4.2.11 **Paragraph 126** states that *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.’*
- 4.2.12 **Paragraph 130** states that decisions should ensure that new developments:-

- function well and add to the overall quality of the area;
- are visually attractive as a result of good architecture, layout and appropriate landscaping;
- are sympathetic to local character and the surrounding environment, while not preventing or discouraging appropriate change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of spaces, building types and materials to create attractive, welcoming and distinctive places to live;
- optimise the potential of the site to accommodate and sustain an appropriate amount of development (including green space) and support local facilities and transport networks.

4.2.13 **Paragraph 134** states that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

4.2.14 **Paragraph 167** confirms that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.

4.2.15 **Paragraph 176** – places great weight on the conservation and enhancement of the landscape and scenic beauty in AONBs.

4.3 Island Plan Core Strategy (IPCS)

4.3.1 **Policy SP1 (Spatial Strategy)** of the Island Plan Core Strategy states that:-

'The Council will, in principle and in line with its overarching approach to economic led regeneration and national policy, support development on appropriate land within or immediately adjacent the defined settlement boundaries of the Key Regeneration Areas, Smaller Regeneration Areas and Rural Service Centres and will prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the development proposed. Unless a specific local need is identified, development proposals outside of, or not immediately adjacent to the.....defined settlements will not be supported.'

4.3.2 **Policy SP2 (Housing)** sets out housing delivery targets across the life of the Plan.

4.3.3 For the record, **Policies SP1 and SP2** are out of date because the Council does not have a five year supply of housing land and because it also has a record of persistent under-delivery stretching back for at least three years. **As such, Paragraph 11 of the NPPF states that the presumption in favour of sustainable development applies**

whereby permission should be granted in cases like this unless the impacts of doing so would substantially and demonstrably outweigh the benefits. The previous targets contained within SP2 have essentially been replaced by the Councils latest Housing Needs Assessment (HNA) 2022 which confirms the annual housing figure as being 668 dwellings.

- 4.3.4 **Policy SP5 (Environment)** - states that the Council will support proposals that protect, conserve and or enhance the Island's natural and historic environments.
- 4.3.5 **Policy SP7 (Travel)** – states that the Council will support proposals that provide alternative means of travel to the car and help reduce the impact on climate change.
- 4.3.6 **Policy DM2 (Design Quality for New Development)** – states that the Council will support proposals for high quality and inclusive design to protect, conserve and enhance our existing environment whilst allowing change to take place. Development should optimise the potential of the site and complement the character of the surrounding area.
- 4.3.7 **Policy DM3 (Balanced Mix of Housing)** – states that development proposals will be expected to reflect the most up-to-date Strategic Housing Market Assessment (SHMA) and contribute to meeting the identified housing need for the local area.
- 4.3.8 **DM12 (Landscape, Seascape, Biodiversity and Geodiversity)** – the Council will support proposals that conserve, enhance and promote the landscape interests of the Island.
- 4.3.9 **DM14 (Flood Risk)** – expects development proposals to reduce the overall and local risk of flooding.
- 4.3.10 **DM17 (Sustainable Travel)** – Demonstrate that proposals are well related to the highway network.

5.0 ASSESSMENT

- 5.1 The determination of this application will turn on the following main issues:-
- The principle of building a dwelling on this site, in this location and the presumption in favour of sustainable development;
 - Whether the proposed development would cause significant and demonstrable harm to the character and appearance of the surrounding area;
 - Whether the development, owing to its position and scale, would harm the amenities and living conditions of adjoining properties including the host property, 'Windy Ridge';
 - Highway safety;

- Tree considerations and Ecology;
- Flood risk;
- Other matters.

