

Planning Statement

12 Argyle Road, Newport, PO30 5SB

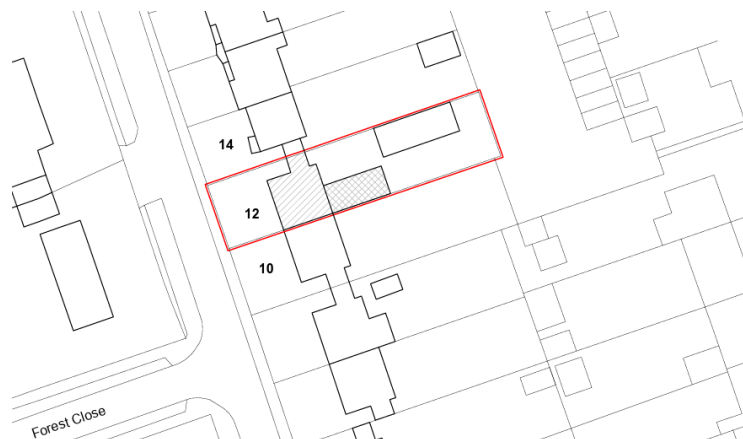


Relevant Planning Policies

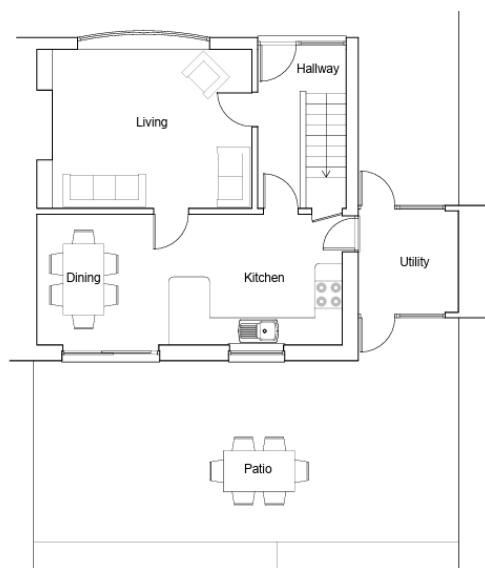
Island Plan DM2 – Design Quality for New Development

The Proposal

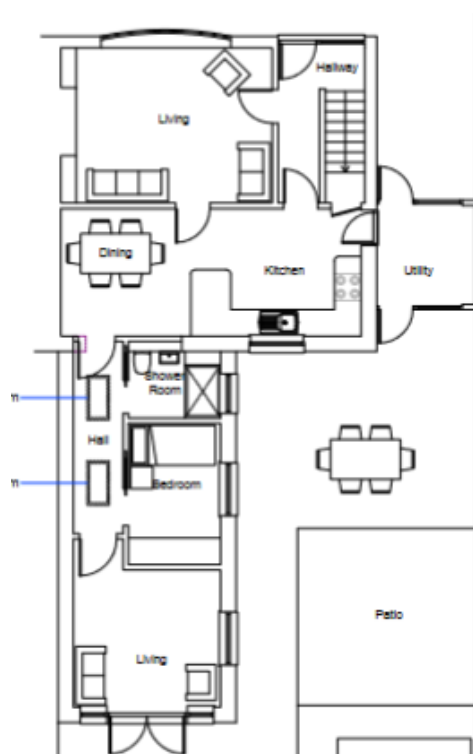
The application site lies within an established residential area and the recognised settlement boundary of Newport and within the Medina Key Regeneration Area where minor domestic development is considered acceptable in principle.



Briefly the scheme involves the construction of a single storey rear extension to provide annexed accommodation to the host property. The new build would accommodate a living room, bedroom and shower room and be internally linked via a common doorway. The kitchen in the main dwelling would be shared. The extensions measures 8.4m x 4m with parapet roof height some 3m above ground level.



Existing floorplan



Proposed floorplan

The elevations below show the proposed changes to the rear elevation.



Existing rear elevation



Proposed rear elevation

The extension is required to accommodate the applicant's mother who suffers from medical conditions requiring care and supervision. The applicant is the only family member on the Island who can offer this support.

A doctor's letter confirms the applicant mothers' medical condition (to be treated in confidence).

Principle

Given the established residential area within which the property is located, there is in general no objection in policy terms to domestic additions to dwellings.

The proposal involves the addition of annexed accommodation for the applicant's elderly mother to allow her to live and be cared for by her family.

Whilst providing limited facilities to enable some form of independency the scheme provides for a linking doorway to ensure mutual contact and a shared kitchen facility.

The proposal does not seek to form an independent residential unit and the applicant is willing to accept a condition to ensure this position. A condition seeking to prohibit the independent use of the annexe and/or selling off separately would be sufficient to maintain ancillary use.

Impact on the Character and Appearance of the Area

The alterations and extension will have no appreciable impact on the character or appearance of this established residential locality.

Impact on the residential amenity of adjoining occupiers



Location plan

The additional build is located on the northern boundary to no.10. This juxtaposition will ensure no loss of light to either adjacent property.

The single storey low profile new build will contain no side facing windows with only rear and side facing openings.

The proposal, given its size, intended use and lack of southerly facing side windows openings will not cause any undue overshadowing, loss of privacy or adverse issues from noise or general disturbance to surrounding occupiers.

A letter raising no objection to the proposed extension from the adjoining neighbours accompanies this application.

Conclusion

The proposal fully complies with the requirements of Island Plan Policy DM2.

The extension is subservient in scale, comprising the use of high quality external materials with a flat roof over and reflects and enhances the character of the locality and the existing dwelling itself. No harm will be caused to residential amenity.

The provision of annexed accommodation maintains the use of the property as a single dwelling and will help support the care of an elderly relative.

No payments in respect of the provision of Affordable Housing or mitigating the impacts on the Solent SPA are required.

The proposal can thus be supported by the Local Planning Authority.