

PLANNING, DESIGN & ACCESS STATEMENT



Site address:-	81 Victoria Avenue, Shanklin, Isle of Wight, PO37 6LZ.
Proposal:-	Demolition of existing bungalow; construction of two detached chalet bungalows.
Applicant:-	Brook Developments IW Ltd.
Date:-	January 2024.

INTRODUCTION

Andrew White Planning Consultancy Ltd is instructed by its clients, Brook Developments IW Ltd, to prepare a Planning, Design and Access Statement to accompany a planning application for the demolition of an existing bungalow and the construction of two detached bungalows at 81 Victoria Avenue, Shanklin, Isle of Wight, PO37 6LZ.

The proposal has been the subject of pre-application submissions with both the local planning authority (LPA) and Island Roads. Both pre-application responses were supportive of the concept of the scheme. The respective responses will be referred to as relevant within this statement.

SITE AND LOCATION

The site is located on the northern side of Victoria Avenue (A3020) on the corner of Peacock Close which is a private cul-de-sac serving 9 dwellings. This is an established residential area within easy reach of the town centre and is on a main bus route.

The site is currently occupied by a detached bungalow constructed of concrete artificial stone blocks under a hipped concrete tiled roof and is orientated towards Victoria Avenue onto which there is pedestrian access. The bungalow's integral garage is accessed from Peacock Close.

The bungalow is set back from the main road, with gardens to the front and rear. There is a boundary wall along Victoria Avenue which steps down in height around the corner of the site into Peacock Close. The

roadside boundary of the rear garden (facing Peacock Close) is defined by leylandii hedging.

The neighbouring property to the east also occupies a corner location fronting East Mead. This detached bungalow is located forward of the front elevation to No 81. The neighbouring property to the north is located in Peacock Close and is a chalet bungalow.



Image 1 – aerial view of location of site



Image 2 – view of existing bungalow

PROPOSED DEVELOPMENT

The proposal seeks to demolish the existing bungalow and construct two detached chalet bungalows to be orientated towards Peacock Close and to utilise the existing vehicular access.

The proposed new dwellings will be slightly staggered but will conform to the building line of the existing properties along the eastern side of Peacock Close. Additionally, the southern elevation of Plot 1 will line up with the corresponding elevation of the neighbouring property at No 1 East Mead.

The proposed site layout is as shown below:



Image 3 – proposed site layout

The proposed two new dwellings will be of an identical (albeit handed) design and appearance and will comprise the following accommodation:

Ground floor: entrance hall with WC/shower room off, L-shaped open plan living/dining/kitchen, utility room, office and study.

First floor: Landing, 3 bedrooms (one ensuite), bathroom.

The front gabled projection will be cantilevered at one corner and supported on a corner oak post to provide a covered entrance porch.

The proposed floor layout (shown for Plot 1) is as follows:

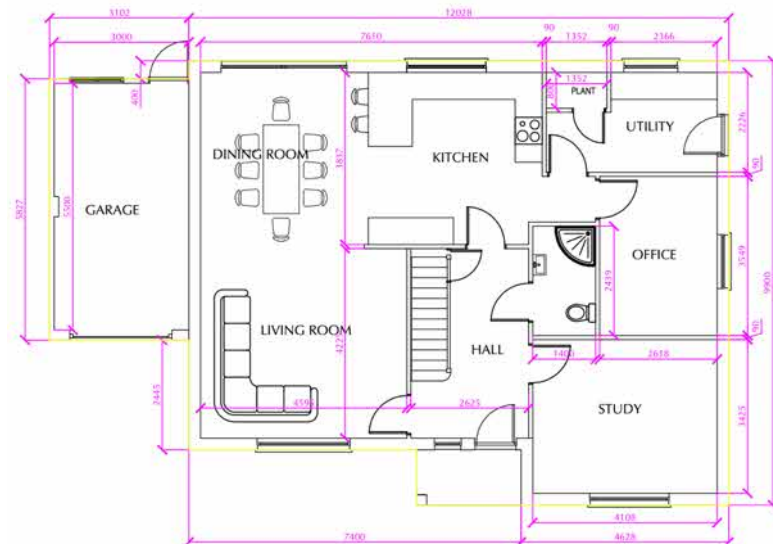


Image 4 – proposed ground floor plan (Plot 1)