Principle of building on this site in this location

- 5.2 Policy SP1 of the Island Plan Core Strategy is the strategic policy that seeks to guide new residential development to specific locations across the Island, being those towns and villages that are recognised as defined settlements. The theory being that these defined settlements are the most sustainable places to support housing growth, to support the needs of the growing population and to minimise traveling distances whereby people are well grouped with amenities and facilities with convenient access to alternative methods of transport (including bus, bicycle and footpaths) other than the car. Where any such development site is not within or immediately adjacent to a defined settlement boundary the principle of new housing is not generally supported unless there is a specific need for the development.
- 5.3 However, the strategic approach advocated by Policy SP1 has been somewhat diluted for numerous reasons revolving around the age of the policy (over five years old), the fact that the Council does not have a five year supply of housing land and because the rate at which new housing is being delivered across the Island is substantially lower than that required relative to the annual housing target (667 DPA). It is therefore the case that the presumption in favour of sustainable development is engaged. This means that a more rounded approach needs to be taken towards the consideration of applications for new housing development. Rather than basing decisions on the whereabouts of a defined settlement boundary, decision-makers must essentially give significant weight to the benefits of providing new housing and only refuse permission if the identified benefits would be outweighed by significant and demonstrable harm arising from the new development.
- 5.4 In this instance, whilst not technically within a designated settlement boundary, the site is very close to it and does form part of ribbon development aligning the main road into Yarmouth and is considered to be in a relatively sustainable location close to shops, services, facilities and public transport. This, along with matters relating to insufficient housing supply and delivery as further explained below, means that the principle of developing this site can be accepted.
- 5.5 As eluded to above, the Council is unable to identify a supply of specific deliverable sites sufficient to provide five years' worth of housing against their requirement as required by Paragraph 74 of the NPPF. Therefore, the Council cannot demonstrate a realistic prospect of achieving the planned supply and sufficient choice and competition in the market for housing land. The most recent Isle of Wight Council's Five Year Land Supply Update 2018 identifies that there is a total five year housing requirement of 4,143 dwellings based on applying a 20% buffer, with an overall claimed supply of 3,445 dwellings. The Council is therefore only able to demonstrate 83.15% of the requirement, or 4.16 years housing land supply.

- 5.6 This is set against an identified requirement in the Core Strategy of 520 dwellings per annum (dpa). If the Government's Local Housing Need (LHN) figure is applied (641 dpa) this shortfall is even more pronounced. As the strategic policies are over 5 years old (as per NPPF paragraph 74) the higher LHN figure should apply. This makes the need to deliver additional housing on the Island even more acute.
- 5.7 Another important factor is where the Housing Delivery Test (HDT) indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. The Ministry of Housing, Communities and Local Government (MHCLG) recently published the outcome of the latest Housing Delivery Test (HDT) on the 14th January 2022. This confirms that the number of homes required over the relevant three year period (2018 – 2021) was 1,749 across the Island but only 1,019 were delivered resulting in an HDT measurement of 58%. This demonstrates persistent under delivery on the part of the LPA. The consequence of this as confirmed by MHCLG is that the presumption in favour of sustainable development must apply on the Island. **On 29th November 2023 the Government published new data relating to housing supply based on net additional dwellings, also known as 'net additions'. This new measure tracks changes in the size of dwelling stock due to new builds, conversions, change of use, demolitions etc. During the reporting year of 2022-23 the 'net addition' for the Isle of Wight was 357 being approximately 54% of the housing requirement for the Island further demonstrating under delivery.**
- 5.8 The MHCLG last updated the NPPF in July 2021 and this seeks to sharpen up the definition of delivery. Great emphasis is placed within the NPPF on the delivery of small-sites, such as that proposed. **Paragraph 125 of the NPPF aptly states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions ensure that developments make optimal use of each potential site.**
- 5.9 The factors outlined above relating to housing supply and delivery evidence the shortfall, which is why the presumption in favour of sustainable development is engaged. According to Paragraph 11d of the NPPF this means **that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits** when assessed against the policies in the Framework taken as a whole (the tilted balance).
- 5.10 To constitute '**sustainable development**' it must be shown that the proposal would fulfil the three interrelated **social, economic and environmental** objectives.
- 5.11 The principal **social benefit** of the proposal would be the provision of an additional dwelling to the housing supply where there is unmet demand. This is also a unique opportunity for the landowners to design and build their own home (self-build), which is a concept encouraged by national and also emerging local planning policy. The Self Build Portal also defines self-build as projects by someone who directly organises the design and construction of their new home. The most obvious example is a traditional 'DIY self-build' home, where the self-builder selects the design they want and then

does much of the actual construction work themselves. But self-build also includes projects where the self-builder arranges for an architect/contractor to build their home for them. The applicant is a developer so has the skill and resources to implement this self-build project and this should be afforded considerable weight as encouraged by Paragraph 62 of the NPPF that specifically singles out “*people wishing to commission or build their own homes*” and emerging Policy H10 contained within the Island Planning Strategy. Since developing on the Island some 10 years ago the applicant has established a strong reputation for developing to a high standard and has a track record of proven delivery. He is currently completing a project on a former care home along Clatterford Road in Carisbrooke, which is mainly the restoration and conversion of an old building. He has a good eye for detail, using quality materials and creates highly desirable living environments. Paragraph 62 also talks about housing for different groups and mentions housing for “*people with disabilities*”. As said above, one of the driving forces behind this project is to design a home for the specific and future health needs of the applicants in order to help make their everyday lives a little easier with getting around at home and for making daily tasks more manageable. Here are two personal statements:-

