

PLANNING, DESIGN & ACCESS STATEMENT

Proposed annex

Longwood, Lower Road, Adgestone, Isle of Wight, PO36 0HL



SJC Town & Country Planning Consultancy

North Park House, Wilmingham Lane, Freshwater, Isle of Wight, PO40 9UG

T: 07585709113 E: simon@sjcplanning.co.uk W: sjcplanning.co.uk

Client: Mr & Mrs Cooper

February 2024



1.0 INTRODUCTION AND PURPOSE

- 1.1 This statement is written to support a householder planning application for the construction of a semi-self-contained, detached annex to serve Longwood, a 3 bedroom house benefitting from a large garden, driveway, detached shed, garage and small wooded area. Due to the fact that the annex is physically detached, it is necessary to use the full application form.
- 1.2 This application is made following a pre-application submission (which had included a request for a site visit). Although the site visit had not been possible, the Planning Development Manager was able to provide feedback on the plans as submitted which has been explored further as detailed below.
- 1.3 This document is to highlight the salient points of the proposal, providing the need and justification. Additional information can be supplied if needed, including an accompanied site visit with the planning officer if deemed helpful.
- 1.4 For clarity, the owner of Longwood is Mr Mike Cooper (senior), the applicants are Mr Steve Cooper (Mike's son) and Mrs Stacey Cooper (Steve's wife); Mike, Steve and Stacey all live permanently at Longwood.



2.0 SITE CONTEXT & BACKGROUND

Location

- 2.1 Longwood is situated on Lower Road, Adgestone, which runs along the base of Brading Downs. There are a number of residential properties in the area, together with popular tourist attractions and facilities close by including Adgestone Camping & Caravanning Club, Adgestone Vineyard and Brading Roman Villa, as well as the Sandown Bay Academy (previously known as Sandown High School).
- 2.2 The property itself benefits from large gardens, especially to the front and side but unusually, the rear garden (where permitted development tends to be favoured) is relatively small by comparison. Longwood is within close proximity to the cycle track, which connects the Bay to Newport along the former railway track so whilst at first seeming to be remote, is far from isolated.
- 2.3 The wider area at first appears to be very quiet, with the sights and sounds of tractors rumbling in the distance, and the narrow lane taking minimal traffic (which is greatly restricted simply due to the physical narrowness of it). However, taking a pause gives the opportunity to notice the neighbouring large campsite to the south, the vineyard and the passing planes and light aircraft from the nearby airport.
- 2.4 The property sits towards the edge of a designated National Landscape (formerly known as an Area of Outstanding Natural Beauty) enjoying views stretching across the far downland to the south.



Background history to this application

- 2.5 Longwood has been the Cooper family home for several decades; it was originally purchased in the 1980s by Mr Mike Cooper and his ex-wife (the former still living at the property) where the applicant and his brother were raised. As such, the Coopers have had a long association not only with the house and gardens but the neighbours too and a certain level of ownership of the wider area. The garden has been tended, planted and landscaped over the years, with several trees having been planted to provide a fuel source which is now being harvested (for wood burning stoves) and some being left for ecological value and enjoyment.
- 2.6 In the 2000s, Mike's mother moved to Longwood and was cared for by Mike until her recent passing and whilst old age, care and death is often an uncomfortable and taboo subject to discuss, Mike, Steve (and his brother, Chris) and Stacey have been able to have open, frank and meaningful conversations about what the future needs, requirements and provisions may look like; looking at the future and the short and longer term needs of the Cooper family, the intention is that Steve & Stacey (the applicants of this submission) will move into the proposed annex with Mike being on hand to provide childcare for any grandchildren, with the longer term care expected to be reversed for providing more for Mike and his needs, providing care within his long-term home, specific to his needs and importantly, within the home that he has lived in for most of his adult life.



