

PLANNING, DESIGN AND ACCESS STATEMENT



Site address:-	Little Sullens Farm, Burnt House Lane, Arreton, NEWPORT, Isle of Wight PO30 2PP.
Proposal:-	Conversion, alterations and extension of outbuildings to provide ancillary accommodation and a self-contained annexe.
Applicant:-	Mr. and Mrs. D. Whitehouse.
Date:-	February 2024.

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INTRODUCTION

This is a full planning application for the conversion and extension of an existing tired array of outbuildings, including a stone barn and modern rendered stables, to form a bespoke detached granny annexe and games room purely ancillary to the main dwelling at Little Sullens Farm. It is intended that the annexe be tied by way of a planning condition to the main dwelling.

The annexe is to meet a specific family need and would be an integral part of the host property, despite being detached. All of the works would take place within the single planning unit known as Little Sullens Farm. The elderly parents of the applicant (Mrs. Suzanne Whitehouse) have reached a stage where they require an element of care and support, but within an environment where they can also maintain a sense of independence. Therefore, we are proposing a scheme that combines independence but with the convenience and proximity of having help on hand for daily support and assistance, within a purpose designed building (albeit through conversion and adaptation) that is fully accessible and future proofed for evolving health needs.

Clearly reaching this stage involves making difficult and sensitive decisions, but a mutual family decision has been taken to provide care and support themselves outside of the social care system and the applicants are in a fortunate position of being able to provide the accommodation and help that is needed. Through this proposal an opportunity has also been identified to create a games room, which would principally be used by the applicants and their children.

This application has been created with an in-depth understanding of constraints & opportunities and has been informed by other technical specialists in relation to ecology and drainage. The scheme architects, Modh Design, have also created a scheme that is functional and accessible, whilst being entirely sensitive to the historic stone barn whilst re-generating the other more modern elements. The overall approach is architecturally cohesive.

The purpose of this statement is to fully explain and justify the proposed development; highlighting the key material considerations and assessing these against the most relevant planning policies.

THE SITE AND ITS LOCATION

Little Sullens Farm is located on the southern side of Burnt House Lane and is accessed via a narrow single width farm track over a distance of some 400m, which forms two separate junctions onto Burnt House Lane.

Little Sullens Farm is not a working farm and comprises of circa. 10 acres, a highly individual split-level dwelling originating from the 1970's and an array of outbuildings, including a stone barn and stabling, north of and lower than the dwelling.

The site is part of the Wider Rural Area and is fairly remote sitting between Newport to the west and Downend/Arreton to the east. There are, however, various dwellings and farmsteads including commercial establishments scattered sporadically along both sides of Burnt House Lane.

The buildings in question are arranged in a courtyard arrangement at the foot of a retaining wall immediately north of the host dwelling. There is the substantive barn, mainly of natural stone construction with some red bricks elements under a corrugated roof. There are various stabling elements along the northern and southern edges of the courtyard. The southern edge has a mono-pitched roof whereas the northern



Aerial view.

wing has a slated apex roof. The stables are finished with off-white render.



Looking south-east at the brick and stone barn.



Looking at the existing stables on the southern edge of the courtyard. Existing dwelling above beyond the retaining wall.



Looking at the stable block on the northern edge of the courtyard and the brick/stone barn from the top of the retaining wall.



Looking westwards along the gravel driveway showing the split-level dwelling to the left and the outbuildings to the right.

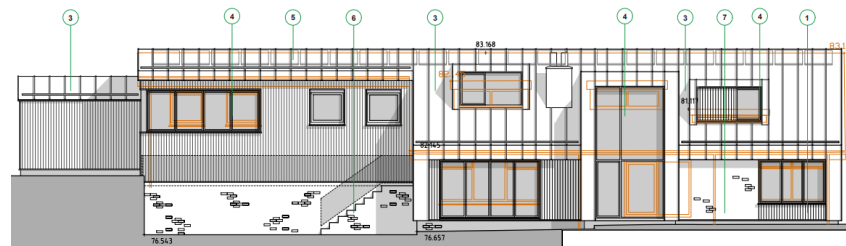


Aerial view of the host property. The outbuildings in question are shown by the red arrows.

