

## **Design & Access Statement**

### INCORPORATING HERITAGE STATEMENT

<b>Proposal:</b>	Side extension
<b>Location:</b>	1, Aldermoor Terrace, Norton Green PO40 9RZ
<b>Applicant:</b>	Mr & Mrs Hotchin

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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 this modest side extension to provide a porch and WC will be suitably located, be built using appropriate materials and have no negative impact on neighbours, the building, the street scene or the Conservation Area.

## Location

This site (as outlined in red below) is within Norton Green's designated Conservation Area (16). The building is not listed and no other designations or constraints apply.



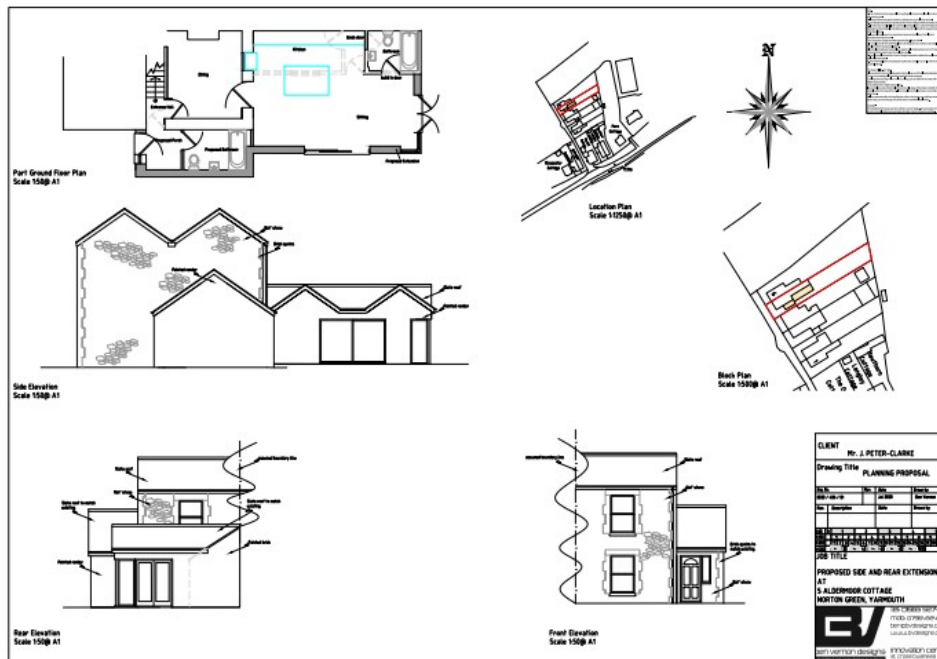
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## Planning History

There is no known planning history relating to number 1.

However, it is relevant to mention that number 5, Aldermoor Terrace was granted planning permission for the demolition of an existing single-storey rear extension, a proposed single-storey side and rear extension. The below plan shows the proposals. The below photograph shows the work has been completed.

The side extension element at number 5 is of a similar footprint as proposed here but with a gable end roof (rather than a mono-pitched roof as is proposed for number 1).



Number 5

## Design Statement

(to be read in conjunction with Figures 1 & 2 at the rear of this document)

The proposed extension will be set back 3.2M from the front elevation. This will ensure that adequate space (>4.8M) is available for a parked car between the extension and the front boundary. The width of the extension will be 1.5M. This will provide the applicants with sufficient internal space as well as suitable access down the side of their property.

The extension will have a mono-pitched roof that will lean up against the side elevation wall. The roof will be covered with natural slate. The walls will be vertically clad using natural timber with a red brick plinth as shown on the drawings. The front door will be hardwood, the window (to the rear) will be timber as will the fascias and bargeboards. This respects the character of the building and the Conservation Area.

## Heritage Statement

### Conserving and enhancing the historic environment

The desirability of sustaining and enhancing the significance of heritage assets and ensuring their continued use consistent with their conservation.

Through careful consideration, we have developed a scheme which suits the applicants' needs to extend this property, whilst preserving the architectural merits of this historic building.

## 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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## Summary

As mentioned above, careful consideration has been given to the design and materials proposed for this extension to ensure it appears subservient and does not detract from the character of the cottage or impact adversely on the Conservation Area. Therefore, we request that Planning Permission be granted.





**Fig 1 – front/side of number 1**



**Fig 2 – rear of number 1**