Figure 2.1 – Google Earth extract showing the location of Longwood in relation to the surrounding area



3.0 THE NEED, JUSTIFICATION AND PROPOSAL

- 3.1 The demand for what has become known as multi-generational-living is certainly not a new concept, and in many other countries is simply the norm, offering a practical way of supporting the family unit, both in terms of family and work – the grandparents assist with childcare as the younger working age family members go to work and in return, care is given to the older family members when required.
- 3.2 According to research by the Cambridge Centre for Housing and Planning Research, the UK is seeing a continuing growth in this trend with indications showing that it will continue well into the future. Evidence from census data (Office for National Statistics) indicates that the growth of multigenerational living has been significant for several years (rising from 325,000 households in 2001 to 419,000 in 2013¹ and in 2023 was estimated to be 1.8 million households²). Prior to 2020, the most likely reasons included high property costs, high nursing and care home costs and a conscious move towards caring for one's own relatives as highlighted by the report *How We Live* (published by Aviva) further confirms that multi-generational homes are rapidly increasing, with the equivalent of 9 million people in the UK³ falling within this category.
- 3.3 Since 2020 and notably the covid pandemic, this figure has grown significantly and accelerated much faster than previously predicted. This is most likely due to the simple fact that many families were forced to live apart and not able to see nor care

¹ <https://www.theguardian.com/society/2019/mar/10/rise-of-multigenerational-family-living>

² [Under One Roof | Legal & General \(legalandgeneral.com\)](https://www.legalandgeneral.com/under-one-roof)

³ <https://www.thisismoney.co.uk/money/mortgageshome/article-8718695/A-homes-multi-generational-granny-flats-popular.html>



for elderly relatives often missing out on the 'final goodbye'. The pandemic undeniably resulted in massive change to the way that families view the care for elderly relatives.

- 3.4 Furthermore, changing work patterns and living arrangements have resulted in the fact grandparents are now more likely to be providing childcare now than a decade ago, with Age UK reporting in 2017 that 40% of grandparents (circa 5 million) provide regular childcare for working parents at least once per week.
- 3.5 Other significant factors that are widely understood to be fuelling the 'back to home' move includes a shortage of truly affordable family homes coupled with increasing house prices, inflation and continued uncertainty regarding lending markets; at the other end of the spectrum is a huge shortage of care home places tied in with the cost of care home provision, (which averages at £48,000 per year for a residential care home place, rising to £53,000 per year for a nursing care home place); all making moving back to the parental family home more appealing and quite simply, preventing the forced sale of the childhood family home.

The proposal in detail

- 3.6 Longwood is relatively typical of a 1930s house. It is set back from the road with a steep driveway from the public highway leading into a turning and parking area for several vehicles.
- 3.7 To make the necessary alterations to Longwood to cater for a large, mixed generation family, would fundamentally alter the home that Mike has spent the majority of his life enjoying. It is especially important when one of the key objectives is to keep Mike at home, in familiar surroundings a fact that is recognised as fundamentally important for successful and effective dementia care.



- 3.8 A traditional rear extension was explored, which would allow much of the exterior of the existing house to remain the same, but with the benefit of additional bedrooms and bathrooms to facilitate multigenerational living, however the major downside was simply that the extension would still result in a huge compromise to the house, seemingly to alter the character and importantly take away much of the rear garden which is already somewhat smaller than the surrounding grounds. In addition, due to the internal arrangements, although there would be extra floor space created, there would still be a significant proportion of the existing floor space lost for circulation, so the net gains would be minimal.
- 3.9 As the property benefits from a large amount of amenity space, attention was given to the most suitable position; the proposed annex has considered the growth of the family as well as the need on car parking, construction vehicles and sustainability (such as rain water harvesting, solar gains, ground and air source heat pumps).
- 3.10 The location has been determined as being the area with the least visual impact to the wider rural area and one that retains a relationship with the host property, provides the greatest opportunity for renewable energy gains and will have the least impact to the existing trees.
- 3.11 As outlined above, the intention is to create additional living space for the Cooper family, without compromising the existing family home for the owner (Mr Mike Cooper) nor the applicants (Mr Steve & Mrs Stacey Cooper). The needs are that the space must provide for a growing family, improve the energy efficiency credentials of the existing dwelling (solar panels, ground source heat pump etc will supply and share energy across the existing house and annex) and ensure that there is an intrinsic relationship between the existing and proposed built forms whilst giving both parties the ability to host friends (for example) without the other feeling obligated to stay out of the way. There is also the potential to improve the dated and



inefficient on site waste water treatment system (understood to be the original 1930s septic tank) and so reduce the existing discharging nitrate level.

