



View of side of house from neighbouring property.



View of principal elevation facing Bedbury Lane.



View of dwelling house from rear garden.



View of garden fence from gravel drive (gravel drive is within curtilage of dwelling)

**Planning Application for changes to external wall  
and roof materials and application for Lawful  
Development Certificate for further development  
under Permitted Development Rules  
at: :**

Cedar Lodge,  
Bedbury Lane,  
Freshwater,  
Isle of Wight  
**PO40 9PD**

For Mr R. Graham and Miss Clare Hobbs.

March 2024

**REVISION 1 DATED 26TH MARCH 2024**

PRE-PLANNING APPLICATION ADVICE - RESPONSE FROM PLANNING



Application Reference: IW24/130969

**Please note:** There are limits to the pre-application advice that can be given by officers. The pre-application advice service is not a passport to getting permission for unsuitable planning proposals. The final decision on planning applications is made by council members or senior officers. It can only be taken once a formal planning application has been received and consultations have been carried out with adjoining occupiers, those bodies which the council has a statutory requirement to consult and other interested parties. You should therefore be aware the council's officers are unable to give any guarantees about the decision that will be made on an application.

The pre-application advice provided is based on the information that you submitted. Formal planning permission will be the subject of publicity and consultation in accordance with the council's procedures. These and other matters which may subsequently come to light could result in additional issues being raised that are relevant to the outcome of the application.

Applicant Details

Title	Mr
Forename	Rodney
Surname	Graham
Building/house name/number	Cedar Lodge
Street Address	Bedbury Lane
Town Name	Freshwater
County	Isle Of Wight
Postcode	PO40 9PD

Application Site Address

Building/house name/number	Cedar Lodge
Street Address	Bedbury Lane
Town Name	Freshwater
County	Isle Of Wight
Postcode	PO40 9PD

Description of the Proposal

i) Existing dwelling. Replace existing concrete roof tiles with standing seam metal roof. Replace existing horizontal cedar boarding with new vertical cedar boarding (including improved insulation etc.). Install new flue through existing roof to serve eco wood burner. Replace (like for like) existing sliding patio doors with new composite aluminium/timber system. New decking to area in front of property. Convert existing garage to external bit stone/wa / dog shower / utility and store. To be clad as per main dwelling. \*New conservatory (see plans for details). \* 6 and 7 will require replacement and extension of existing slab and flat roof structure inc. upgrades to insulation to slab/roof and walls etc.) New garage and workshop area / studio and home gym. New outbuilding with pitched roof to match main dwelling above (see plans for details) ii) Gardens To be upgraded generally and creation of parking/turning area between existing dwelling and proposed outbuilding.

Pre-Application Advice (Please note the amount of advice will likely relate to the scale of the proposal)

Planning Officer's name	Lewis, Alexandra
-------------------------	------------------

General comments:

List of Documents Uploaded by the Applicant:

Document Name: 18.03.24 - Isle of Wight Planning.pdf  
 Document Name: Cedar Lodge Pre-App 18.03.24.pdf

Relevant policies:

DM2 – Design Quality for New Development  
 DM11 – Historic and Built Environment

Relevant Constraints:

None

Response

The pre-application enquiry relates to a number of different elements which will be discussed separately below. I have viewed the original planning permission for the construction of the dwelling which included two conditions which removed PD rights (I have copied these conditions below). However, condition 2 was a condition that was included on all permissions of the time and as such as a local authority we do not pursue this condition.

Re-cladding of the property

This element of the proposal would require planning permission as it is considered changing the external finish would materially alter the appearance of the property. However, materials were briefly discussed on site, and it is understood that the applicant would propose a quality timber product that would be allowed to weather naturally which when taking into consideration the appearance of the existing painted cladding officers do not foresee any significant concerns should an application be submitted to replacement of the cladding.

