

Planning and Design and Access Statement

in respect of an application seeking detailed consent

and the construction of a single storey extension
and the
conversion of an outbuilding
into
a
self-contained holiday unit

within the grounds of
Hartshole Cottage
Wellow Top Road
Wellow
PO41 0TA



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1. INTRODUCTION

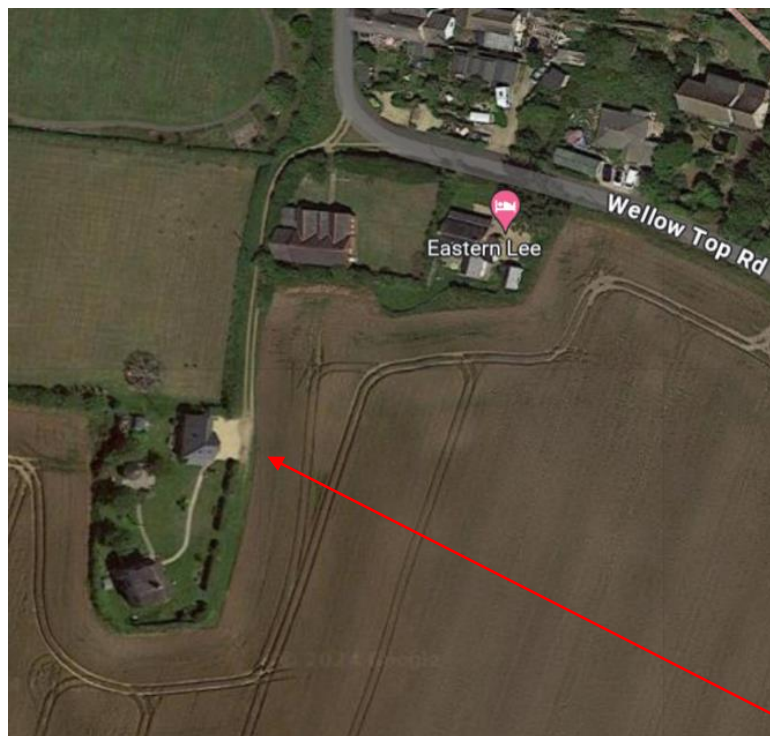
- 1.1 This statement has been prepared to support a planning application, which seeks consent for the extension and conversion of an outbuilding into a small single bed holiday within the grounds of Hartshole Cottage, Wellow.
- 1.2 Any relevant history of the site or locality is explained as a background to the interpretation and implementation of planning policy in this particular area.
- 1.3 Relevant national and local planning policies are referred to and the merits of the application discussed in this context.

2. SITE HISTORY

- 2.1 Planning consent was granted in August 2008 for a replacement detached double carport (the building the subject of this application) under reference P/01300/08.

3. THE PROPOSAL

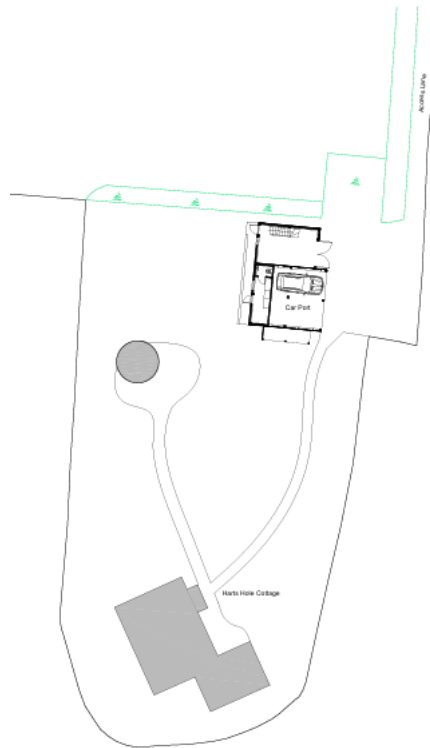
- 3.1 This submission involves a detailed application seeking planning consent to extend the existing former car port/garage and above storage area by way of a single storey addition and convert it into a small holiday unit.
- 3.2 The locality reflects the rural character of the area representing the outskirts of Wellow with generally sporadic development served off the local highway and footpath systems.



Site

Aerial View

- 3.3 The application property lies within the curtilage of Hartshole Cottage lying off the south-western end of Wellow Top Road. The building pattern in the immediate area is generally characterised by properties in a scattered arrangement with the principal pattern of the development northwards comprising road fronting properties set back from the highway (Main Road) within comfortable plots.