3.12 The proposal at Longwoods is therefore to build a detached annex within the garden, providing the opportunity for Mike to provide child care in the shorter term allowing Steve & Stacey to retain full time working positions, and in the longer term to retain full independence for Mike for as long as possible, moving to homecare gradually as and when the time comes, provided by Steve & Stacey. It is important that the existing home (both the house and the large garden) is maintained as one with the annex; this is partly achieved and reinforced by the installation of a solar array on the roof of the annex (with battery within the plant room of the annex) together with a ground source heat pump (joined to the same battery unit within the plant room) that will supply both Longwood and the proposed annex with electricity. The foul water from both the host property and the proposed annex will be treated via a single, upgraded waste water treatment plant (the existing system was built when the original house was built, in the 1930s, and as such is inefficient and the replacement would reduce the nitrates significantly). In all situations, the annex is powered, serviced and used in exactly the same way as if it was a traditional rear extension. It is proposed as part of this application that the existing storage shed to the south of the proposal (and the front of Longwood) is removed, with the 'shed' function being accommodated within the proposal.

3.13 The proposal is therefore described as:

"Removal of storage shed, construction of annex, replacement of waste water treatment plant."



Figure 3.1 – the proposed location of the annex would be in the right of the photograph, with the existing garage to the left.

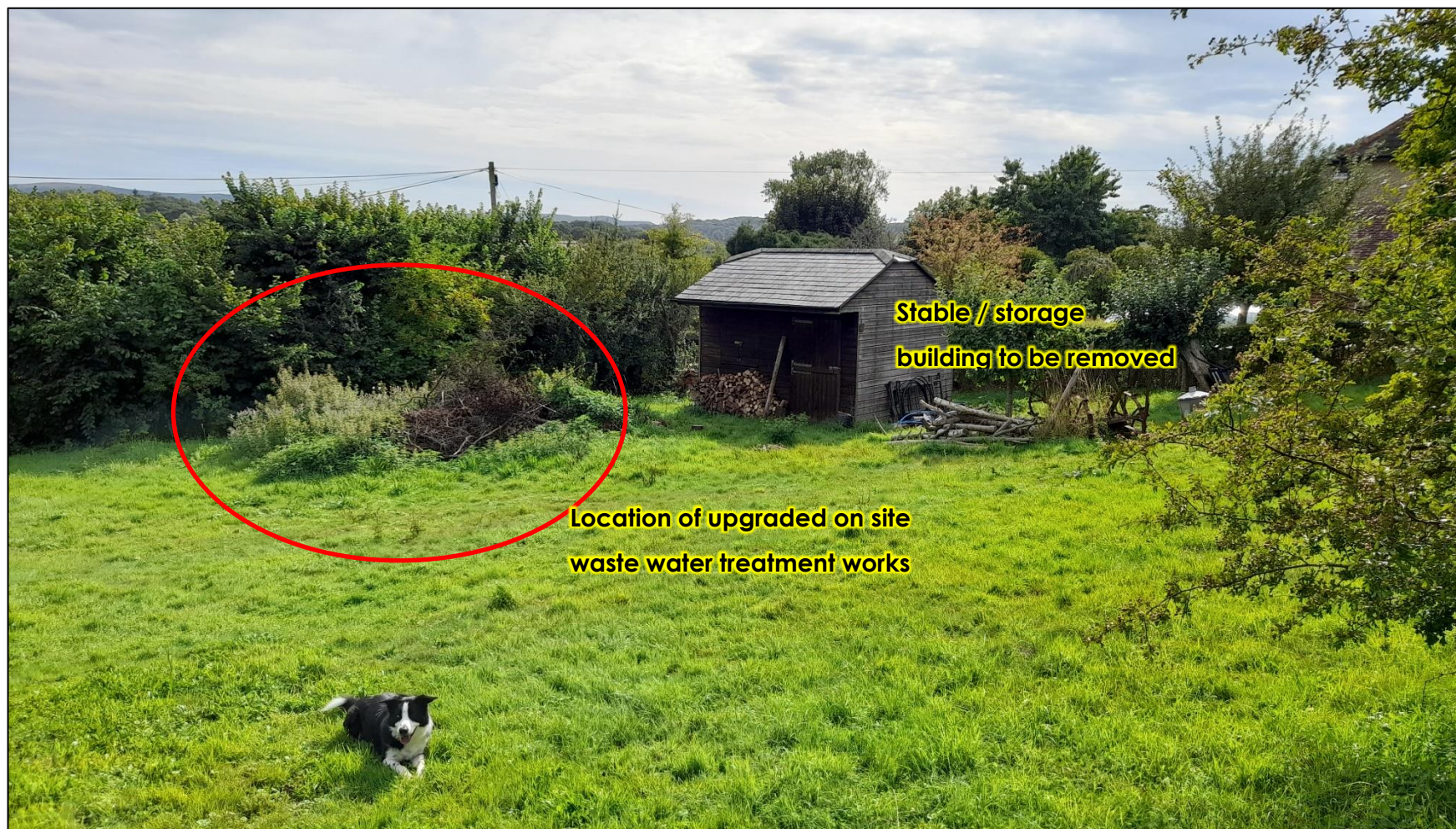