Single storey rear extension/replacement

Whilst this element could be constructed (subject to staying without the allowances) under Class A – enlargement, improvement or alteration of the GPDO, conditions as set out within A.3 of this legislation require that the materials used in any exterior work (other than materials used in the construction of a conservatory (which may be relevant depending on the construction)) shall be of a similar appearance to those used in the construction of the exterior of the

Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at :

Cedar Lodge,  
 Bedbury Lane,  
 Freshwater,  
 Isle of Wight  
 PO40 9PD

For Mr R. Graham and Miss Clare Hobbs.

existing dwellinghouse. As such as it currently stands the extension would need to be clad in materials to match the existing house, therefore, to clad it in new cladding this would obviously need to wait until permission is granted for the replacement cladding. As such the LPA would recommend that the extension is included within the householder application you would potentially be submitting to replace the cladding.

**Raised decking between property and Bedbury Lane**

Given that the proposed decking would be located forward of the principal elevation facing the highway, raised decking could not be installed under permitted development rights and would therefore require planning permission. Without plans detailing the decking and any balustrade I have been unable to confirm if this element would be considered acceptable with the impact assessed during the officer site visit undertaken once an application has been submitted. Again, this could be included within the application for the cladding and the rear extension.

**Outbuilding**

Prior to the advice in regard to this element of the proposal I draw your attention to condition 1 of the original permission as set out below which would restrict its location within the site, however based on the plans and our onsite discussion it is understood this would be constructed to the rear of the dwellinghouse.

An outbuilding can be constructed using permitted development rights under Class E – *buildings etc. incidental to the enjoyment of the dwellinghouse of the GPDO*. As such provided the development meets the following criteria it could be constructed without the requirement of planning permission, you should therefore satisfy yourself that it does in fact meet the requirements. However, you may wish to submit a separate Lawful Development Certificate application (in addition to the planning application as discussed above) for this development which as discussed would provide you with a formal legal document which can be provided in the future as and when the property is sold.

**Permitted development**

E. The provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

**Development not permitted**

E.1 Development is not permitted by Class E if—

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use);
- (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- (d) the building would have more than a single storey;
- (e) the height of the building, enclosure or container would exceed—
  - (i) 4 metres in the case of a building with a dual-pitched roof,
  - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
  - (iii) 3 metres in any other case;
- (f) the height of the eaves of the building would exceed 2.5 metres;
- (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
- (h) it would include the construction or provision of a veranda, balcony or raised platform;
- (i) it relates to a dwelling or a microwave antenna;
- (j) the capacity of the container would exceed 3,500 litres or
- (k) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

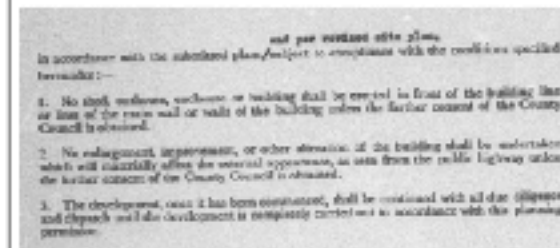
**Impact on neighbouring properties/uses**

When considering the proposed garage/outbuilding the LPA would advise that thought is given to the height of the building to ensure it would not appear over imposing or over dominant. It is also advised that any windows which could potentially overlook private amenity spaces are kept to a minimum and where required they should be obscure glazed. Officers do not consider the alterations and improvements to the main dwellinghouse would cause harm to the occupants of neighbouring properties.

**Highway considerations:**

Should the proposal alter the vehicular access to the site then it is recommended that you seek pre-application advice from Island Roads as they would be consulted during the course of any planning application.

**Other matters**



**Documentation or information requirements:**

Please note this list may not be exhaustive and during validation or the course of the application further details may be requested.

- Relevant application forms and fees
- Location plan
- Block plan
- Existing and proposed elevations
- Existing and proposed floor plans
- Roof plan
- Planning statement

Further guidance on submitting a planning application can be found on the [Planning Portal](#) website which offers step-by-step help and advice.

**Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at :**

Cedar Lodge,  
Bedbury Lane,  
Freshwater,  
Isle of Wight  
**PO40 9PD**

For Mr R. Graham and Miss Clare Hobbs.

Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:

Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight.  
PO40 9PD

For Mr R. Graham and Miss C. Hobbs.