PLANNING HISTORY

Having consulted with the Council's official online Planning Register, there is one recent relevant application as follows:-

23/01178/HOU - Proposed single storey extensions; alterations including cladding; detached garage; porch – APPROVED – 6 October 2023:-

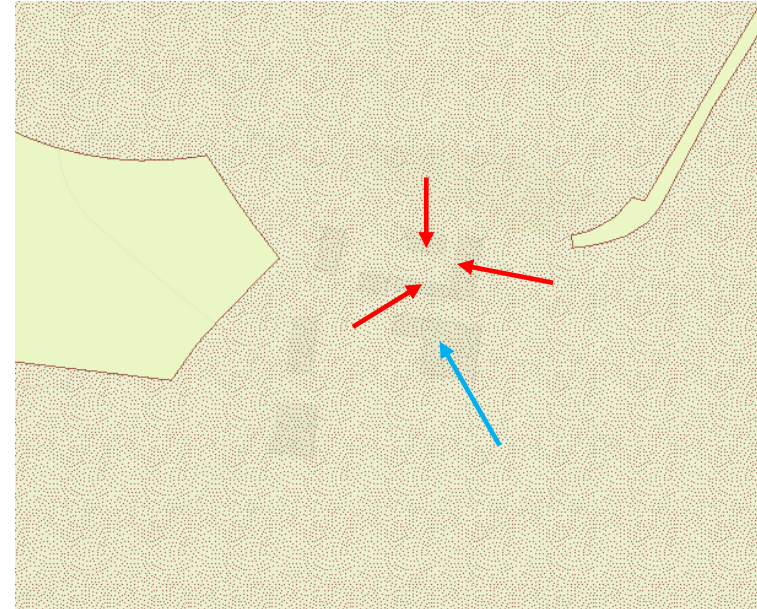


Approved south elevation.



Approved garage.

COUNCILS CONSTRAINTS MAP



The Councils Constraints Map inserted above shows the host dwelling (blue arrow) and the buildings proposed for conversion (red arrows). The site is outside of the defined settlement boundary for Newport and therefore falls within the Wider Rural Area for the purposes of the settlement hierarchy but this is largely irrelevant as the proposal is just for annexed accommodation. The map confirms that the site is within the National Landscape (AONB) but is not designated for any other landscape, ecological or heritage purpose. It is within the Solent SPA Buffer Zone and therefore the development will need to make a Habitat Mitigation Contribution of £639 after consent is granted but before work commences. The brown mottling above is indicative of the Mineral Safeguarding Area (MSA) but this is irrelevant for the proposed small-scale domestic annex conversion.