Figure 3.2 – the proposed replacement waste water treatment plant will be approximately where the overgrowth is, to the left of the shed. Existing car parking is to the right.



4.0 PLANNING STATEMENT

- 4.1 The local and national planning frameworks govern the way that land is used, ensuring that any potential developments (regardless of what they propose) are sustainable and based upon clear planning objectives.
- 4.2 Locally, the Island Plan Core Strategy (Island Plan) provides the local planning framework. This document, adopted in March 2012, consists of a number of policies, and along with background documents, provides the perimeters of what is, and what is not acceptable. Whilst at the time of writing there is a draft plan, this remains some way of being adopted and therefore holds limited material weight at this time.

Local Planning Policy Framework (Island Plan)

- 4.3 By looking at the Island Plan, in particular the Proposals Map, it is possible to see all of the designations and constraints of the site within the immediate and wider context (an extract of the map is provided below, Figure 4.1). For clarity, the Isle of Wight National Landscape (formerly AONB) layer has been removed.
- 4.4 In summary, the site is situated outside of the defined settlement boundary, although relates to an existing dwelling (shown by the red line); the property is immediately adjacent to the Key Generation Area (the thick black line); the property lies within the Solent Protection Area – SPA – which means that mitigation based on the number of bedrooms created is payable and secured via a legal agreement with the IW Council. The property has no other land designations and falls well outside of the defined flood zone area and Site of Importance for Nature Conservation.

