

## Planning Statement

**Proposal:** Conversion of flat roof to a balcony

**Location:** Number 9, Corinthian Court, Cross St, Shanklin  
PO37 6BU

**Applicant:** Mr J Platt

## Contents

- Front Sheet
- Contents
- Introduction
- Location
- Planning History
- Design Statement
- Planning Policy
- Justification and Summary

## 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 conversion of an existing flat roof to provide a balcony with metal balustrading will be suitably located and have no negative impact on neighbours, the building or the street scene.

## 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

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

(to be read in conjunction with Figures 1-3 at the rear of this document)

The existing flat roof to be converted sits to the north of Flat 9 and west of Flat 8. Flat 8 has an existing flat roof balcony with a metal balustrade to its perimeter. There is currently no direct access to this flat roof from either flat.

This proposal is to convert the bedroom window to flat 9 to a door which would provide access to the balcony (existing flat roof). The perimeter would be fitted with a metal balustrade to its perimeter at 1100mm high (similar in appearance to flat 8). A 1.8M high opaque glass privacy screen will be installed between the balconies of flats 8 & 9 (on the side of flat 9) to ensure no overlooking across the balconies.

It appears that the existing balcony to flat 8 was built during the construction of Corinthian Court with patio doors providing access to a large outside seating area. That balcony abuts the main wall that affronts North Road. The proposed balcony will sit over the mansard roof (over the 2<sup>nd</sup> floor) above the entrance to Corinthian Court and is therefore set back to a much greater degree than the existing balcony.

When considering the following:

The existing balcony (to flat 8); the overall modern appearance of Corinthian Court; the fact the proposed balcony will be set back; the proposed privacy screen; and the distances to other properties, it is considered converting the existing flat roof to a balcony will not be detrimental to neighbours, the appearance of the building or the street scene and should, therefore, be supported.

## 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:-

<b>DM2 (Design Quality for New Development)</b>	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 topography and views.
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## **Justification and Summary**

### **Need & Design**

Flat 9 does not currently have an outdoor space. Therefore, with the simple conversion of the existing flat roof (new surface, metal balustrade and the change of a window to a door), flat 9 can benefit from an outdoor seating area.

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

005-24  
March 2024



Fig 1 – existing flat roof (flat 9)



Fig 2 – existing balcony (flat 8)



Fig 3 - Corinthian Court