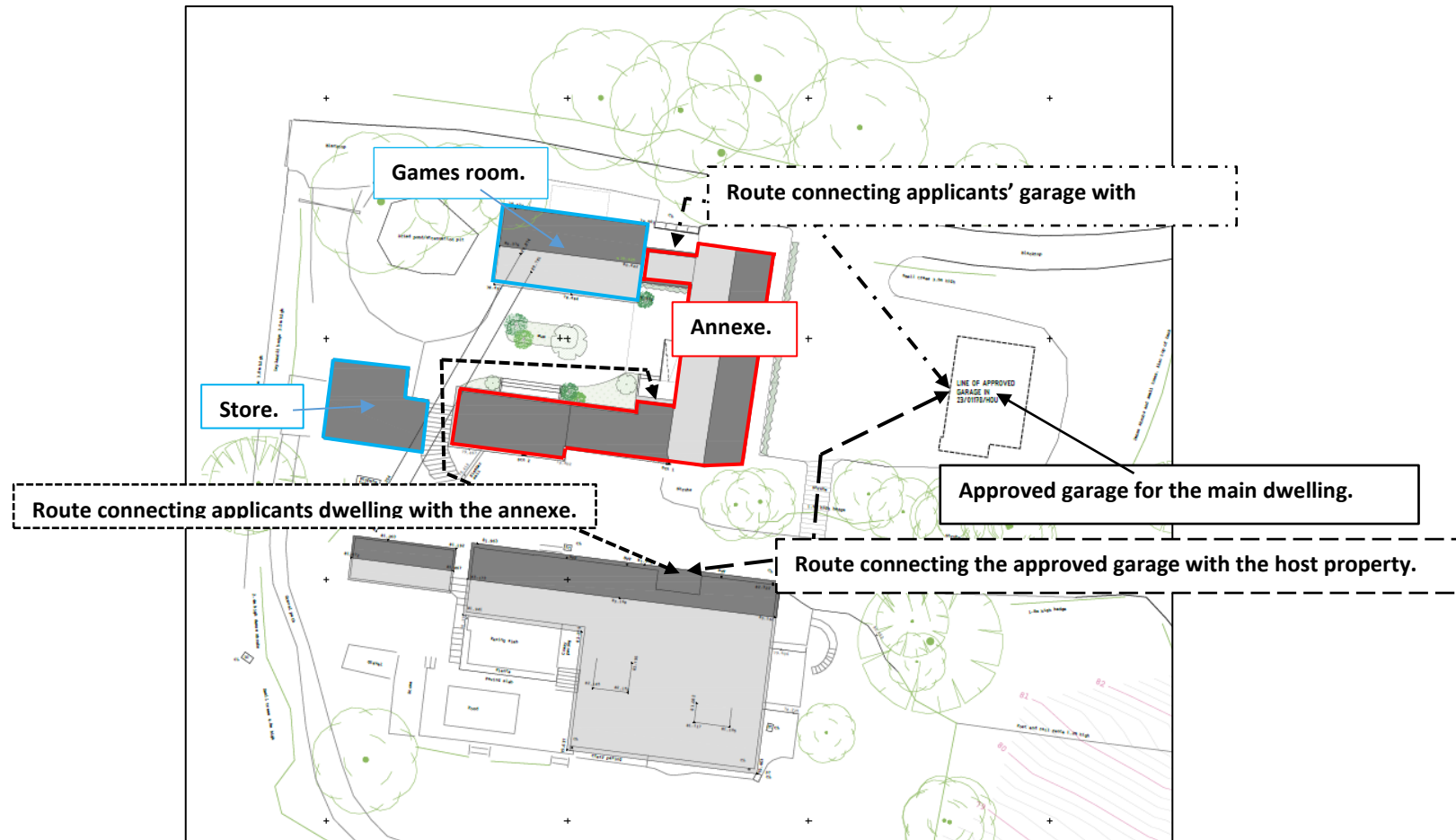
PROPOSED SCHEME

Full planning permission is sought to create a self-contained granny annexe and other ancillary accommodation for the host property. The accommodation would be achieved by mainly converting the existing array of outbuildings to the north of the dwelling, with external alterations and some minor additions. The accommodation would comprise of:-

- Two bedrooms – one with a fully accessible wet room;
- Shower room;
- Open plan living/kitchen/diner;
- Snug;
- Entrance hall;
- Games room and store to mainly be used by the occupiers of the host dwelling.

The annexe has been designed and future-proofed to account for the specific needs of its intended occupiers, Mr. and Mrs. Maud, who are the elderly parents of the applicant, Mrs. Suzanne Whitehouse. Being the conversion of existing buildings the positioning of the annexe and ancillary accommodation relative to the host property is pre-determined. There would be two entrance doors into the annexe for ease of connectivity between the annexe and the host property and between the annexe and access/parking area, principally the recently approved parking and garage area immediately to the east of the proposed annexe.

The access into the new connecting hallway from the north would be used for those arriving at the property – including the occupiers, visitors, health workers and also the applicants. For example, when arriving home from work Mrs. Whitehouse can park in the recently approved garage/driveway and call into the annexe first to check on her elderly parents. The second entrance is from the inner courtyard on its southern edge and provides a convenient way into the annexe from the host dwelling to the south via a short section of concrete steps.



As such, it can be seen from the above description and annotated site plan that the layout has been carefully considered to create a clear and simple means of connecting the annexe with the main dwelling in terms of functionality and not physically. This is important to ensure that the necessary support can be provided at ease, whilst also promoting socialisation between the respective buildings. Beyond connectivity between the annexe and the main dwelling, it is also proposed to include an access ramp from the courtyard into the annexe to afford safe and easy access between indoor and outdoor spaces. The applicants Dad has a mobility scooter so

the ramp provides the opportunity for Dad to access the courtyard and surrounding grounds emphasising the accessibility credentials of the proposed annexe.

The proposed design approach is based upon an elegant blend of combining traditional barn conversion methods, especially in relation the brick/stone barn, with moderated contemporary architecture to help distinguish between new and old. The complex of buildings includes the stone/brick barn aligned north to south with attached and detached rendered stabling of a more modern appearance aligned east to west on the west side of the stone and brick barn.

