

ABSOLUTE ARCHITECTURE



Design, Access and Heritage Statement

Project: 69 High Street, Summer House, Bembridge, Isle of Wight, PO35 5SF

Construction of slatted enclosure for AC unit and waste bins, and change of hardstanding materials to the front and side of the property

Date: 18th March 2024

Authority: Isle of Wight Council

1 Introduction

- 1.1 This Planning, Design & Access Statement has been prepared by Absolute Architecture on behalf of the applicant to accompany the submission of a Householder Planning & Demolition in a Conservation Area Application for the change of hardstanding materials to the front and side of the property and construction of a new AC and bin enclosure.
- 1.2 The purpose of this combined Planning, Design & Access Statement is to detail how the proposed development sits against current planning policy and explain the principles and concepts that have been applied to the development.
- 1.3 69 High Street Is a detached replacement dwelling currently under construction
- 1.4 This statement should be read in conjunction with the plans and supporting documents that have been submitted with the planning application.

2 Planning Policy - NPPF

- 2.1 The National Planning Policy Framework (NPPF) was published in March 2019 and provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. The NPPF is a material consideration in the determination of planning applications.
- 1.2 The NPPF is underpinned by a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking, and should, unless there are extreme adverse implications to doing so, supersede conflicting or absent Local Plan policies.
- 2.3 In developing the proposals on behalf of the applicant, we have drawn on the following principles set out in the National Planning Policy Framework (NPPF):
- *To seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*
 - *That good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*
 - *To respond to local character and history and reflect the identity of local surroundings and materials*

Planning Policy - Local

- 2.4 Isle of Wight Core Strategy (March 2012), in particular:
- Policy DM1: Sustainable Build Criteria for New Development
 - Policy DM2: Design Quality for New Development

- Policy DM11: Historic and Built Environment

Other material considerations are:

- The National Planning Policy Framework (March 2012) (NPPF).
- Isle of Wight Supplementary Planning Guidance: Extending Your Home (August 2004)
- Island Plan Core Strategy (September 2015)

It is anticipated that the key planning considerations will be:

- The impact of the proposals on the character of the area.
- The impact on amenity to neighbouring properties.



Aerial view of 69 High Street.

3 Site and Character of the Conservation Area

3.1 69 High Street is situated on The Isle of Wight in the village of Bembridge, about nine miles east of Newport.

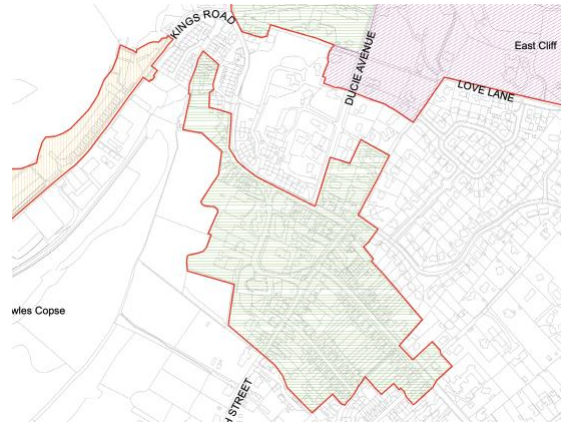


Image 01: Bembridge Conservation Area Character Area 1: Historic Core

3.2 The application site lies on the High Street, in Character Area 1, 'Historic Core' of the Bembridge Conservation Area.

3.3 69 High Street has a plot of approximately 0.07 hectares with an enclosed and well screened rear garden. To the south is an access lane. To the north is 67 High Street.

4 Layout, Massing & Appearance

4.1 The applicant seeks to replace the existing ground surface material to the front and side of the property to a permeable resin bound finish, whilst constructing an AC and bin store enclosure to the side of the property.

5 Flood risk

5.1 The Environment Agency Flood Map identifies 69 High Street as being in Flood zone 1 and considered low risk to flooding. Notwithstanding this, the proposals are modest in scale and will not result in increased occupancy, that may have given rise to enhanced flood risk otherwise.

6 Highways

6.1 The proposal will not impact on the parking provision or highways access.

7 Arboricultural

7.1 No large trees or hedging will need to be removed as a result of the proposals.

8 Impact of the proposals on the character of the conservation area

- 8.1 The proposals improve the character and appearance of 69 High Street by adding a new hardstanding surface unified with the previously approved driveway and a subtle store to conceal AC Units and bins

9 Conclusions

- 9.1 The proposal will not impact the local area and will improve the look of the property and the area surrounding.