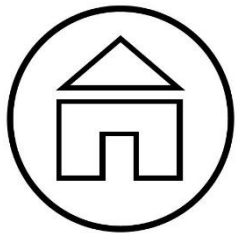


PLANNING STATEMENT

– for –

Replacement annex



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Client: Mr & Mrs Colwell

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1.0 INTRODUCTION

- 1.1 This planning application seeks permission to replace an existing completely self-contained annex, with a more efficient building, designed to 'sit' on the site over the site of the existing building. In common with the existing annex, the proposal would be used as overspill accommodation for the host property, Peveril. There will be no increase in the number of residential units, nor changes of use at this property.

- 1.2 This short statement is written to provide a background into the site, as well as highlighting the main considerations in support of this application; it is intended to provide a background for readers of the application.

2.0 SITE DESCRIPTION

- 2.1 In planning terms, Peveril is a detached three bedroom dwelling with a large garden, including garage and self-contained annex. In real terms, the property is a hidden gem which sits almost at the end of Sea View Road (so virtually no passing traffic at all) with spectacular views across the Solent to Lymington, Beaulieu and the New Forest from the huge areas of glazing from the open plan living space.
- 2.2 In addition to outstanding sea views, Peveril benefits from a long standing self-contained annex which is referred to on several plans and maps as 'Solent' (although for the purposes of this submission, and based on current understanding and available information at this time, despite Solent being completely self-contained and even having a separate gated entrance to Sea View Road, it has not been used independently). Solent comfortably sleeps 4 in one double bedroom, plus open plan living area and is connected to what is understood to be a septic tank which ultimately discharges the treated clean water directly into the Solent.
- 2.3 The host property has several outbuildings which are used to store general household items, fire wood and garden machinery as well as a large garage.
- 2.4 The property is within the designated Isle of Wight National Landscape (formerly AONB) as well as the Solent Protection Area (SPA) and adjoining a designated Open Space, Heritage Coast and SSSI (shown below in Figure 2.2).



The annex



PEVERIL



3.0 THE PROPOSAL

- 3.1 As stated above, the host property (Peveril) has an existing entirely self-contained annex that has been used to provide over-spill accommodation, as well as rented out separately for longer periods, for many years. The annex appears on historical aerial imaging and from a site visit has clearly been in situ for some time simply due to the growth of trees and the general condition.
- 3.2 The existing annex has reached a stage where it requires significant works to make it fully useable once more; the flooring is uneven, the insulation lacking and inefficient, and as a result of the floor the doors do not close properly leading to damp. All of the repairs could be undertaken as permitted development but as this would likely be costly and potentially result in a building that was still under-performing in relation to sustainability and energy standards, it has been decided that the option of demolition and rebuild is not only financially more viable, but also results in a building that is altogether more sustainable, energy efficient and fit for purpose.
- 3.3 Peveril is a contemporary dwelling and understandably oriented towards the Solent, whilst at the same time able to maintain a strong relationship with the verdant character of the area. In the case of the annex, the character remains largely the same, with the replacement building specifically designed to be a contemporary building to strengthen and complement the relationship with host property as well as the wider area.
- 3.4 This proposal does not seek to establish a further dwelling or even increase in bedspace, but simply to replace the existing annex to something that is altogether more appropriate and sustainable. The use will remain primarily as over-spill

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accommodation for family and friends, and as an infrequent Air B&B – exactly as the existing annex has been used for many years.

- 3.5 As the annex already benefits from a full kitchen and bathroom connected to a waste water treatment system, there will be no increase in potential nitrates to the Solent, nor increase in the potential disturbance to Solent Protection Area (SPA) caused by people. A legal agreement is therefore not required.