Existing Site Plan



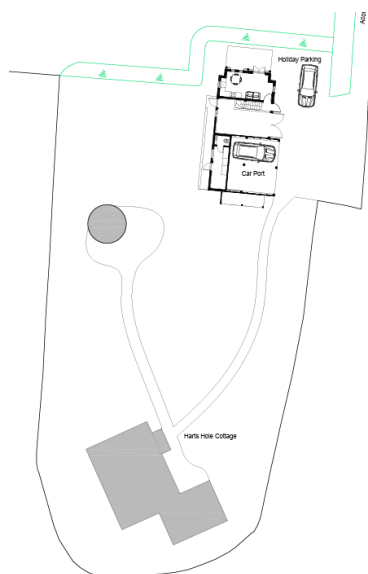
Existing site plan

- 3.4 Both the host property and the outbuilding are of attractive appearance and design. The application property comprising a 1.5 storey timber clad building under a slate cropped gable/catslide roof. The site itself is remote and well screened on its boundaries.



Existing car port/garage

- 3.5 The scheme seeks to work within the constraints of the site, by modestly extending and upgrading the existing outbuilding on site with a matching extension of high design quality that utilises the potential of the existing building and its plot. The extension would match the front and rear building lines of the garage to which it attaches on the northern side of the existing building and provide a kitchen/living room.
- 3.6 The proposed holiday unit will be served off an existing access point from Wellow Top Road providing parking for the unit, thereby meeting adopted parking standards.
- 3.7 The holiday unit would comprise a kitchen/dining/living room and parking with a single bedroom and bathroom above.



Proposed site plan

- 3.8 The design, siting and external appearance of the dwelling have been developed and considered in the context of the locality and existing host building to which it attaches to ensure high quality visual impacts and maintaining the sites visual contribution to the locality.
- 3.9 In terms of external appearance, the extension would be finished in matching timber cladding under a slate roof.



Proposed front and rear elevations

4. PLANNING POLICY CONTEXT

- 4.1 In considering application for development the LPA has a statutory duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine applications in accordance with the development plan i.e., the Island Core Strategy (CS) unless material considerations indicate otherwise. It is also necessary to consider national planning policies which are contained within the National Planning Policy Framework (revised July 2021).

National Planning Policy Framework (2023)

- 4.2 This document introduces and promotes sustainable development and the need for planning to perform a number of roles, namely an economic, social and environmental. These roles should not be undertaken in isolation.
- 4.3 The NPPF (Paragraph 11) adopts an approach whereby there is a 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, 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.”

- 4.4 Paragraph 88 of the National Planning Policy Framework (NPPF) refers to supporting a prosperous rural economy and states that planning decisions should facilitate the growth of all types of business in rural areas. Moreover, Paragraph 88 (c) states that planning decisions should enable *“sustainable rural tourism and leisure developments which respect the character of the countryside”*.
- 4.5 Paragraph 89 points out that often business uses may have to be found outside settlements in less accessible locations.
- 4.6 Rural and coastal areas make an important contribution to the UK’s tourism offer, consistently accounting for approximately 20% of domestic tourist trips between 2006 and 2015. Looking to the future, the UK tourism industry is expected to continue to grow. Brexit has led to a degree of uncertainty and a dampening of economic growth forecasts for the UK in the near term. For the UK tourism industry, however, the devaluation of sterling has created opportunities. Analysis undertaken by the House of Commons (Potential effect of the UK leaving the EU on UK tourism, House of Commons Library Debate Pack, October 2016) indicates that a weaker pound has increased the UK’s appeal to foreign tourists, by reducing the cost of visiting and increased the appeal to UK residents of a ‘staycation’ by driving up the cost of foreign holidays.
- 4.7 Section 12 reinforces the Government’s importance regarding the need for good design which should contribute positively to making places better for people. The overall quality of the UK self-catering offer has also improved significantly over the last 20 years or so. Customers are demanding ever higher quality and are prepared to pay for it. Many are now looking for standards of décor, furnishings, appliances, and equipment that are at least as good as, if not better than what they have at home. Customers are increasingly looking for very high quality self-catering accommodation. Self-catering property owners recognise that a high quality finish will inevitably result in a higher occupancy rate and therefore higher prices/turnover. It is therefore important for the owners to target a high star rating and the nature of the proposed building, being both traditional and contemporary externally but of a contemporary style internally, which has the basis and appeal to provide for a high quality and sought after holiday let.
- 4.8 Paragraph 135 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 and effective landscaping, sympathetic to local character and history, including the surrounding built environment and landscape setting, 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.

The Development Plan

- 4.9 The Island Plan Core Strategy (CS) seeks to establish certain spatial development principles and is the document that will set the overall planning framework for the Island until 2027. The document was adopted by the Council on 21 March 2012. Policies relevant to the consideration of this proposal are referenced below. There are no special designations affecting this site.