Throughout the proposed conversion, and certainly in the case of the brick and stone barn, it is proposed to utilise existing openings to form new doors and windows and to alter/enlarge these where necessary. It is a widely recognised principle in terms of converting rural buildings that existing apertures are best utilised to create windows and doors in order to maintain the integrity and often random appearance of barns. Not only are we pursuing this principle in the most important case of the older barn, but it is also proposed to retain and repair the existing brick and stonework on this building whilst replacing the current corrugated roofing with a corrugated metal alternative to emphasise the agricultural nature of this building.

The existing rendered elevations will mainly be finished with a blend of vertically and horizontally aligned Siberian Larch burned black cladding, although a limited amount of render will be retained, repaired and re-decorated but broken up with targeted panels of timber cladding to create a cohesive appearance throughout the conversion.

The form of all buildings will be retained in terms of building shapes, roof pitches etc. Other than some small additions, including a linking section and a small porch, the building footprint will not be extended. In the case of the small additions, these will be flat roofed and certainly no higher than the current buildings and will not extend beyond the external envelope of the current buildings.

Many of the larger sections of proposed glazing, including the three sets of doors into the games room and the door with sidelight panel serving the courtyard bedroom, would be positioned under a deep roof overhang to minimise any uplighting within the AONB.

The application is accompanied by a materials palette sheet, an extract of which is included below. The tones and textures are earthy and subtle to help assimilate the development into the surrounding undulating landscape. The materials would be of a very high quality resulting in a cohesive architectural response throughout the whole courtyard. These are shown to include:-



Relating some of the materials specified above to the proposed elevation. The larger barn would have the repaired brick and stone elevations under a replacement green metal roof paying homage to the agricultural roots of this building. The two single storey wings to the left and right of the elevation would comprise of black timber cladding, with a panel aligned horizontally offering some contrast. Windows, including the larger feature window in the brick and stone barn, would have slimline black aluminium frames. There would be a slight contemporary projecting bay in the west elevation (of the northern wing) with aluminium surround:-



RELEVANT PLANNING POLICIES

The Planning and Compulsory Purchase Act 2004 s38(6) states that the determination of this application must be made in accordance with the relevant Approved Development Plan, which in relation to this proposal is the Island Plan Core Strategy (IPCS). However, before identifying the relevant 'local plan' policies it is first necessary to consider the National Planning Policy Framework (NPPF) as policies developed at a local level must be in conformity with the national picture.

NPPF

- **Paragraph 9** confirms the above objectives are not the criteria against which every decision can or should be judged and instructs that local circumstances should be taken into account to reflect character, needs and opportunities.
- **Paragraph 60** expects the needs of groups with specific housing requirements are addressed without unnecessary delay.
- **Paragraph 62** expects the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (this includes older people, people with disabilities and housing-with-care).
- **Paragraph 135** focusses on design considerations and states that planning decisions should ensure that new developments:-
 - add to the overall quality of the area;
 - are visually attractive as a result of good architecture;
 - are sympathetic to local character and the surrounding built environment, while not preventing or discouraging appropriate change;

- establish or maintain a strong sense of place;
 - optimise the potential of the site; and
 - create places that are safe, inclusive and accessible.
- **Paragraph 182** states that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues.

Island Plan Core Strategy (IPCS)

- **Policy DM2 (Design Quality for New Development)** – supports proposals for high quality and inclusive design whilst allowing change to take place. Development proposals will be expected to provide an attractive, functional, accessible, safe and adaptable built environment with a sense of place and optimise the potential of a site whilst having regard to existing constraints.
- **Policy DM3 (Balanced Mix of Housing)** – supports development proposals that provide an appropriate mix of housing types and sizes to create inclusive and sustainable communities. Sub-paragraph 3 supports the provision of specialist housing.
- **Policy DM4 (Housing for Old People)** supports proposals that contribute to the delivery of a target of 2,050 units of accommodation suitable for older persons over the Plan period.
- **DM12 (Landscape, Seascape, Biodiversity and Geodiversity)** – states that the Council will support proposals that conserve and enhance the landscape interest of the Island.

JUSTIFICATION

The main issues associated with this proposal are considered to be:-

- principle and need for the proposed development;
- the impact of the proposed development on the character and appearance of the surrounding area;
- other issues including neighbours, ecology and drainage.

Principle and essential need

The site is located outside of any defined settlement boundary and is therefore part of the Wider Rural Area, but it is important to note that permission is not being sought for a separate dwelling but for annexed accommodation to be occupied in conjunction with the principal dwelling being Little Sullens Farm. There is a direct family connection between the owners of the current dwelling and the intended occupiers of the annexe and there is a genuine need for the specialist accommodation, as proposed, along with care/support to be provided by the applicant for her elderly parents. Further detail to be provided below, but before that it is important to understand the wider strategic picture relating to care provision.