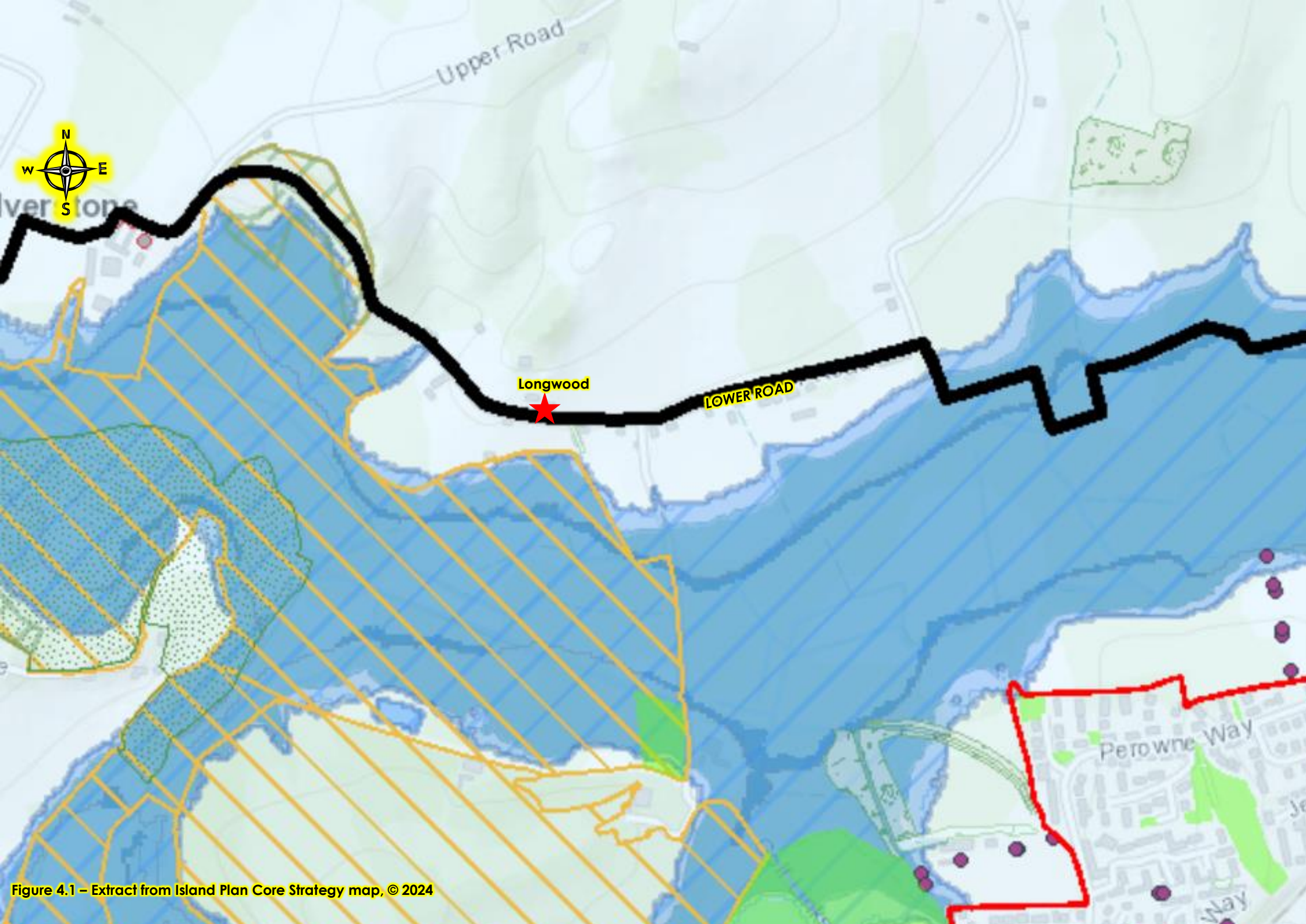


Figure 4.1 – Extract from Island Plan Core Strategy map, © 2024



4.5 The planning policies that are considered most relevant are not exhaustive, although include:

- **SP1, Strategic Policy** – this policy supports appropriate development within the settlement boundaries (or immediately adjacent to the defined boundary). In this instance, the proposal is not to create an additional dwelling, but to form an annex with an existing dwelling. It is expected to be tied to Longwood via a planning condition. It is therefore considered to comply with this policy.
- **SP5, Environment** – the proposal is within a designated area (the National Landscape). The considerations of this application have been thorough in investigating alternative design proposals (including looking at how different external materials effect the look of the building.

The proposed annex is an attractive, yet low key building which has been designed not only in terms of the internal functions required, but also to take into account the passive energy gains from solar (both in terms of natural lighting as well as PV panels).