- 4.10 Policy SP1 is the spatial strategy, and this stipulates the most suitable locations for different uses and development types across the Island, specifically requiring that new development is located within or immediately adjacent to defined settlement boundaries. This site lies just outside of the nearest settlement boundary of Wootton (a Rural Service Centre – brown line) not subject to any special designations that would require further consideration.
- 4.11 However, there is one exception to the usual requirements of SP1 where it is stated that *“outside of defined settlements, proposals for tourism related development will be supported in accordance with Policy SP4”*. Paragraph 5.17 states that development will only be permitted in rural areas where there is a local need for development *“or it is tourism related development”*. It goes on to say that *“a great number of the Island’s tourism facilities are located in rural areas to take advantage of the Island’s highest quality environment.”*
- 4.12 Policy SP4 (Tourism) is clearly fundamental to this scheme as this confirms that the overall vision for the Island is to maximise the benefits of a sustainable tourism industry to the benefit of the Island economy as a whole.
- 4.13 The overarching purpose of Policy SP4 is to improve the economic prosperity by increasing the proportion of high value visitors to the Island. Section 5.158 requires that there is an increase in the overall quality of tourism in terms of its accommodation and opportunities. It is recognised that tourism, especially niche market and high quality tourism, needs to be encouraged and developed to ensure that the health of this sector remains buoyant and economically active.

This proposal is to provide a high-quality unit providing for self-catered accommodation that would amount to a bespoke and niche holiday offer that accords perfectly well with the requirements of Policy SP4, helping to sustain this rural enterprise. The proposed accommodation would appeal mainly to small families/groups searching for a quieter rural based break, perhaps for that feeling of ‘escapism’ and/or for those wishing to participate in outdoor pursuits such as walking, cycling etc.

SP4 Tourism

The Council will support sustainable growth in high quality tourism and proposals that increase the quality of existing tourism destinations and accommodation across the Island.

To reflect the special tourism offer of the Isle of Wight, proposals for tourism related development should utilise the unique characteristics of the historic and natural environments, without compromising their integrity. The Council also wishes to see the Island become an all year round tourism destination, which develops green and new niche tourism products, and development proposals should reflect this.

Whilst the target is to improve and maintain the quality of existing tourism destinations and accommodation, a loss of bed spaces through redevelopment or conversion to other uses will be permitted where it can be demonstrated that the use is no longer viable and that the premises/site has been marketed for at least 12 months at an appropriate market price.

Tourism-related development proposals should maintain a mix of tourism accommodation that offer a range of styles, types and quality of provision and make use of current or former tourism sites wherever possible.

- 4.14 Policy SP5 (Environment) supports proposals that protect, conserve and /or enhance the Islands natural and historic environments.
- 4.15 Policy DM2 (Design Quality for New Development) seeks high quality and inclusive design to protect, conserve and enhance the existing environment whilst allowing change to take place.
- 4.16 Policy DM3 (Balanced Mix of Housing) supports the principle of providing an appropriate mix of housing types and sizes.
- 4.17 The Council has published its draft Island Planning Strategy (IPS) which will in due course replace the Core Strategy. The document is in its early stages of development with the period of public consultation having closed on 1st October 2021 and thus emerging policies carry little weight at present, nevertheless the relevant emerging policies are briefly referred to below as they provide an indication of the Council’s “direction of travel” in shaping future development on the Island.
- 4.18 The policy approach in seeking to promote high quality tourism remains unchanged.

Supplementary Planning Documents

- 4.19 Guidelines for Parking Provision as Part of New Development SPD (2017) requires one parking space for a single bedroomed property in this location.
- 4.20 Guidelines for Recycling and Refuse Storage in New Developments SPD (2017) expects proposals to demonstrate how they will provide for the storage of refuse and recyclable material.
- 4.21 Affordable Housing Contributions SPD (2017) sets out criteria outlining when financial contributions or on-site provision of such is required. This requirement is not relevant to the consideration of this scheme.
- 4.22 Solent Recreation Mitigation Strategy (2018) seeks to alleviate the impacts of development on coastal bird populations by requiring developer contributions to fund the implementation of management measures and monitoring.

5. PLANNING JUSTIFICATION

- 5.1 The material planning considerations relating to this application are considered to be;
 - (a) Development Plan Policy
 - (b) Impacts of the proposal on the character of the area
 - (d) Impacts on residential amenity
 - (e) Highways
 - (f) Other detailed matters

Development Plan Policy

- 5.2 Whilst lying just outside the defined settlement boundary, there is strong policy support for conversion of redundant buildings into holiday accommodation (Policy SP1), particularly those buildings which have architectural or historic merit. There is therefore no fundamental need to address issues of local need, housing delivery performance or housing needs assessments to specifically justify the scheme in locational terms.
- 5.3 The location provides convenient access to the nearby public footpaths and bridleways; whilst being close to nearby attractions and facilities and lying close to a regular bus route (no.7) which provides access to Newport and Yarmouth and Freshwater.