The Isle of Wight Council's Housing Needs Assessment (HNA) report reflects Planning Practice Guidance that LPAs should be using their assessment of housing need to consider the need for M4(2) (accessible adaptable dwellings) and/or M4(3) (wheelchair user dwellings). Section 8 of the HNA addresses older persons' needs. The HNA compares baseline population data about older persons and compares this with other areas. This indicated a substantially higher proportion of older persons, estimating that 27% of the Council's area was aged 65 or over compared to 18% nationally. Paragraph 8.15 indicates an increased requirement for specialist housing options and using the toolkit developed by the Housing Learning and Information Network (Housing LIN) in association with

the Elderly Accommodation Council and endorsed by the Department of Health, identified there was a need for around 170 units of specialised accommodation (other than registered care home places) per thousand people aged 75 or over. Using these figures, the analysis showed a potential need for around 110 units per annum over the period 2016 to 2034.

Paragraph 8.28 considered people with disabilities with table 97 (see below) indicating that the percentage of households containing someone with a health problem and the percentage of population with a health problem in both cases was considerably higher on the Isle of Wight than either Hampshire or the Southeast or nationally.

Table 97: Households and people with a Long-Term Health Problem or Disability (2011)

	Households containing someone with a health problem		Population with a health problem	
	Number	%	Number	%
The Isle of Wight	23,151	37.9%	31,246	22.6%
Hampshire	160,310	29.4%	207,325	15.7%
South East	1,048,887	29.5%	1,356,204	15.7%
England	7,217,905	32.7%	9,352,586	17.6%

Source: 2011 Census

Image 9 – Extract from Isle of Wight Council’s Housing Needs Assessment

Paragraph 8.37 addresses wheelchair user housing, drawing on research reports supported by the Homes and Communities Agency which indicates that around 84% of homes in England do not allow someone using a wheelchair to get into and out of the house and once inside, it gets more restrictive. Furthermore, it is estimated that just 0.5% of homes meet criteria for “accessible and adaptable”. Overall, the report estimates there is an unmet need for wheelchair user dwellings equivalent to 3.5 per 1000 households. On the Isle of Wight, this would represent a current need for about 220 wheelchair user dwellings. Moving forward, the report estimates a wheelchair user need from around 3% of households and if this figure is applied to the household growth in the demographic projections then there would be an additional need for around 280-320 adapted homes. Bringing this figure together with the estimated current need, the total wheelchair user need would be for around 500-540 homes which is about 5% of the total household growth in the projections.

The above information clearly indicates that there is an objectively assessed need for the type of domiciliary accommodation that this application is proposing.

Moreover, and significantly, there is a case specific need. The intended occupiers are David and Gillian Maud who are 79 and 80 respectively. These are the parents of the applicant, Mrs. Suzanne Whitehouse. Owing to age, fragility and general health conditions Mr. Maud in particular is experiencing mobility issues owing to an inoperable back condition which means he now requires support to walk, with either a frame, sticks or is pushed in a wheelchair as he can't move far. He currently is unable to easily walk up stairs so he is living downstairs in his current house with a temporary bedroom. Only going upstairs to use a washing facility with support. The risk of falling is high so their living environment must be carefully arranged to reduce these risks, whilst optimising accessibility and having assistance and support on hand to help manage daily tasks.

As such, single floor accommodation with wider doorways, a wet room (Mr. Maud currently struggles with getting out of a bath and his current bathroom is upstairs!) and sufficient wheelchair turning circles are essential elements of the proposed accommodation. This, combined with having family so close-by, will be extremely reassuring and beneficial. The proposed accommodation strikes a careful balance of providing a proportionate level of accommodation, providing a bedroom each for the occupiers and adequate space throughout the annexe for manoeuvrability, whilst still being ancillary and subservient to the host property.