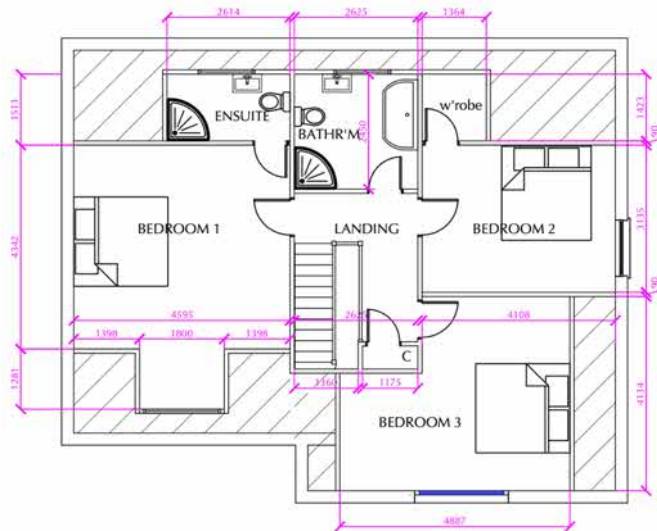


Image 5– proposed first floor plan (Plot 1)

The proposed new dwellings will be constructed of brick elevations (TBS Farmhouse Blend) with natural sawn cedar cladding to the upper levels of the front gables and the dormer cheeks. Cedar cladding will also be provided to the upper level of the gable end on the south side elevation of Plot 1. The roof's will be covered with Azur dark grey slates.

Visual representations of the proposed design and appearance of the dwellings is provided opposite.



Fig 6 – visual representation of proposed pair of chalet bungalows



Fig 7 – visual representation of proposed Plot 1

Each unit will have an attached garage served off a paired vehicular access from Peacock Close, utilising the existing vehicular access. There will be on-site parking and turning facilities with a finished surface of permeable block paving and gravel. Each unit will be provided with a commensurate amount of front and side amenity space and garden space to the rear.

The majority of the existing boundary treatments will remain, retaining the existing stone wall and as much of the existing shrub planting as possible. The existing leylandii hedge along the western boundary of the current rear garden (facing Peacock Close) will be replaced by a ranch style post and rail fence (or similar) provided with new hedge planting behind. The boundary separating the two plots will be defined by a line of close-boarded fencing.

PLANNING POLICIES

National Planning Policy Framework (NPPF) (Dec 2023)

Paragraph 11 – applies a presumption in favour of sustainable development. This equates to planning permission being granted without delay unless there are clear reasons for refusing the proposed development or any adverse impacts of the development would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework when taken as a whole.

Paragraph 60 – emphasises the Government’s objective of significantly boosting the supply of homes.

Paragraph 69 – expects planning policies to identify a supply of specific and deliverable sites for five years.

Paragraph 70 – confirms small and medium sized sites can make an important contribution to meeting housing requirement of an area and are often built-out relatively quickly. To promote the development of a good mix of sites, LPAs should support windfall sites and work with developers to encourage sub-division of larger sites where this could help speed up the delivery of homes.

Paragraph 75 – LPAs are expected to monitor their deliverable land supply against their housing requirement.

Paragraph 76 – does not require LPAs to identify and update annual a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing but only if their adopted plan is less than five years old and that adopted plan identifies at least a five year supply of sites.

Paragraph 77 – states that in all other circumstances, LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide either a minimum of five years’ worth of housing or a minimum of four year if paragraph 226 applies [NB not applicable]. Where there has been a significant under delivery of housing over the previous 3 years the supply of specific deliverable sites should in addition include a buffer of 20%.

Paragraph 79 – expects LPAs to monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the LPA’s housing requirement over the previous 3 years the LPA must a) prepare an action plan (if below 95%), b) include a buffer of 20% (if below 85%), c) apply the presumption in favour of sustainable development as set out in footnote 8 to paragraph 11d).