Personal Health Statements	
Andrew Newman	<i>As to my health since 1999 (aged 28) I started to suffer with back problems. I was diagnosed with degenerative disc disease .Over the next 10 years I had a micro discectomy (part cut off a disc in the spine) & then 5 or 6 injections into the spine to numb the pain. 2010 I'd got to the stage I could not lift my 2 year old son & underwent major spine surgery with 2 discs replaced with titanium and another 2 vertebra fused together. The last 10 years I've had minor issues but also very much changed the workload2 years ago I had the nerves at the bottom of the spine ' burnt' so I cannot feel it. This will help for up to 3 years but there after there's potentially more surgery. Obviously all back surgery comes with risks & as I age the risks increase, I look to live for now but the future could be tougher & potentially end up needing assistance with mobility. While currently able bodied, I'd like to build a family home that suits us currently but that can be very easily adapted for mobility issues in later years. So as we're able to look after ourselves.</i>
Inez Newman	<i>I was diagnosed with Pernicious Anemia in my early twenties, my main symptoms from this are extreme tiredness, I faint a lot and suffer heart palpitations. I fell over 8 years ago and badly broke my Calcaneus cuboid joint (bone on outside of the foot) it wasn't picked up at St Mary's. Because it didn't fix and the severity of the break from a relatively small step down I had a Dexa scan that showed I had early onset Osteoporosis, recently I've lost 4cm in height. I had to under go 5 operations to try and fix my foot and have had both hips re-surfaced already- so it doesn't bode well for me in my old age and a lack of mobility worries me greatly, If only we had of know what life would have thrown at us when we built our current home all the stairs and no option to put a lift in!</i>
Conclusion	<i>The current property at Windy Ridge simply isn't suitable as their lifetime home. The prospect of moving isn't an option as they have resided here for 10 years and during that period have become</i>

	<p><i>integral to the local community as a family. Their son's sail nearly all year at both the sailing & yacht clubs in Yarmouth and Andrew is on the lifeboat meaning he can be called-out any time day or night. They can currently walk into town in 6 minutes and do not wish to live further out of town where they would be reliant upon cars. Allowing them to build their 'lifetime' and fully accessible home that takes full account of their health issues, whilst building to a standard incorporating as much insulation & solar generation as possible, and on residential land within their control where there is more than enough space to accommodate a dwelling, is the perfect solution.</i></p> <p>The applicants wish to point out that adapting their current house is not practical or feasible. Windy Ridge sits on a piled 9inch concrete raft filled with re-inforced steel between the ground and basement floors so adding a lift is not an option. The new house has been specifically designed with space designated for the lift and will be kitted out with the electrics and steels so it will be an easy fit as and when necessary.</p>
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- 5.12 The development would also bring economic benefit as a result of the construction process, and the social and economic benefits associated with the occupants of an additional dwelling supporting local services and amenities including numerous businesses in Yarmouth. As such, the creation of the proposed dwelling would perform an economic function.
- 5.13 The site is considered to offer various sustainability credentials meaning that prospective occupiers of the proposed dwelling would not be compelled to use their motor cars. Firstly, the site is located on a regular bus route (No. 7) which passes the application property every half an hour 7 days per week. Significantly though the centre of Yarmouth is within comfortable walking distance. It's circa. 850 metres away with a continuous section of street-lit pavement in between. Within Yarmouth there are numerous services, retail opportunities and businesses that support day to day living. Other matters of an environmental nature will mainly be discussed under other subheadings below, but to conclude the consideration of principle it is most apt to quote from the Councils pre-application response:-

"It is acknowledged that the site is on a bus route (no. 7) and within an 850 metre walk from the centre of the Rural Service Centre of Yarmouth, the full route of which contains street-lit pavement and therefore would allow for pedestrian connectivity in a safe and convenient manner with the shops and facilities within Yarmouth town centre. It is therefore acknowledged the site benefits from a reasonable level of sustainability in terms of connectivity and on balance Officers therefore consider the location could be broadly supported in terms of accessibility."