- 5.4 Therefore, provided the application does not conflict with the more detailed policies of the Local Planning Authority, then the application can be supported as provided for within the Core Strategy, namely Policies SP1 And SP4.
[Impacts of the proposal on the character of the area](#)
- 5.5 The immediate locality is characterised by established, albeit scattered, development representative of its rural location.
- 5.6 The upgrade and modest extension of an existing outbuilding within the curtilage of relatively remote and well screened site will have no discernible impacts on the character of the locality.
- 5.7 The proposal resulting in a high quality holiday unit in this location will in all events be most likely to enhance the character and quality of the environment and complement the context of the locality within which it will sit.
- 5.8 The proposal would cause no harm to the character or appearance of this area and would indeed complement the immediate built form by involving the sympathetic enlargement of the existing structure. The proposal is therefore not seen as being in conflict with Policy DM2 of the Core Strategy.

[Impacts on residential amenity](#)

- 5.9 The existing property and new holiday unit and their resultant curtilages are sufficient in area to each accommodate their host buildings. More than adequate distances to site boundaries and nearest neighbouring properties are maintained. There will be no additional impacts from overdominance or loss of light, given the juxtaposition of the application site with surrounding development.
- 5.10 Likewise, the proposal in introducing two small additional rooflights and a small first floor window will cause no harm to residential amenity. In summary, there will be no impacts in terms of loss of privacy or undue overlooking of adjoining property.
- 5.11 The design of the holiday unit and comfortable plot size will allow the introduction of tourist activity to take place without causing harm to residential amenity. No reasonable objection can therefore be raised in respect of this consideration.

[Highways](#)

- 5.12 The proposal involves the retention of of a single garage space and two vehicle car port served off an existing established access from Wellow Top Road.
- 5.13 The site is able to accommodate such space with a reasonable level of visibility which is considered sufficient for the local highway system, given the limited traffic movements associated with the small number of properties that the lane serves.

- 5.14 Given the very limited use of the lane and the availability of land there will be little difficulty in reversing on site, thereby allowing for a forward facing exit from the site.

Other detailed matters

Trees

- 5.15 There are no trees on site that would be impacted upon by the small extension.

Ecology

- 5.16 There is no recognised ecological interest in this site.

Flood Risk

- 5.17 The site is not identified on the Environment Agency data base as being at risk from flooding (FZ1)(see extract below).



Extract from EA flood map identifying no flood risk zones

- 5.18 There are no known constraints relating to contamination, archaeological issues, or ground conditions.
- 5.19 Natural England has published guidance on the need to achieve nutrient neutrality in respect of potential impacts on European protected sites, in this instance the Solent SPA and Maritime SAC, 'Advice on Achieving Nutrient Neutrality for New Development in the Solent Region.'
- 5.20 As the locality is not served by mains drains, the scheme proposes the installation of a sealed cesspit which can be serviced via Sandown WwTW.
- 5.21 The LPA would expect other means of drainage to be explored prior to concluding on the use of the cesspit due to their environmental implications and as such

methods to connect to the mains should be prioritised. However no viable connection is available within the locality. The LPA and Natural England, in updated guidance confirm connections to cess pits can be controlled via condition and are therefore an option for developments with no other feasible measures of connection.

Contributions

- 5.22 Payment in respect of Solent Mitigation is applicable in this case, and the applicant is willing to enter into a unilateral agreement to commit to such a payment.

6. PLANNING BALANCE/CONCLUSION

- 6.1 The proposal involves the introduction of a high quality tourist unit of accommodation fully according with adopted planning policies SP1 and SP4.
- 6.2 Provided matters relating to detail are considered satisfactory then the proposal can be supported accordingly.
- 6.3 Turning to the relevant detailed issues:
- The scheme does not impact on the character or appearance of the rural area,
 - The proposal takes the opportunity to provide for a high quality tourist unit in an extended building of high design value,
 - This proposal respects the integrity of the site and successfully works within its constraints and the comments contained within this statement support the view that a modestly extended and converted building can be used for holiday use here without harm to the character of the locality or neighbouring residents,
 - No identifiable harm will be caused to residential amenity as required by CS Policy DM2,
 - This site strikes an equitable balance between providing for a rural setting, with an appropriate location that the proposed accommodation has been designed to capitalise on, but with the convenience of being able to reach a number of nearby attractions and amenities without causing any demonstrable harm to the character of the area. The site is also within a short walking distance of a regular bus route (No. 7) linking with major transport interchanges providing practical access to the rest of the Island) thus supporting the view that the bus is a realistic and practical alternative for visitors,
 - The access and parking arrangements are of a suitable standard to accommodate the use and its associated limited vehicular activity.
- 6.4 The support of the LPA is duly requested.