Paragraph 123 – expects policies and decisions to promote effective use of land in meeting the need for homes.

Paragraph 135 – sets out the criteria all new development is expected to achieve. This requires development to function well and add to the overall quality of the area, be visually attractive as a result of good architecture, sympathetic to the local character, establish or maintain a strong sense of place, optimise the potential of the site and create places that are safe, inclusive and accessible with a high standard of amenity.

Island Plan Core Strategy

The Island Plan Core Strategy (IPCS) (extract from policies constraints map provided below) indicates the site is located within the settlement bungalow of The Bay Key Regeneration Area (KRA). It has no other specific designations.



Image 8 – extract of IPCS policy map (with location of site identified)

SP1 (Spatial Strategy) – supports development on appropriate land within or immediately adjacent the defined settlement boundaries of the KRAs.

SP2 (Housing) – sets out the housing delivery requirements across the life of the Plan.

SP5 (Environment) – supports proposals that protect, conserve and/or enhance the Island’s natural and historic environment.

DM2 (Design Quality for New Development) – supports proposals for high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place. Development is expected to provide an attractive, functional, accessible, safe and adaptable built environment with a sense of place, to optimise the potential of the site whilst having regard to existing constraints including adjacent buildings, be appropriate landscaped and to complement the character of the area.

DM11 (Historic and Built Environment) – supports proposals that positively conserve and enhance the special character of the Island’s built environment.

DM17 (Sustainable Travel) – supports proposals that increase travel choice and provide alternative means of travel to the car and to comply with the Council’s Parking Guidelines SPD in respect of parking provision.

PLANNING ASSESSMENT

Policy and Principle

As indicated in the introduction to this statement, the applicants have engaged in the Council's pre-application process in respect of their proposed redevelopment of this site.

In response, the LPA confirmed that the site is within the settlement boundary of The Bay Key Regeneration Area and is surrounded by existing residential development. The LPA acknowledged that the site is relatively close to the town centre and on a bus route. Having regard to these factors, the LPA confirmed it considered the site to be in a sustainable location for housing development.

The LPA stated that further weight in support of development of this site must be given to the fact that the policy position set out in SP1 and SP2 should be taken in the context of the most recent housing needs assessment, the Strategic Housing Land Availability Assessment (SHLAA) and the Council's Five-Year Land Supply Update 2018). This latter document indicates that the IWC cannot demonstrate a five-year land supply as at 1 April 2018. Furthermore, the Housing Delivery Test (published 19 Jan 2021) shows that only 54% of the housing need (when using the Government's Standard Method calculation) has been delivered over the 3 year period to 31 Mar 2020.

The consequences of the above position (as confirmed by paragraph 79 of the NPPF) result in NPPF paragraph 11d) being imposed with the requirement that planning permission be granted without delay unless there are clear reasons for refusing the proposed development or any adverse impacts of the development would significantly and

demonstrably outweigh the benefits when assessed against the policies of the Framework when taken as a whole.

Drawing all the above information together, it is clear that the principle of the proposed development in this location is acceptable.

Design and appearance and impact on character of area

The existing detached bungalow has no significant architectural value or contribution to the street scene. It occupies a spacious site, larger than those of many of the adjacent properties. It can therefore be sub-divided to provide two plots without causing any overdevelopment of the site. This fact was confirmed by the LPA in its pre-application response.

In addition, the LPA confirmed the plot ratio reflects those of the two dwellings in Peacock Close immediately to the north of the site. It was further confirmed that the proposed development would be able to provide room on site for off road parking as well as adequate levels of amenity space for the prospective occupants and that there would be sufficient gapping between the development and the adjacent dwellings to maintain the pattern of development within the area.

Visual representations of the proposed two dwellings were supplied to the LPA at the pre-application stage and it was indicated that subject to appropriate landscaping and materials, planning officers were satisfied that the proposed development would be in keeping with the character of the area.

An earlier chapter of this statement has provided details of the proposed materials. These are of a high quality and the design detailing, eg use of cedar cladding to the gables, are attractive features which will enhance

the overall visual appearance of the two dwellings and allow them to blend in with the existing built development in an acceptable manner.