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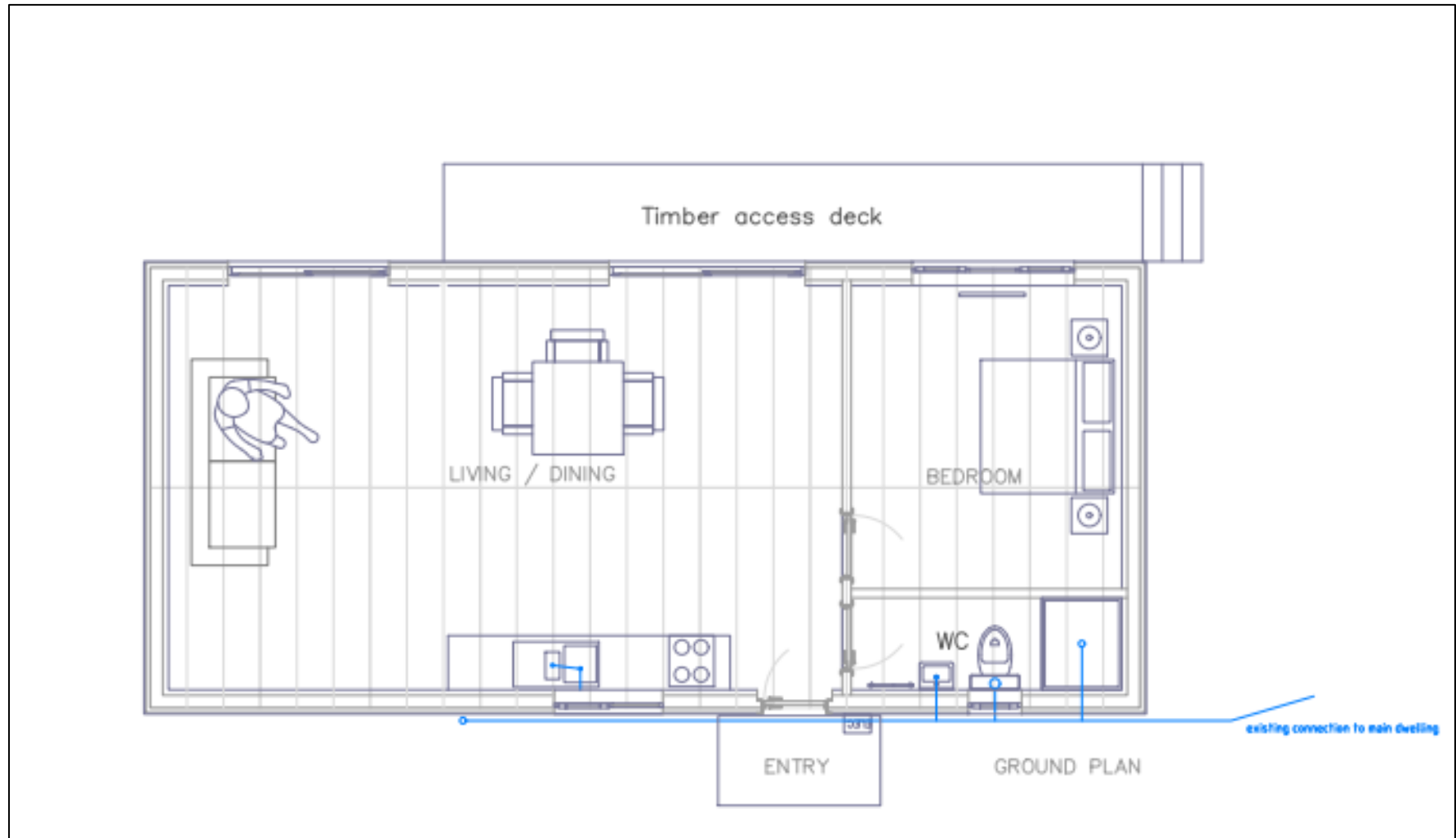