The siting of the annex is within a semi-mature cluster of trees (previously planted by the applicants). Arguably if the site was clear of vegetation, it would be preferable to position the annex further towards the host property, however, the site benefits from a semi-mature tree cluster, the proposal could have been 'moved' towards the host property further yet this would have required the removal of several trees and not greatly changed the visual impact of the proposal itself but would have been more detrimental to the ecological value of the trees.

In terms of ecology, the site is an area of grass which is mown and forms part of a larger grassed area.

- **DM1, Sustainable Build Criteria for New Development** – as the existing dwelling is poorly constructed, the new building will offer vast improvements in terms of reducing the energy consumption. The building will of course benefit from far greater energy efficiencies than the host property, but due to the proposed solar and heat pump, will share the renewable energy gains across the entire property thus improving the energy rating of the existing host property too. This also applies for the upgraded waste water treatment plant.



- **DM2, Design Quality for New Development** – this policy ensures that the design of any proposal is sensitive and appropriate to the individual setting. Design is largely subjective, however DM2 stresses the importance of developing a ‘sense of place’ ensuring that the locality plays a part of the (re)development process. Factors such as physical built form are highlighted as being an integral part of any proposal, as are considerations of the topography, water courses, hedges and trees, and both built and natural form.

This proposal has sought to create a building which is not prominent to the wider landscape, but when it is viewed, is not seen as something which appears to be hidden, but a building which has a proud relationship with the host property as well as the wider area.

The lower ground floor is used as a plant room for the various renewable systems, and because the proposal results in the loss of the existing shed building, replaces the floor area with storage space for garden machinery, workbenches and so on. Due to the large area of garden at Longwood, there is a need for more than a small electric lawn-mower and garden shears for maintenance.

National Planning Policies

- 5.1 The National Planning Policy Framework (NPPF) focuses on local planning policies and promotes sustainability throughout the planning process. As a policy document, it reinforces the importance of locality, context and purpose.
- 5.2 Promoting choice, sustainability and planning for people, whether individuals, local communities or in the national interest(s) it is largely considered an enabling document with three roles run throughout: economic, environmental and social.
- 5.3 The NPPF clearly reinforces the necessity to plan for the future needs of both people and place. The proposed annex allows a larger, more adaptable home to be created, giving the opportunity for three generations of the same family to live semi-independently, yet ensuring that the property remains as a single household – utility bills, waste water treatment, the driveway and garden space remains as one.



-
- 5.4 Unsurprisingly, the NPPF (updated in Decemeber 2023) doesn't contain prescriptive detail on what makes good design, but instead reinforces the importance of developing a sense of place, understanding the character and the aestheitics of the area and ensuring that developments, regardless of the proposal, are approved where there is no harm caused.
- 4.6 In summary, the site is situated outside of the defined settlement boundary, although relates to an existing dwelling (shown by the red line); the property is immediately adjacent to the Key Generation Area (the thick black line); the property lies within the Solent Protection Area – SPA – which means that mitigation based on the number of bedrooms created is payable and secured via a legal agreement with the IW Council. The property has no other significant land designations (besides IW National Landscape) and falls outside of the defined flood zone area and Site of Importance for Nature Conservation.



5.0 DESIGN & ACCESS STATEMENT

- 5.1 The design of this proposal has been influenced heavily by the aesthetics of the area. One of the key considerations was to create something that was reflective of the environment, rather than something which seeks to mimic what is already there or even to shy away from view. As there is no over-riding style in the area, this gives an opportunity to create something that is completely unique and designed to fit the needs of the applicant as well as the area.
- 5.2 Similar proposals, albeit that they were larger with greater massing, were put forward for pre-application comment (detailed below) which referred to needing to understand why there is a lower ground floor storage and workshop area, together with the positioning and the overall size. These comments are dealt with below as they are integral to the proposal.

