



Planning Services, Council Offices
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OFFICE USE ONLY

P/
TCP/
Date rec'd

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Property is Newbridge Old Post Office.

Detached property situated on the Main Road in Newbridge. Opposite the number 7 bus stop of The Orchards Holiday Park.

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Haines

Company Name

Address

Address line 1

Newbridge old post office

Address line 2

Main Road

Address line 3

Newbridge

Town/City

Yarmouth

County

Country

United Kingdom

Postcode

PO41 0TR

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

**** REDACTED ****

Secondary number

**** REDACTED ****

Fax number

Email address

**** REDACTED ****

Site Area

What is the measurement of the site area? (numeric characters only).

0.06

Unit

Hectares

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Change of use from front ground floor section of dwellinghouse, to a self contained studio holiday let.

Holiday let space will be within the current footprint of the property.

There will be an outside front garden.

There will be a small studio kitchen and en-suite shower room/WC.

There will be an allocated parking bay on the current driveway. There will be a sheffield bike stand to allow for holiday makers on cycling holidays.

The site is situated on the approved round the Island cycle route.

There is a bus stop outside the property towards Yarmouth or Newport promoting sustainable travel and will appeal to holiday makers using cycles or public transport. The local bus service operates 7 days a week from approximately 7am-11pm.

We plan in the future to complete works to allow for electric vehicle charging point, the plan is to complete these works once running a sustainable holiday let.

Alterations - only alteration to existing property will be filling in where there are currently double doors with breeze blocks to self contain the unit.

Access will be via the existing front door.

For the existing dwellinghouse, the main access will be via the current patio doors.

There will be a linked smoke alarm connected to the entire property to alert all occupants in the event of a fire.

There are two accessible fire exits within the studio.

We will have fire exit signs as per guidance below, rechargeable torches, fire extinguisher and fire blanket.

We have consulted the recently published "A guide to making your small paying-guest-accommodation safe from fire" home office guidance to ensure we meet the updated guidance.

The premises is serviced by oil central heating.

There will be negligible impact on transportation - currently there is ample parking space on the drive for a number of vehicles, a bus stop in front of the property, and with bike stand available. The holiday let will be advertised for maximum of two people with no pets to ensure no nuisance to neighbours.

The premises historically utilised the proposed floorspace for the holiday let as a shop - the proposal will bring back in use holiday makers to our local village and accessing local amenities bringing income to the Island.

The en-suite and kitchen sink will be plumbed via a saniflow system which will connect to the existing main drainage system.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

Currently a four bedroom detached house with garage, parking, front and rear gardens.

Currently used as a residential dwelling.

Currently two reception rooms - one of which was the post office, this is the room we are seeking to utilise as a self contained holiday let.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Are there any new public roads to be provided within the site?

Yes

No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Vehicle Type:

Cars

Existing number of spaces:

6

Total proposed (including spaces retained):

6

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

We will be installing a saniflow system to the en-suite and kitchen sink to be connected to main drain.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

Commercial waste contract
2x 240 litre bins (one general waste, one recycling) weekly collection.
Contract to be signed.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

If Yes, please provide details:

1x240 litre recycling bin.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- Market Housing
 Social, Affordable or Intermediate Rent
 Affordable Home Ownership
 Starter Homes
 Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type: Bedsit Studio
1 Bedroom: 1
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 0
Unknown Bedroom: 0
Total: 1

Housing Type: Houses
1 Bedroom: 0
2 Bedroom: 0
3 Bedroom: 0
4+ Bedroom: 1
Unknown Bedroom: 0
Total: 1

Proposed Market Housing	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Total
Category Totals	1	0	0	1	0	2

Existing

Please select the housing categories for any existing units on the site

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type:

Houses

1 Bedroom:

0

2 Bedroom:

0

3 Bedroom:

0

4+ Bedroom:

4

Unknown Bedroom:

0

Total:

4

Existing Market Housing Category Totals

1 Bedroom Total

0

2 Bedroom Total

0

3 Bedroom Total

0

4+ Bedroom Total

4

Unknown

Bedroom Total

0

Total

4

Totals

Total proposed residential units

2

Total existing residential units

4

Total net gain or loss of residential units

-2

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes

No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- Yes
- No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- Yes
- No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

***** REDACTED *****

Reference

iw23/7/52133

Date (must be pre-application submission)

24/08/2023

Details of the pre-application advice received

Policy SP1 (Spatial Strategy) of the Core Strategy supports development on appropriate land within, or immediately adjacent to the defined settlement boundaries, and will prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the proposed development. Policy SP1 also gives support for proposals for tourism related development, in accordance with Policy SP4 (Tourism).

Policy SP4 specifically relates to tourism proposals, supporting sustainable growth in high quality tourism, with development proposals expected to utilise the unique characteristics of the historic and natural environments without compromising their integrity and to development the Island as an all-year-round tourism destination which develops green and new niche tourism products. In addition, section 3 of the NPPF looks to support economic growth in rural areas.

While the site is within the Wider Rural Area, the Island Plan Core Strategy accepts the principle of sustainable highquality tourism. The type of accommodation proposed would appear to accord with such aims and would provide an alternative to traditional campsites. Any forthcoming application would need to demonstrate that the site was an appropriate location for tourism – for example, are their public transport/footpath links, facilities within walking distance of the site etc.

Plans submitted indicate that there would be no alteration to the external appearance of the dwelling and as such officers consider that no harm would be caused to the character and appearance of the property within the local street scene.

Island Roads would be consulted with regard any forthcoming application. The Local Planning Authority would suggest you seek their advice to ensure the access is appropriate for the development.

Contributions would be required from the proposed dwelling development in line with the Bird Aware - The SPA mitigation requirement has been updated earlier this year and details of this can be viewed at www.birdaware.org.

Any planning application for the proposed dwelling would need to be accompanied by written confirmation that the applicant is willing to enter into a planning obligation to secure these contributions and the Council's legal fee (currently £150) for the preparation and completion of this obligation.

Documentation or information requirements:

As stated above concerns are raised with regard the proposal and its development of a green field site/encroachment into the countryside. Should you still wish to apply then it is suggested that the following information, plans and documents be submitted (please note that this may not be an exhaustive list):

- Location plan;
- Block/site plan
- Existing site plan;
- Proposed and existing plans and elevations;
- Parking details/layout plan
- Confirmation/commitment to entering into a legal agreement with regards to provide a financial contribution towards affordable housing and SPA mitigation.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

First Name

Surname

Declaration Date

12/12/2023

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

John Haines

Date

12/12/2023