- 5.14 With all of the above factors taken into consideration, the site is part of a domestic curtilage within a residential street scene on the edge of Yarmouth. It is perfectly feasible that future occupiers would have other travel choices beyond the car whereby the town centre and the local bus stops are within a comfortable walking distance. As

such, the location of this residential plot can be described as being sustainable, entirely suitable and therefore acceptable as a matter of principle.

Impact on the Character and Appearance of the Surrounding Area

- 5.15 Policy DM2 of the Island Plan Core Strategy along with the design polices included within the NPPF state that development should be of a high-quality design, with a sense of place and capable of protecting, conserving and enhancing the existing environment. Paragraph 126 of the NPPF states that “*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.*”.
- 5.16 The key requirement of Policy DM2 is that new development should optimise the potential of land but have regard to existing constraints such as, inter alia, adjacent buildings, views, trees or other features which significantly contribute to the character of the area. Our assertion is that the site has considerable potential to accommodate a dwelling on the basis of this being a large underutilised garden plot, forming part of a mainly built-up linear frontage extending along much of the southern edge of Bouldnor Road between St. Swithen’s Crescent some distance to the east and Tennyson Road to the west. We will also explain that the pattern and character of the surrounding area is such that there is the capacity and ability to accommodate the sensitive design proposed without resulting in overdevelopment or causing harm to the surrounding area.
- 5.17 Our design approach has been heavily influenced by the advice provided by the Council at the pre-application stage, which included the following comments:-
- *Officers would advise that its not considered the flat roof designs would be appropriate;*
 - *The style of design should include a pitched roof form;*
 - *It is also considered the height, footprint and scale of any proposed dwelling needs to be kept to a minimum with a maximum height of a storey and half;*
 - *The footprint/height and scale of any proposed dwelling being kept smaller than Windy Ridge;*
 - *The application site is highly visible from the public right of way along the former railway line to the south of the application site and therefore the design of the southern elevation would be just as important as that of the northern elevation to ensure it compliments the setting of the surrounding area.*
- 5.18 The plan included below confirms the point we are making throughout this statement that the proposed dwelling would sit entirely at ease within the general alignment and built-up nature of the existing street scene. The blue broken lines show the current pattern along Bouldnor Road, the red outline is the plot and the salmon rectangle the proposed footprint:-

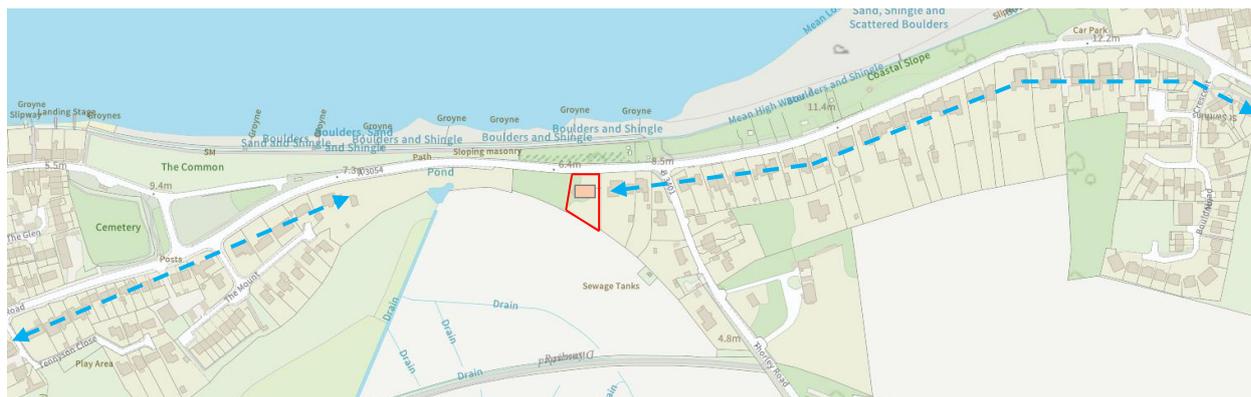


Image 21 – Location showing the existing pattern of development and how the proposed dwelling would flow seamlessly with this.