Figure 3.1 – Proposed floor layout of the proposal

4.0 PLANNING, DESIGN & ACCESS CONSIDERATIONS

Planning Statement

- 4.1 The first consideration is that although the site is outside of the Defined Settlement Boundary (where residential development is normally expected to occur) the proposal relates to replacing an existing annex. As the proposal does not introduce any additional dwelling(s) to the area, it is therefore compliant with SP1, the strategic policy which aims to resist and protect the wider rural area from inappropriate development.
- 4.2 As there is no increase to the number of residential units on site, nor intensification of use, there is no requirement for any mitigation or contribution for affordable housing provision.
- 4.3 Development which may lead to a potential increase in nitrates to the Solent (generated by foul water) is required to demonstrate that the development is 'nitrate neutral' or that mitigation can be made to overcome the potential issue. If the proposal can be connected to mains drainage which ultimately discharges at Sandown, this is considered acceptable; if a proposal uses a cess pit (a sealed collection chamber) this is also considered acceptable but is the local planning authority's least favoured solution; if a proposal removes a certain amount of agricultural land from production and can prove, via a nitrate budget, that there is an offset, this can be deemed acceptable. As this proposal seeks no net increase in planning unit nor population, there will be no increase in nitrates to the Solent and accordingly, no mitigation is required – essentially

whilst the proposed floor area is larger than that of the existing, it does not increase the number of bed spaces, nor introduce any intensification of use.

- 4.4 Peveril is considered a contemporary home, positively exploiting the views across the Solent together with those through the wooded areas of the garden, to 'bring the outside in', achieving a light, airy and feel throughout. The redesigned annex is able to tie into the design of Peveril, picking up features and the use of materials to strengthen to relationship further. This design is considered to be high quality and meets the aims and objectives of policy SP2.
- 4.5 Given the wooded setting, even though the proposed building is to be over the existing footprint, it is anticipated that a screw piling system will be used with a floating floor, minimising the impact to the existing root system of nearby trees. The existing concrete base will be removed which will actually reduce the physical impact to the ground.
- 4.6 A tree report accompanies this application which details the potential impact and improvements that are possible, such as the removal of the existing concrete base and proposed screw pile system which will effectively allow the proposal to have a lesser physical impact to the ground.
- 4.7 The immediate and wider environment has been considered and developed into this proposal; the proposal offers the improvement to the appearance by removing the existing tired and dated structure with a contemporary designed building, fitting in with the site and enhancing the relationship with the host property. In terms of the energy usage, the efficiency is greatly enhanced, using better materials, newer technologies and meeting the latest requirements (such as lighting, insulation and water usage).

Access

4.8 The existing annex can be accessed via both Peveril as well as a private driveway directly off Sea View Road. There are no proposed boundary treatments, and due to the landscaping and distance, there are none proposed.

Trees

4.9 The accompanying tree report details the existing and proposed annex and the relationship to the nearby trees. It is concluded that the methods used, including the use of a screw pile foundation system together with the removal of the existing concrete base, will give an overall improvement to the general ability of the trees to take root in the soil (largely by increasing the porosity).

Pre Application Submission

4.10 A pre-application submission was made, with advice received back during late winter 2024. The advice was positive, containing an acknowledgment that the proposed footprint is slightly increased and that subject to the use of suitable materials and an satisfactory assessment of the nearby trees, the proposed replacement would be considered acceptable.

5.0 CONCLUSIONS

- 5.1 The aim of this proposal is to replace the existing annex with a more efficiently constructed annex, which sits more comfortably on the site and has a better relationship with the host property. Although Peveril is a large detached property, it isn't easily able to cater for the applicants visiting children and grandchildren due in part to there only being three bedrooms within the house itself with additional bedrooms contained within a poorly conditioned annex. The proposal provides the opportunity to host family gatherings in an altogether more suitable space than the existing annex can provide.
- 5.2 The proposal meets the general aims and objectives of the Core Strategy, as well as the ethos of the National Planning Policy Framework.
- 5.3 If there is any further information that is required either before or after, this can be provided by return.

Simon J. Craddock

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