

Planning Statement

Proposal:	Retention of white composite cladding to the entrance porch and new entrance ramp.
Location:	Corinthian Court, Cross St, Shanklin PO37 6BU
Applicant:	Mr J Platt

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Introduction

This Planning Statement has been prepared to accompany a planning application as submitted to the Isle of Wight Council and should not be used or reprinted without the express permission of the author.

This statement seeks to justify that the retention of the white cladding and formation of a ramped entrance with balustrading will be constructed of appropriate materials, is suitably located and will suit the need.

Location

This site (as outlined in red below) is within the defined settlement boundary for Shanklin. It lies just outside of the defined Town Centre Boundary and also outside of the Shanklin Conservation Area. The building is not listed and no other designations or constraints apply.



Planning History & Site Background

April 2023

22/01920/FUL

Alterations and conversion of hairdressers (Class E) to form four residential flats (Class C3) (revised plan) (revised description) (re-advertised). This consent has been implemented.

Design Statement

White composite board cladding.

During discussions with Yen Edwards, it is understood that retrospective planning permission is required for the white composite board cladding on the walls of the porch area. Therefore, it is shown in the enclosed drawings. It is noted that the other walls on the ground floor have also been clad with composite boarding in pale grey. This cladding replaced the dated tiles (cream and dark green).

Ramp.

To improve the access into the newly created flats, the owner has been in communication with Building Control to provide a ramp. The steps will be removed and a balustrade installed (using a dark grey composite board) to guard the level difference from the existing raised platform to the pavement.

Planning Policy

1. The Planning and Compulsory Purchase Act 2004 s38(6) states that the determination of this development proposal must be made according to the relevant Approved Development Plan, which concerning this proposal is the Island Plan Core Strategy (IPCS).
2. In July 2021 the Updated National Planning Policy Framework (NPPF) was published. This does not change the statutory status of the development plan as the starting point for decision-making, but constitutes guidance and is a material consideration in the determination of planning applications.

Island Plan Core Strategy

1. The Core Strategy was adopted in March 2012. The following policy is relevant to the proposed scheme:-

DM2 (Design Quality for New Development)	States that the Council will support proposals for high-quality and inclusive design to protect, conserve and enhance the existing environment while allowing change to take place. The policy states that proposals will be expected to provide an attractive and functional built environment whilst optimising the potential of the site taking into account constraints such as trees, topography and views.
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Justification and Summary

Need

As mentioned above, due to the level difference between the floor level and the pavement there are currently three steps. To make this development more accessible, it is proposed to install a ramp as shown on the submitted drawings.

Regarding the white cladding to the porch area, it is considered white to be wholly appropriate, when viewed in conjunction with the recently installed grey cladding which has modernised the building.

Design

The white cladding is the same material as the grey cladding and is used on a small area set back from the front.

The ramp will be functional and finished with tarmac to match the pavement. The balustrade, necessary to prevent someone from falling off the existing platform, will be finished in a dark grey composite board which will compliment the modern appearance of the newly clad walls.

It is considered, therefore, that weighing up the above Policies, the need and design considerations, Planning Permission should be granted for these alterations.