5.19 When observing the existing street scene facing north we have identified that gables feature prominently along the extent of Bouldnor Road as shown by the photographs included at Images 17 & 18. With that in mind and taking onboard the feedback provided by the Council at the pre-application stage we have opted for the following house type. This equates to around 1.5 stories as encouraged by the Council and is markedly smaller than Windy Ridge, but not disproportionately so. As such, we feel that we have struck a very good balance of being suitably spaced (around 5m away) and scaled in relation to Windy Ridge. The overall width of the proposed dwelling is visibly less and the eaves and ridge heights much lower.



Image 22 – Proposed street scene.

5.20 The projecting gabled wings and recessed centralised entrance feature help to break-up the overall sense of massing as does the proposed blend of brickwork and natural timber cladding. The applicants have ultimately been inspired by the following dwelling in relation to the gables and recessed central section. They are also keen to utilise stone as shown below. Whilst that may not necessarily be entirely appropriate as the principal material within the street scene, we have nonetheless identified an appropriate area where stone can be deployed as part of our design approach.



Image 23 – Photograph showing design inspiration.

5.21 The Council has made the point that the rear (south) elevation is equally important as it faces towards a public viewpoint, being the former railway line some 165m to the south. Quite clearly when viewed from the former railway line the rear aspect of houses fronting the main road can be seen. There is significant variation in relation to the appearance and scale of these properties; with many presenting a three storey rear elevation accounting for the changing levels.





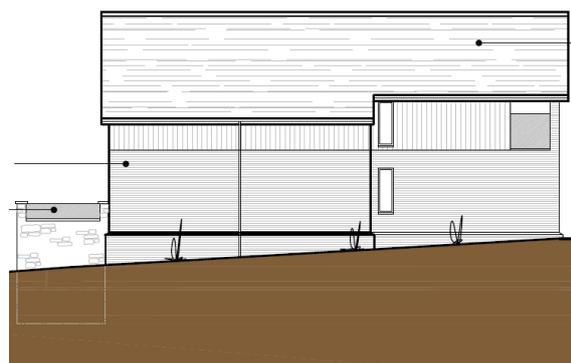
Images 24 – 27 – Photographs of nearby and neighbouring properties viewed from behind.

5.22 The bottom photograph (Image 27) is most relevant and important for a range of reasons. The lower ground floor will be constructed of stone providing a solid and distinguishable podium that would be cut into the ground but ultimately moulded into the natural landscape as is evident from Images 28 and 29 below. Part of the lower ground floor would be hidden by banking shaded brown below.



Rear Elevation

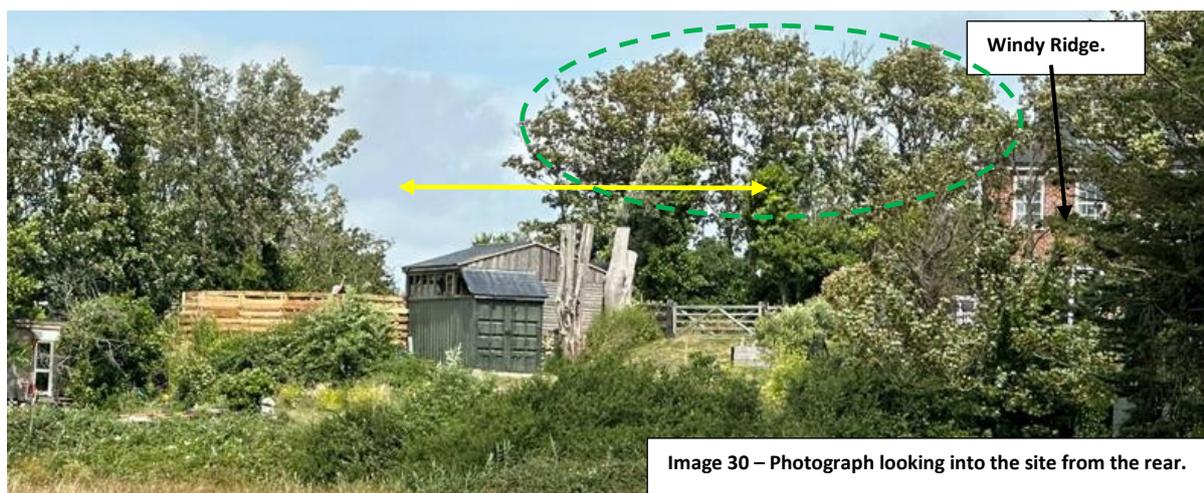
Image 28 – Proposed rear elevation.



