



Planning Services, Council Offices
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OFFICE USE ONLY

P/
TCP/
Date rec'd

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Henrietta

Surname

Southby

Company Name

Mattinson Associates

Address

Address line 1

Wighthaven

Address line 2

Swains Lane

Address line 3

Town/City

Bembridge

County

Isle Of Wight

Country

United Kingdom

Postcode

PO35 5ST

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Lindsay

Surname

Mattinson

Company Name

mattinson associates

Address

Address line 1

the studio at the old granary

Address line 2

ford farm lane

Address line 3

Whitwell

Town/City

isle of wight

County

Isle of Wight

Country

United Kingdom

Postcode

po382nz

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

The proposed works include the renovation and extension of the property Wighthaven to meet the current and future needs of the applicants.

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Please see attached plans and statements.

Proposed materials and finishes:

Please see attached plans and statements.

Type:

Roof

Existing materials and finishes:

Please see attached plans and statements.

Proposed materials and finishes:

Please see attached plans and statements.

Type:

Windows

Existing materials and finishes:

Please see attached plans and statements.

Proposed materials and finishes:

Please see attached plans and statements.

Type:

Doors

Existing materials and finishes:

Please see attached plans and statements.

Proposed materials and finishes:

Please see attached plans and statements.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Please see attached plans and statements.

Proposed materials and finishes:

Please see attached plans and statements.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Please see attached plans and statements.

Proposed materials and finishes:

Please see attached plans and statements.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Wighthaven Design and Access Statement, 3352(P)001 Ext Block and Location, 3352(P)002 Prp Block and Location, 3352(P)010 Ext Site Plan, 3352(P)011 Ext GF Plan, 3352(P)012 Ext FF Plan, 3352(P)020 Ext N and E Elev, 3352(P)021 Ext S and W Elev. 3352(P)0110 Prp Site Plan, 3352(P)0111 Prp GF Plan, 3352(P)0112 Prp FF Plan, 3352(P)0120 Prp N and E Elev, 3352(P)0121 Prp S and W Elev, 3352(P)0122 Garage, 3352(P)123 CGI Prp North Elev

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings.

3352(P)0110 Prp Site Plan

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Biodiversity net gain

Householder developments are currently exempt from biodiversity net gain requirements.

However, this exemption still needs to be confirmed by the applicant or agent when making a householder planning permission application.

I/we confirm that the proposed development, if granted permission, would be exempt from the general biodiversity gain condition.

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended) sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'general biodiversity gain condition'.

However, the 'general biodiversity gain condition' does not apply in relation to planning permission for a development which is the subject of a householder application, within the meaning of Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

iw24/1/36291

Date (must be pre-application submission)

22/01/2024

Details of the pre-application advice received

Impact on the character of the area/street scene/design:

As was discussed during our site meeting of 7th February 2024, the general principle of the development would be supported. The various extensions, design and material alterations to Wighthaven would improve the visual amenity of the application dwelling, and the large site in which it resides. The proposed cladding materials and design features such as a green roof would improve the aesthetic quality of Wighthaven. The proposed increase in external footprint of the application property would be relatively modest when considering the large size of the existing plot, particularly in terms of the amenity space. The car port footprint would be modest and not appear overbearing in the context of the street scene. The existing dwelling is set back from adjacent Swains Lane, as would the front of the proposed extensions, which would appear discreet from many external viewpoints, though in keeping with the varied character of the surrounding area.

Impact on neighbouring properties/uses:

As was observed by accessing Wighthaven and viewing from the existing first floor windows at the rear of the dwelling, there is a pre-existing overlooking situation, although not in close proximity to the adjoining residential amenity areas. It is considered that the proposed development, including the balconies, would not exacerbate the overlooking of neighbouring dwellings to an unreasonable degree. The size, scale and mass of the proposed single storey and 1st floor extensions would not be excessive and therefore not result in any significant increased overshadowing or imposing impact on the neighbouring dwellings. The existing boundary treatments would adequately protect the privacy between the application site and neighbouring plots.

Highway/Tree considerations:

The proposed development including a detached car port would be unlikely to raise concerns in terms of highway safety. The front parking area would remain adequate in size for on-site parking, turning of vehicles and prevent additional parking requirement along the adjacent highway. The vehicular access layout would remain unaltered by this proposed development. The application site consists of, and is within fairly close proximity to high amenity value protected trees. Therefore, a tree report should be included to detail fencing protective measures which would retain the health of surrounding trees during the construction process. The proposed scale of the development itself would be unlikely to harm the arboreal setting of the site and surrounding area.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
 No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

Yes

No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant

The Agent

Title

Mrs

First Name

Lindsay

Surname

Mattinson

Declaration Date

12/03/2024

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lindsay Mattinson

Date

19/03/2024