Layout

- 5.3 The positioning of the building has been largely dictated by the existing features, including a semi-mature wooded area which was planted by the applicants several years ago, the opportunities to maximise on natural solar and to ensure that the proposed annex is not cramped on the site. The option of siting the annex closer to the house was explored, but this would either result in a loss of the small woodland, which although is relatively small, provides cover for a number of birds and smaller animals. Since the recent biodiversity net gain (BNG) requirements, to remove rather than positively work around this constraint is not considered to be good practice. The other option would be to site the annex far closer to the garage, which would appear cramped and overbearing and to an extent cut the garden off from the host property rather than being able to use it as a single space, shared between the entire household.
- 5.4 Other options included being sited over the existing shed, but this was felt to introduce a poor relationship between the host property and the annex, as well as being problematic when it comes to drainage (which benefits from a falling topography) and a reduction in the



potential solar gains from the proposed elevated position. The proposed position also aids with the collection and storage of rainwater for use on the garden (the collection tank is to be sited underground, to the front / south or the annex).

- 5.5 Internally, the ground floor is used as the 'workings' for Longwood – the plant room for the solar converters, batteries and various electronic elements are all housed here, along with the heat source pumps, thermal heat storage units, hot water cylinders and so on. As it is proposed to remove the existing shed, there is a need for the lawnmowers, chain saws and many other garden tools that are necessary in maintaining this large garden and copse to be rehoused securely, it is considered that using the space on the lower ground floor level will provide easy access into and out of the building. Although the floor area is larger than that of the shed, looking to the future it would be practical to store a children's push chair, bicycles, garden toys and so on without having to carry them up the steps to the upper level.

Appearance

- 5.6 As mentioned above, the design of any building is subjective and considered by many to be as divisive as traditional art. The proposal has not sought to stand out nor compete with the host property, yet at the same time has not copied the style of nearer 100 years ago. Traits, such as the hipped roof have been subtly used to relate the annex to the host property, which ensures that there is a relationship shared across the whole site.
- 5.7 The use of materials can make or break a scheme; it is proposed to use timber cladding (or similar) to the sides, which will not only weather over time, but also reinforce the relationship between the built and natural form. Where the proposal is built into the bank, facing stone is proposed although if officers consider more suitable, this can easily be changed (and agreed via condition).
- 5.8 The roof will be primarily covered by a natural slate roof tile, providing a clean and crisp finish. An area of the roof will be used to mount solar PV panels (the energy will be shared between the proposed annex and the existing house) with a smaller area of flat roof.



Landscaping

- 5.9 The site doesn't require any landscaping, the longer term intentions of the applicant of 'coming home' has been discussed for many years and to an extent, the garden including the planting of the trees several years ago, was done with this proposal in mind. However, as gardeners and landholders will understand only too well, the upkeep and on-going maintenance of a large garden takes a lot of time and energy (and tools, machinery, love and dedication, which is why of course that a large storage area is needed to replace the shed which is currently bursting at the seams).
- 5.10 Further down the line, it is likely that additional fruit trees will be planted, along with more fast growing trees for timber harvesting, allowing a continued rotation of sustainable fuel.
- 5.11 Hard landscaping will be in the form of a bonded gravel over a cellular grid, meaning that the pathway is entirely permeable yet with the benefit of the cellular web to hold the gravel in place.

Access

- 5.12 There is no change to the access to and from the highway, nor an increase in the number of people living at the property. The applicants have been living with the owner (Mr Cooper senior) for a long while, but looking to the future as the family grows, more space is needed. One additional parking space is shown, although the existing property benefits from plentiful parking.
- 5.13 Access within the annex itself will of course be compliant with building regulations, ensuring that it is safe and accessible for all.