The biggest motivation as well is because Mr. and Mrs. Maud are currently living by themselves off the Island in Essex and are finding everyday tasks more and more challenging. Whilst they get by, it is quite apparent that decisions must be made now about their future care provision and importantly they have decided that any such domiciliary care should be provided by their daughter (Suzanne Whitehouse) in the applicants' home at Little Sullens. Being so distant, the applicants are unable to be hands-on with care provision and hence why relocation to the Island is essential in order to avoid Mr. and Mrs. Maud from have to rely on the social care system at some stage in the future. Mrs. Whitehouse is now the only child of Mr. and Mrs. Maud and is therefore the only family member who is able to provide the care and support needed. Moreover, Mr. and Mrs. Mauds three grandchildren are all on the Island so having family close-by is now absolutely essential to help with care, day to day activity's and for general socialisation.

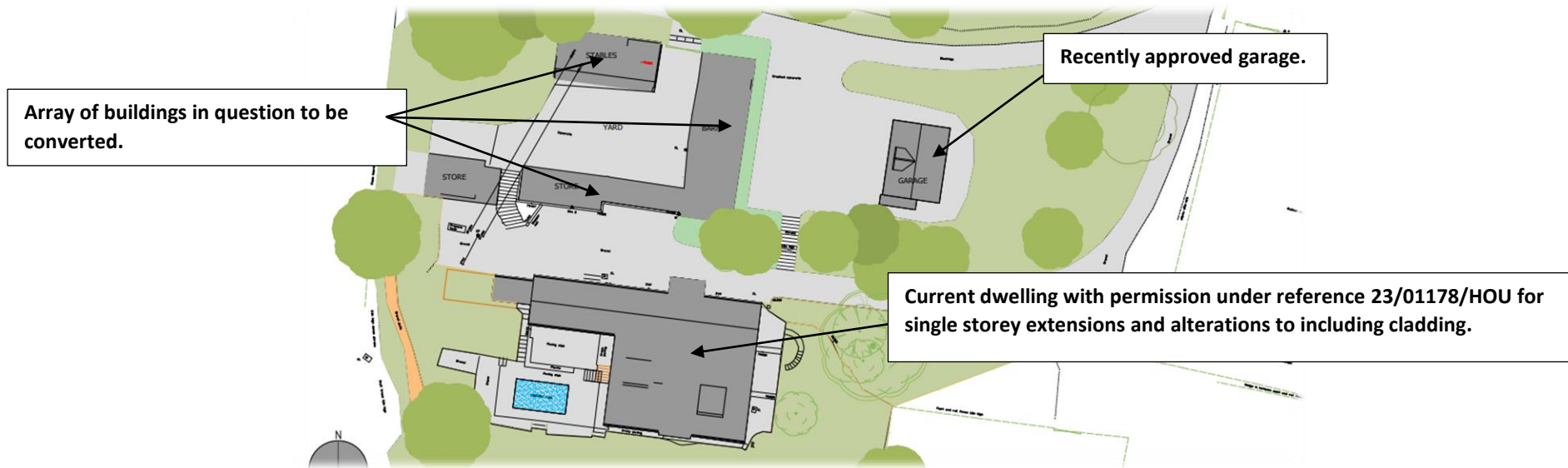
The bespoke annexe with accommodation tailored to the needs of the occupants, under the care of the applicants, has a clear objectively assessed need. The proposal is in full compliance with Island Plan Core Strategy policies SP2, DM2, DM3 and DM4 which support housing development for older persons. Having established that there is a need to provide annexed domiciliary

accommodation, it is now necessary to look at how that accommodation can best be provided in relation to the host property and the wider area.

One final point is that the proposed accommodation also includes other ancillary accommodation for the applicants including much needed storage and a games room. Combining the annexe with the other ancillary accommodation would simply elongate the time during which the applicants would interact with their parents and grandparents in the annexe – remembering also that when granting planning permission it would be perfectly acceptable to the applicants for the Council to tie occupation of the proposed annexe and ancillary accommodation to Little Sullens Farm by way of a condition.

Impact on the character of the area

The site comprises of a large discrete residential site amongst some 10 acres of surrounding land owned by the applicants within a fairly remote rural location between Newport and Arreton. The domestic curtilage extends to over 1 acre and includes the footprint of the current dwelling, recently approved garage and the array of outbuildings to be converted and adapted.



The plan inserted above demonstrates how well related the buildings are to one another and how compact the general arrangement is meaning that the proposed ancillary use of the buildings in question, coupled with the proposed changes, would not intrude into undeveloped countryside. The buildings are in a general state of disrepair reflecting their underutilised manner thus here lies an opportunity of enhancing the appearance and general setting of these outbuildings. This seems to be the most efficient, logical and less intrusive way of delivering the needed annexe without creating additional built form within this designated landscape.