As also indicated, the existing natural growth around the boundaries is to be retained where possible. The leylandii hedge is to be removed but new hedge planting will be carried out in its place. The development will be appropriately landscaped which can be the subject of a planning condition.

The Local Planning Authority has accepted that the size, scale and design of the proposed two chalet bungalows will be appropriate and in keeping with the character of the area. It is therefore in full accord with IPCS policy DM2 and DM11. We have demonstrated within this statement that the materials and finish of the dwellings will be to a high standard of design and pleasing appearance and thus fully accords with the design criteria for new development as set out in NPPF(135) and IPCS policy DM2.

Overall, the proposed development will be of a high standard of design, of acceptable size and scale and entirely appropriate to the character and appearance of the surrounding area.

Impact on neighbouring properties

The proposed site layout with two units will bring the built form closer to the adjacent dwelling to the north in Peacock Close and to the bungalow to the north east at No 3 East Mead where the land levels are lower. This means the proposed development would have the potential for some views into these neighbouring amenity spaces. However, the LPA acknowledged that these gardens are already overlooked to some extent by existing development in the area and did not consider that the

proposed new development would result in any unacceptable increase in overlooking or result in any unacceptable levels of overdominance.

The proposed site layout does bring Plot 2 within close proximity of the boundary with the neighbouring dwelling in Peacock Close but it has been designed to keep window and door openings to a minimum on the northern side elevation with there being only one window and a door at ground floor level and one window at first floor level. This, combined with an adequate separation distance between the properties, will ensure there will be no adverse loss of amenity to the neighbouring property to the north.

The proposed development is of a chalet style design with first floor accommodation within the roof space and windows contained within the rear facing dormers. However, these windows only serve bathrooms and thus will not result in an adverse overlooking of the neighbouring properties to the east located at No 1 and No 3 East Mead.

There is sufficient depth to the rear gardens of both proposed new dwellings to ensure that the rear facing ground floor windows and patio doors do not adversely impact on the neighbouring properties at No 1 and No 3 East Mead in terms of overlooking or loss of privacy. The intervening boundary fencing and the lower land levels of the East Mead bungalows will provide adequate screening to protect the amenities of rear private amenity spaces of both the proposed new dwellings and those of the existing neighbouring ones.

The above design measures will ensure that the proposed development will not adversely impact on the amenities of the neighbouring properties and accordingly the scheme is in full compliance with the requirements of IPCS policy DM2.

Highway considerations

The applicants submitted a pre-application with details of their proposed scheme to Island Roads who provided its written response on 13 December 2023. Island Roads noted that the proposed development would result in a net increase of a one additional dwelling using the private road Peacock Close which currently serves 9 dwellings. A material increase in traffic movements would be considered to be 10%. In this instance, Island Roads calculated an additional dwelling would result in an increase of 11% which it did not deem to be significant.

Island Roads confirmed there was no history of any personal injury collisions in the vicinity of the site although there was one recorded slight injury collision in Feb 2022 at the East Mead junction. However, Island Roads considered the existing access (which will be utilised for the proposed development) to be safe and therefore suitable for the proposed development given that it will not result in any significant increase in vehicular traffic.

Within the LPA's pre-application response, it noted the above advice and raised no further issues apart from a requirement that the development would need to comply with the Parking Provision SPD which requires a three bedroom property to provide two parking spaces per property. As is indicated on the submitted plans, this requirement has been met.

Overall, the proposed development is fully acceptable in terms of its access and parking and fully compliance with IPCS policy DM17.

Nitrates

Natural England has raised the issue of a likely significant effect on several internationally designated sites, including Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites due to the increase in wastewater from new development. Its advice to all planning authorities within the Solent basin is that achieving nutrient neutrality is one way to address the existing uncertainty surrounding the impact of new residential development on designated sites.

The Isle of Wight Council's Position Statement (Jan 2023) sets out its approach to both new housing development on the Island and Island land being used to offset mainland development and includes a requirement for all planning applications for new residential development to provide additional information.

Option 1 is to demonstrate that the scheme would drain to Sandown, Brighstone, Shorwell or St Lawrence Wastewater Treatment Works. This being the case, the IWC will impose a planning condition on any grant of consent that secures this in perpetuity.