6.0 PRE-APPLICATION ADVICE

- 6.1 A pre-application submission was made in early autumn 2023 which proposed an annex in this position on the site. The plans were for a larger building of a similar design. The gold option was applied for (to include a site visit).
- 6.2 Unfortunately due to case officer workload, it was not possible for a site visit to be undertaken as requested. However, the advice from Miss Wilkinson, Planning Development Manager, can be summarised as follows:
- Principle of an annex is likely to be acceptable.
 - The use of the annex would be required to be a family member
 - Concerns with the size and scale of the proposal
 - There wasn't clear justification regarding the need for the lower ground floor workshop / storage area
 - Would prefer the annex to be sited closer to the host property
- 6.3 The first points are encouraging and as the intention is for the annex to be used in connection with Longwood (the host property) there is no issue or objection to such an occupancy condition being applied if the local planning authority deem necessary.
- 6.4 The size and scale of the proposal has been reduced in line with the advice received. Its purpose of the annex is to provide a habitable living space for a young family and whilst reducing the size of the proposal further may offer an improvement on paper, it would be compromising the future living standards of the applicants.



- 6.5 The lower ground floor workshop and shed / storage areas are necessary to house the contents of the existing shed, which is now proposed to be removed. It is also necessary to for the storage of 'family paraphernalia' such as push chairs, bikes, trikes, garden toys. It is acknowledged that the floor area is larger than that of the existing shed, however, it is also the case that the existing shed is currently too small. Due to the topography, as can be seen by the accompanying plans, the proposed annex is built into the bank and partly for this reason it is preferable to have the habitable rooms slightly elevated.
- 6.6 The proposal is essentially for a two bedroom annex, which includes the removal and replacement of the shed to be incorporated into the proposed building. By removing the lower ground floor element to reduce the size and scale as stated would be preferable, it would result in an increase to the overall floor area as the plant room is vital to house the workings of the solar panels and heat pumps, not forgetting that the reduce height of the proposal will reduce the effectiveness of the panels themselves by bringing them down into the shade from boundary trees.
- 6.7 The repositioning of the annex closer to Longwood would require the removal of some of the small copse. When looking at this issue as demonstrated in Figure 3.1 above, the existing garage (which is immediately adjacent to the host property) is to the other side of the wooded area just <20m from the proposal. Upon further reflection, it is hoped that following a site visit the LPA will also form the view that the benefits of moving the annex towards the garage are not considered to outweigh the benefits of retaining the wooded area.
- 6.8 It is hoped that this short summary of the advice, together with the justification above, overcomes the concerns as previously stated.



6.9 A summary of the changes are:

- The workshop/storage outbuilding will be removed.
- The proposed off drive parking area has been reduced in size to a single car space.
- The pathway is changed to bonded gravel with a cellular grid.
- The rear wall of Bed 2 has been shortened, with the rear decking removed entirely to reduce the length and massing of the proposal.
- The rear French door unit (bedroom 2) has been changed to two window units.
- The roof is shortened and the entrance porch repositioned to accommodate the plan changes.



7.0 CONCLUSION

- 7.1 Permitted development rights relating to what could be constructed on site have been briefly explored, although due to the status (a National Landscape, formerly Area of Outstanding Natural Beauty) it was felt that anything is likely to be contrived and designed with a view to fitting in with the list of nationally applicable constraints, rather than fitting in with the property itself and the wider area. Therefore, the applicants would prefer to seek planning permission for a site specific annex, designed to maximise the solar benefits (both for natural lighting as well as solar gains for PV) and one that results in a building that is nestled into the landscape, rather than 'stuck where it's allowed'.
- 7.2 The proposed annex has carefully considered the previous comments of the LPA and has reduced the scale and mass of the annex to what is a comfortable yet modest proposal. The lower ground floor has been retained as this allows for the removal of the existing shed, and also provides a dedicated space for the plant equipment needed for the solar and heat exchanger units.
- 7.3 The annex allows the applicants to raise a family in Mr Cooper's former childhood home, whilst Mr Cooper senior is able to provide child-care for grandchildren in the more immediate term, with the prospect of being able to remain in his home and cared for by his family in old age.
- 7.4 The proposal is considered to meet the aims and objectives of the relevant planning frameworks as outlined above.
- 7.5 If there are any additional details, information or questions, please contact the agent.

29th February 2024 (V01)