It also so happens that the position of the buildings in question is ideally placed in relation to the host property. It is close enough to ensure that the applicants are close-by to support and care for Mr. and Mrs. Maud, whilst being able to maintain a degree of distance and privacy because both parties would also like moments of independence and their own space.

The buildings are a considerable distance away from the public highway (over 400m) with intervening undulating countryside and tree screening. There are no nearby public rights of way that would provide views of the proposed accommodation. That said, the proposed conversion works along with the small extensions would rejuvenate these buildings and greatly enhance their appearance and how they therefore relate to the surrounding environment.

The building would clearly be made building regulation compliant in terms of energy efficiency and thermal capacity. Externally, brick and stonework would be repaired, dark natural timber cladding would be used in relation to many of the rendered elevations and any small remaining areas of render would be refurbished. Windows and doors would mainly be installed into current openings thus maintaining the integrity and general form of these rural buildings. The current corrugated cement fibre roof would be replaced with a standing seam (or similar) alternative and this would reflect the agricultural nature of this historic barn, albeit not listed. The utilisation of timber cladding, metal rainwater goods, wooden doors, aluminium windows etc. will contribute to a unified appearance throughout this courtyard style development, which in turn will complement the recently approved extensions and refurbishment of the host dwelling.

The photographs inserted below seek to demonstrate two points. Firstly, how the collection of buildings in question are well sunken in relation to the prevailing topography and therefore how the discrete the proposed physical changes and subsequent use of these buildings would be in relation to the landscape character of the surrounding area. Secondly, how well related the buildings in question

are to the host property in terms of physical association and also in relation to functional accessibility between the applicants and elderly parents in the annexe.

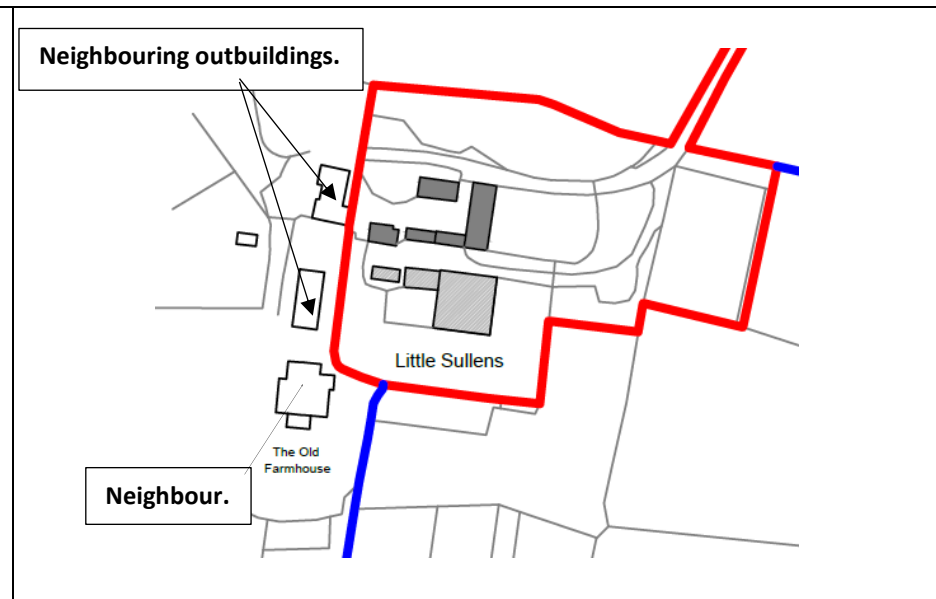


Policy DM2 of the IPCS supports proposals for high quality and inclusive design whilst allowing change to take place. It expects development proposals to provide an attractive, functional, accessible, safe and adaptable built environment with a sense of place. The proposed annexe and ancillary accommodation comfortably achieves these objectives.

Policy DM12 refers to landscape character, meaning the AONB now known as the National Landscape. For the reasons outlined above the proposed development would not undermine any of the intrinsic qualities associated with the AONB in this location. As explained, windows and doors will mainly be confined to current apertures. Larger areas of glass are mainly contained under deep overhangs. We are not proposing any roof lights. Given the sunken nature of the site, the partially enclosed nature of the courtyard arrangement and the considered approach to glazing we assert that the development would not conflict with the Councils dark skies policy.