Side Elevation

Image 29 – Proposed side elevation.

5.23 Image 27 has been repeated in a more concentrated form below. This should be considered with the proposed street scene (Image 22) as that confirms that the eaves and ridge would be much lower than Windy Ridge. The yellow double headed arrow below confirms the approximate position and width of the proposed house. Significant to the proposal and how the dwelling would be viewed from the south is the tree line circled with the green broken line. That tree line is owned by the applicants and provides a really important backdrop against which the proposed dwelling would be viewed. This would be extremely effective particularly when recognising that the upper floor of the new dwelling would be finished with natural timber cladding. The colour, texture and weathering properties of which would visually integrate into the verdant backdrop provided by the identified trees.



5.24 The visualisation below confirms the effectiveness of the natural stone plinth at lower ground level, partially dug into the ground with the landscaped embankment wrapping round to disguise some of the lower ground floor, and the weathered natural timber cladding at first floor level. With these factors in mind, the significant additional landscaping proposed (see the accompanying LEEP) and the distance of 165m between the dwelling and the former railway line we strongly assert that the development would not stand-out as being unacceptable within the character and context of the surrounding area.



5.25 Returning to the frontage onto Bouldnor Road, given the modest scale of the proposed dwelling in relation to Windy Ridge, the presence of gables and variation of materials seen locally including cladding we feel that the proposed dwelling would sit completely harmoniously within the street scene. It will have a sense of belonging and the careful blend of materials, slimline grey windows and well-proportioned fenestration will offer architectural cohesion. In combination with the gravel driveway and landscaping the dwelling will integrate and blend-in seamlessly.



Image 32 – Front visualisation.

- 5.26 Accordingly, it is asserted the proposed dwelling would not cause harm to the character or appearance of the area (including AONB status) whether viewed from the front or back and would complement the immediate built form and make a positive addition to this plot. It follows that there would be no conflict with policies SP5, DM2 and DM12 of the Island Plan which generally supports proposals for high quality and inclusive design that would protect, conserve and enhance the existing environment whilst allowing change to take place.

Impact on Neighbouring Amenity

- 5.27 Policy DM2 states that development should optimise the full potential of land but have regard to certain constraints including adjoining buildings.
- 5.28 The only property that could potentially be impacted upon is the donor property, Windy Ridge. However, there would be a generous separation distance between both the existing and proposed dwellings such that the development would not be cramped or overbearing. Both dwellings would benefit from sizeable landscaped plots meaning that adequate privacy would be provided for the future benefit of existing and prospective occupiers.
- 5.29 As such, the dwelling as proposed would pay due regard to existing adjoining buildings as required by Policy DM2.

Highway Safety

- 5.30 The site already has its own access onto Bouldnor Road, which at this point is subject to a 30MPH speed limit. Given the alignment of the highway, the current access arrangement and the amount of road frontage within the applicants control we confirm that the required level of visibility is achievable. There is also more than enough space to accommodate the required level of parking and for vehicles to turn on site. As such,

the proposal is fully compliant with Policy DM17, which states that development should be well-related to the Islands strategic road network.

Trees

- 5.31 The application is accompanied by a Tree Report prepared by Andrew Southcott at Woodside Consultancy following his survey of the site. The report has been prepared in accordance with BS5837 (2012). This considers the tree implications of the proposed development under four headings:-

Potential Impact	Findings
Tree Removals.	The proposed development will not require the removal of any of the trees surveyed.
Crown Spreads.	The proposed dwelling will occupy a central position in the plot and will have ample clearance from the nearest tree cover. Similarly, the access drive/parking area will also be fully clear of any canopy spread, and the access point will not be altered from its current arrangement. It is considered that this ample clearance will allow for future tree growth without any future conflict occurring.
Root Protection Areas (RPA).	As shown on the TCP, the proposed dwelling will be fully clear of all the nearest RPAs, with the parking spaces and lower level garden landscaping also being clear of RPAs. The single parking space on raised ground to the west of the dwelling mostly covers made-up ground already associated with the existing raised parking/turning area. There will be no ground alterations further north of this space where the RPA of Group G2 partly overlaps the existing parking area. On the south side of the dwelling, the rear patio will merge with existing garden levels towards T1, so there would be no ground level alterations within its RPA.
Shading.	As tree cover is situated to the south and west of the proposed dwelling, the potential for some shading exists. As such, the BS5837 shading arcs have been added to the Tree Constraints Plan for information. These show that the dwelling will be mostly unaffected by tree shading, apart from very minor shading of the west elevation later in the day. The main outside amenity space, including most of the lawn garden and the patio, will remain shade-free throughout the day.