On behalf of the applicants, we have contacted Southern Water who has confirmed that this site does indeed lie within the Sandown catchment area. Accordingly, the proposed development does not drain into the Solent Basin as its waste water is processed at the Sandown New Waste Water Treatment Works which drains via a long outfall pipe into The English Channel. As a consequence of this, Option 2 of the IWC Position Statement is not invoked and there is no requirement in this instance to demonstrate the development will be "nitrogen neutral".

The exchange of emails with Southern Water confirming the catchment area are as below:

From: Southern Water Planning <[REDACTED]>
Sent: Wednesday, October 25, 2023 3:44 PM
To: Andrew White Planning <[REDACTED]>
Cc: Brook Developments IW <[REDACTED]>
Subject: RE: 81 Victoria Avenue, Shanklin, Isle of Wight, PO37 6LZ.



Hi, Andrew.

Thank you for your email.

Yes, this site falls within SANDOWN.

Kind Regards
 Shae
 Future Growth Planner, South East Region
 Developer Services

M. [REDACTED]
southernwater.co.uk

From: Andrew White Planning <[REDACTED]>
Sent: 25 October 2023 15:09
To: Southern Water Planning <[REDACTED]>
Cc: Brook Developments IW Ltd <[REDACTED]>
Subject: 81 Victoria Avenue, Shanklin, Isle of Wight, PO37 6LZ.
Importance: High

Good afternoon,


I hope that you are well?

I am exploring the feasibility of replacing a single dwelling with two properties at the above address. I have attached the relevant site plan.

Can you please confirm if the site is within the Sandown Waste Water Treatment Works Catchment Area?

Kindest regards,
 Andrew

Andrew White | Chartered Town Planner
 BSc (Hons) Dip TP MRTPI




Financial Contributions

The application will be subject to affordable housing contributions. The applicants accordingly confirm they will be willing to enter into a S106 planning obligation to secure this contribution and undertake to pay the Council's legal fee for the preparation and completion of the obligation. The site is outside of the Solent SPA buffer zone and therefore will not need to make a Habitat Mitigation Contribution.

CONCLUSION

The proposed development has been the subject of a pre-application enquiry with the LPA's response being largely supportive of the scheme. Similarly, a pre-application enquiry to Island Roads in terms of the proposed access arrangements to serve the development received confirmation of support.

The site is located within the settlement boundary of a Key Regeneration Area where new development on appropriate land is supported.

The LPA has confirmed this is a sustainable location for new development.

The existing bungalow has no architectural merits which render it worthy of retention and it currently occupies a large site which is more than capable of being sub-divided into two plots thus creating a net increase of one new dwelling unit without resulting in overdevelopment of the site.

The IW Council acknowledges it is unable to demonstrate a five-year land supply as at 1 April 2018. Furthermore, the Housing Delivery Test (published 19 Jan 2021) shows that only 54% of the housing need (when

using the Government's Standard Method calculation) has been delivered over the 3 year period to 31 Mar 2020. Approval of a net addition of one new housing unit will contribute to the overall housing delivery on the Island.

The consequences of the IWC's failure to demonstrate a five year land supply result in NPPF paragraph 11d) being invoked with the requirement that planning permission be granted without delay unless there are clear reasons for refusing the proposed development or any adverse impacts of the development would significantly and demonstrably outweigh the benefits when assessed against the policies of the Framework when taken as a whole.

This proposal is able to demonstrate that it will have no adverse impacts. It is of an attractive design and appropriate size and scale which will blend in with the existing character of the surrounding built development.

There will be no adverse impacts on the amenities of the neighbouring properties.

The proposed development can provide a suitable and safe vehicular access and the required amount of off street parking.

The proposal meets the requirements of the IWC's position statement in terms of Nitrogen Neutral Housing Development.

The proposed development will provide financial contributions for the provision of affordable housing on the Isle of Wight.

In all respects, the proposed development fully accords with policies of both the National Planning Policy Framework and the Island Plan Core Strategy.

We would ask that planning permission be issued without delay.