Other Matters

In terms of neighbouring considerations, the adjoining property (Little Sullens Old Farmhouse) is accessed via the access driveway to the north of the buildings in question. The Old Farmhouse itself is positioned some 40 south-west of the buildings to be converted. There are two outbuildings closer to the proposed development, but there would be no direct impact particularly when noting that there would be no material increase in scale and massing of buildings and because of a substantial hedge along the common boundary between the site and Little Sullens Old Farmhouse as shown in the photograph below. The proposed conversion is a low-key ancillary residential use, which will not give rise to any noise or disturbance.





The application is accompanied by a Preliminary Roost Assessment (PRA), which concluded that further survey work be undertaken. Consequently, a bat emergence survey was undertaken. During the survey period no bats were seen emerging from the barn structure. As no evidence of bats was identified inside the barn or emerging from the barn structure, it has been established that bats are likely to be absent.

Mayer Brown have produced a detailed Nitrate and Drainage Strategy, with the required calculations and specifications, in order to demonstrate nitrate neutrality as required by the Councils latest 'Nitrates Position Statement' dated January 2024. Although the hierarchical approach states that the sequential preference is to connect to a mains sewer, that is not achievable as the site is not within or close to a sewered network. To ensure nutrient neutrality as a result of the proposed development, we have ascertained what the total nitrogen load is from the existing use of the site and compare this with that arising from the host dwelling and proposed annexe.

By decommissioning an old existing septic tank offering a Total Nitrogen Load of 11.9kg/TN/yr and replacing this with the proven efficiency of Advanced Aeration's, 'Bio Bubble' package sewage treatment plant we are able to show a **net loss of nitrates**. The total nitrogen load for both the proposed annexe and existing dwelling, served by the new STP, will be 0.0 kg/TN/yr. This null figure is due to the existing use of the site and the proven efficiency of Advanced Aeration's, 'Bio Bubble' package sewage treatment plant. This calculation clearly shows a substantial reduction in the level of Total Nitrogen arising from the site. As such, this proposal results in a net reduction in Total Nitrogen input to The Solent.

The site is within the Solent SPA Buffer Zone. Accordingly, the applicants will enter into the standardised legal agreement requiring that the relevant Habitat Mitigation Contribution of £639 is paid prior to commencement of works.

The use as an annexe, being strictly ancillary to the current property, will not materially increase the use of the existing access onto Burnt House Lane.

CONCLUSION

In pursuing this planning application, the applicants and their family are simply seeking to convert and adapt existing buildings to provide a suitable living environment to address the health and age related needs of Mr and Mrs Maud and to provide them with the backup care and support they are increasingly needing. This is the only viable and practical solution to ensure that the care needs of Mr. and Mrs Maud can be managed by their only child and to be close to their grandchildren. This is extra important given that Mr. and Mrs. Maud feel somewhat isolated from their family off-island.

There is a clear objectively assessed need for this accommodation. A bespoke annexe designed to meet the current and future health needs of the applicants' parents can be accommodated within the site without any adverse impacts on the character and appearance of the area or the amenities of the neighbouring residential occupiers. The development of the annexe in the manner proposed will

create a multi-generational living environment for one family split between two buildings but in a single planning unit. There would be no boundary division which would lead to the creation of a separate planning unit. Indeed, the rationale behind the design is firmly rooted in allowing and encouraging socialisation between the family members with a free flow of movement between the host dwelling and the annexe.

The annexe is proportionately sized to ensure the accommodation is fully accessible and adaptable for wheelchair use. A second bedroom is imperative as Mr. and Mrs. Maud are becoming more reliant upon their own sleeping space. The size and proportions of the annexe do not mean it is any less ancillary to the main house. The size of the annexe in this case is partly down to need but also down to the nature of the buildings to be converted. Case law dictates that ancillary uses are not distinguished by scale but by functional relationship. This can occur even if the ancillary accommodation is a separate building and even where the accommodation is capable of independent day to day living. Ultimately, there is a genuine pressing need for the annexe. It has been specifically planned for the needs of the occupiers and to ensure functional integration with the main dwelling. A condition will ensure that the accommodation is retained with and occupied in conjunction with Little Sullens Farm.

The scheme proposed has demonstrated that it fully complies with the Island Plan Core Strategy planning policies and we sincerely trust that the LPA will be able to approve the development without delay to enable the applicants to move forward with being able to address the care and welfare needs of Mr and Mrs. Maud.