- 5.32 After considering the constraints of the trees and the area available for the proposed development, we conclude that it is feasible to construct the proposed dwelling within the application site whilst adequately providing for the wellbeing of the retained trees.

Ecology

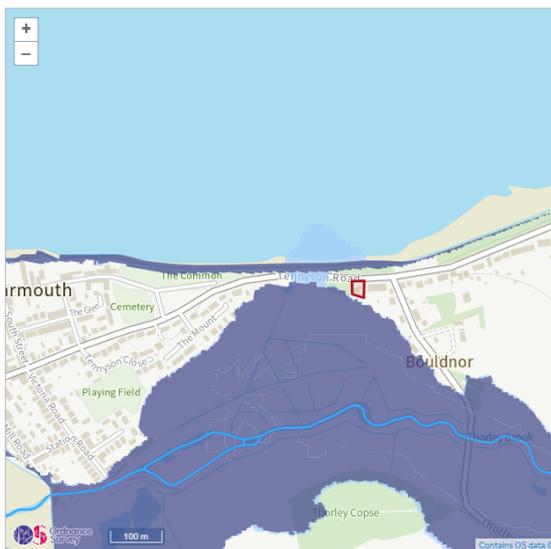
5.33 The application site is part of the residential curtilage belonging to Windy Ridge so the area to be directly disturbed lacks any valuable vegetation cover or other features of habitat value. However, given the close proximity of this site to a range of important ecological designations, recommendations are made within the accompanying Ecological Report by Woodside Consultancy to avoid potential impacts and to ecologically enhance the site as part of the proposed development. Such measures can be summarised as follows:-

- This scheme offers good opportunity for net enhancement of biodiversity value within the existing garden area. This could include for example a range of bird, squirrel and bat boxes located within the retained tree cover, as well as creation of wildlife log piles, and installation of a hedgehog house in the wooded area. Other enhancements could be achieved through the agreement of a suitable landscaping scheme. This could include enhancement of the existing garden boundaries with native planting, inclusion of flowering shrubs and fruit trees of value to pollinators, and enhancement planting for the existing pond and within the wooded area. Such measures would improve cover and feeding opportunities for a wide range of species including bats, birds, small mammals and invertebrates;
- It is considered that the principle of constructing a dwelling on the proposed site would not result in any additional impacts on the adjacent habitats and priority species as long as the scheme is sensitively designed and implemented in accordance with a construction management plan (CEMP). A CEMP would need to include details such as location of site compounds/storage, construction timings to limit activity in sensitive periods to priority species, details of construction lighting (if required), and pollution prevention procedures.
- It is considered that the principle of constructing a dwelling on the proposed site would not result in any additional impacts on the adjacent habitats and priority species as long as the scheme is sensitively designed and implemented as recommended above. As a result of this assessment, it was concluded that no valuable relevant habitats to the adjacent designations would be affected, and the location of the proposal is not in any nearer proximity to the designations than other existing nearby properties. However, with regard to the proximity to internationally important species of birds, it is recommended that the proposed dwelling minimises any potential for bird strike by installing tinted or obscured glass for any glazing used in the rear balconies/external staircase as per the proposed plans. Furthermore, the scheme should ensure that new exterior lighting is minimised to avoid additional light-spill, and not directed towards the perimeters. In particular this would be towards tree cover and S boundary hedge for foraging bats, as well as potential disturbance to priority bird species in the wetland beyond the hedge.

5.34 Having regard to the points summarised above and in light of the submitted Ecological Report it is concluded that the development would not cause harm to protected species or sites of ecological interest. The application therefore complies with Policies SP5 (Environment) and DM12 (Landscape and Biodiversity) of the Island Plan Core Strategy.

Flood Risk

5.35 Having consulted with the Flood Zone maps via gov.uk it is confirmed that the application site as outlined red below is in flood zone 1:-

<p>This location is in flood zone 1</p> <p>What flood zone 1 means</p> <p>Land within flood zone 1 has a low probability of flooding from rivers and the sea.</p> <p>Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.07 ha.</p> <p>Find out more about flood zones and what they mean.</p> <p>To find out about other factors that might affect the flood risk of this location, you should also check:</p> <ul style="list-style-type: none"> • surface water, groundwater and reservoir flood risk • Isle of Wight planning authority's strategic flood risk assessment (SFRA), which includes future flood risk <p>Flood map showing the flood zone your site is in</p> <p>The map shows the flood risk to your site and the surrounding area.</p>	<p>Flood map showing the flood zone your site is in</p> <p>The map shows the flood risk to your site and the surrounding area.</p> 
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5.36 The application is, however, accompanied by a comprehensive FRA by Mayer Brown accounting for issues surrounding climate change and the SFRA.

Other matters

5.37 The applicant will enter into a Unilateral Undertaking (UU) to secure a future financial contribution towards the delivery of Affordable Housing (3% of (end value - £100,000)) prior to occupation of the dwelling. Such a contribution would be in the ballpark of £30,000+, which would go a long way as part of a locally affordable housing scheme whether towards a new build development or towards improving existing affordable housing stock. This is further indication of the development contributing towards the 'social' role associated with sustainable development. The same UU can also secure the required Habitat Mitigation Contribution of £980 towards the Solent Recreation Mitigation Strategy, which would be paid prior to commencement.

5.38 In light of recent European Court of Justice decisions relating to ecology and potential harmful effects on designated sites (being the Southampton and Solent Waters Special Protection Area (SPA) in this instance), the potential for nitrate enrichment as a result

of additional residential development is a material consideration. We have taken account of the Councils latest Position Statement relating to Nitrates and the Solent SPA. The proposed dwelling can be connected to the mains drainage system and Southern Water have confirmed (see below) that this site at Windy Ridge, Bouldnor Road is within the Sandown Waste Water Treatment Works (SWWTW) Catchment Area. As such, we are able to demonstrate that the development would be nitrate neutral in relation to the Solent SPA.

From:	Southern Water Planning <SouthernWaterPlanning@southernwater.co.uk>
Sent:	12 April 2023 08:56
To:	Gavin Toogood
Subject:	RE: Foul Discharge Check - Windy Ridge, Yarmouth, IW.
Follow Up Flag:	Follow up
Flag Status:	Flagged

Good Morning Gavin,

I can confirm that the address is within the Sandown WwTW catchment.

Kind Regards,

Danni Tamplin
 Future Growth Planner
 Developer Services

southernwater.co.uk




5.39 Now, like no time before, has climate change and the future of our environment for current and future generations been under the spotlight. New development must play its role as part of the sustainability agenda to reduce its carbon footprint individually and collectively. The applicants are very conscious of this. The proposed dwelling will meet and surpass Building Regulations in relation to insulation and energy conservation.

6.0 CONCLUSIONS AND PLANNING BALANCE

6.1 It is a requirement of the National Planning Policy Framework that the presumption in favour of sustainable development is engaged. This means that permission should be granted for the proposed dwelling unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

6.2 We have shown that the proposed dwelling, being a specifically designed self-build 'lifetime home', would relate well to the residential characteristics of the surrounding area, being the street scene of Bouldnor Road. It would sit at ease within the generous side garden of Windy Ridge and would not come into conflict with any trees. The scale of the dwelling is fairly restrained and the clever design would subdue the overall massing. The design is fairly traditional with a contemporary twist, extremely attractive

and the materials are shown to be of a high quality that would complement the surrounding area.

- 6.3 We have also shown that the rear elevation has carefully accounted for the changing contours and inward looking views from the south. The careful design, coupled with the materials selected, would subdue the impact of the dwelling when viewed over a distance from the south. It is our assertion that the resultant building would be inconspicuous and would not give rise to any visual harm when considering the current characteristics in the surrounding area.
- 6.4 The development would not harm the living conditions of neighbours and would not add unduly to the hazards of other highway users.
- 6.5 Therefore, recognising the presumption in favour of sustainable development we have actually concluded that the proposed dwelling would not result in any adverse impacts whatsoever. Yes, it would result in moderate change to the appearance of the site, but that needn't be seen as a negative. Instead, the design is such that the proposal would be seen as a positive build.
- 6.6 Consequently, the presumption in favour requires that planning permission be granted without delay.