Drawing No: CL\_HPA\_001

Location Plan 1 : 1250



### Location Plan

(Extra from Title Plan)

## Cedar Lodge, Bedbury Lane, Freshwater, PO40 9PD

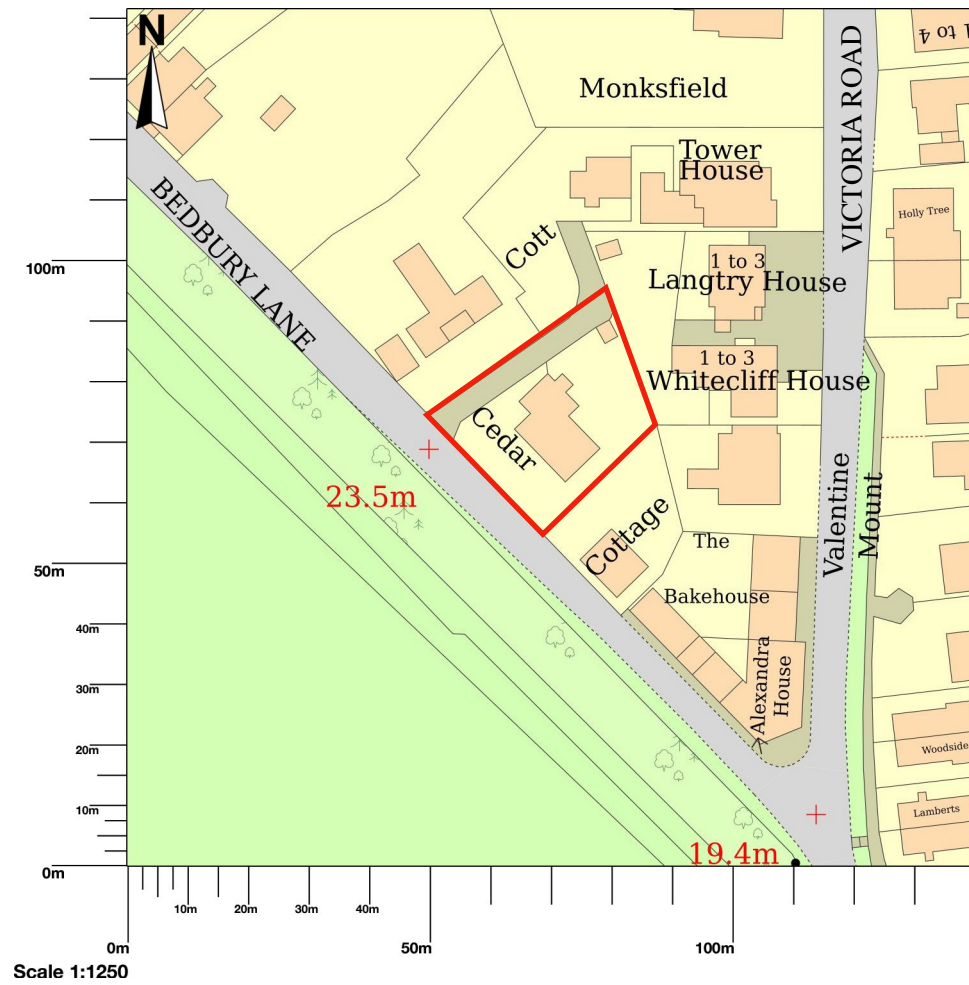


Image from Google Maps.

© Crown copyright and database rights 2024 OS 100054135. Map area bounded by: 434028,86131 434170,86273. Produced on 16 March 2024 from the OS National Geographic Database. Supplied by UKPlanningMaps.com. Unique plan reference: p2e/uk/1074318/1446630



Cedar Lodge  
Bedbury Lane  
Freshwater  
Isle of Wight  
PO40 9PD

Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:

Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight.  
PO40 9PD

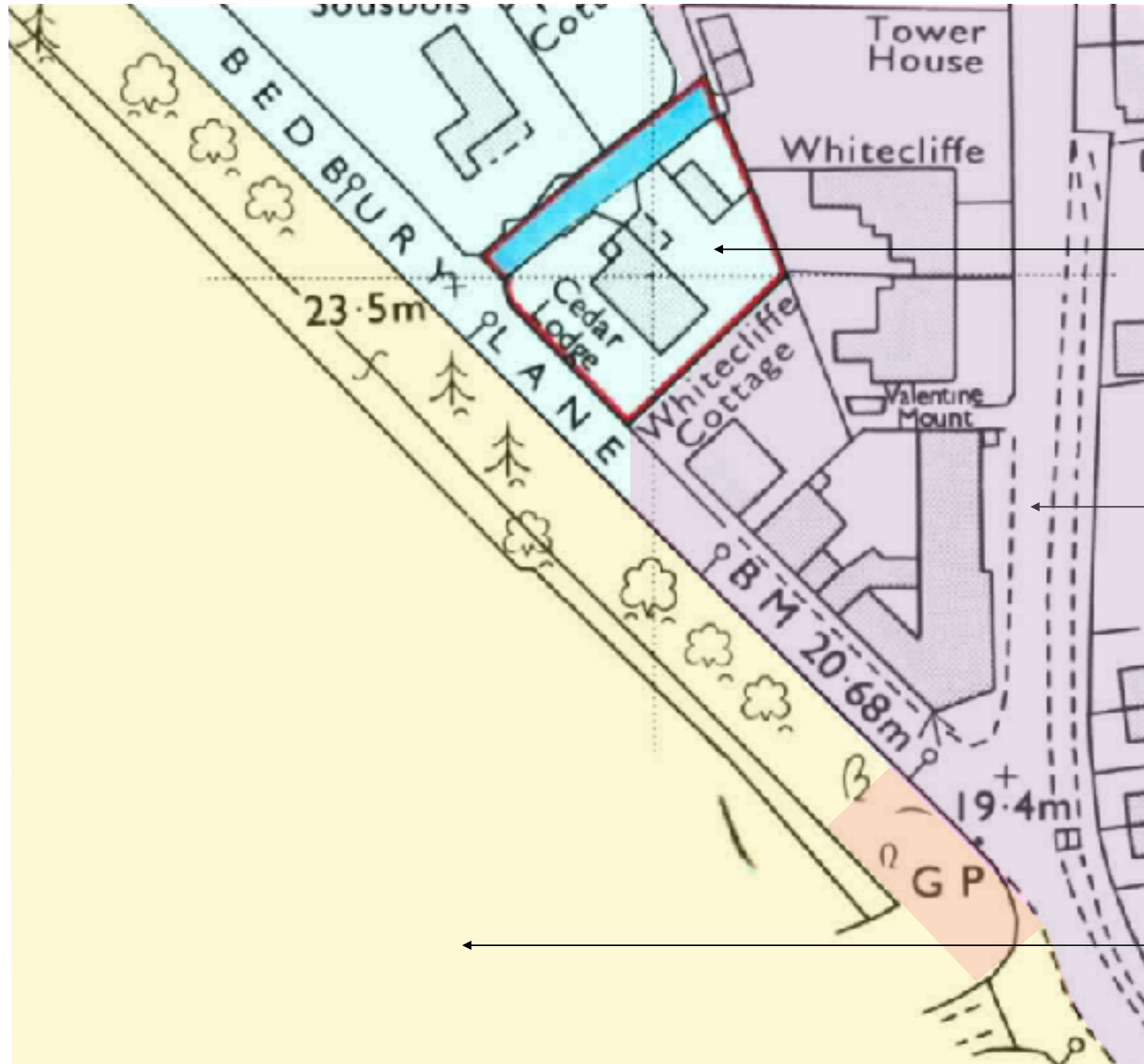
For Mr R. Graham and Miss C. Hobbs.

Drawing No: CL\_HPA\_002

Planning Policy Map Extract

## Key Adjacent Land Designations

(Extra from Title Plan)



Note: Area shaded blue represents the Smaller Regeneration Area Settlement: West Wight as shown on the Isle of Wight Council Core Strategy Proposal Map.

Note: Area shaded pink represents the adjacent **Conservation Area** as shown on the Isle of Wight Council Core Strategy Proposal Map.

Note: Area shaded pink represents the adjacent **Area of Outstanding Natural Beauty** as shown on the Isle of Wight Council Core Strategy Proposal Map.

Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:

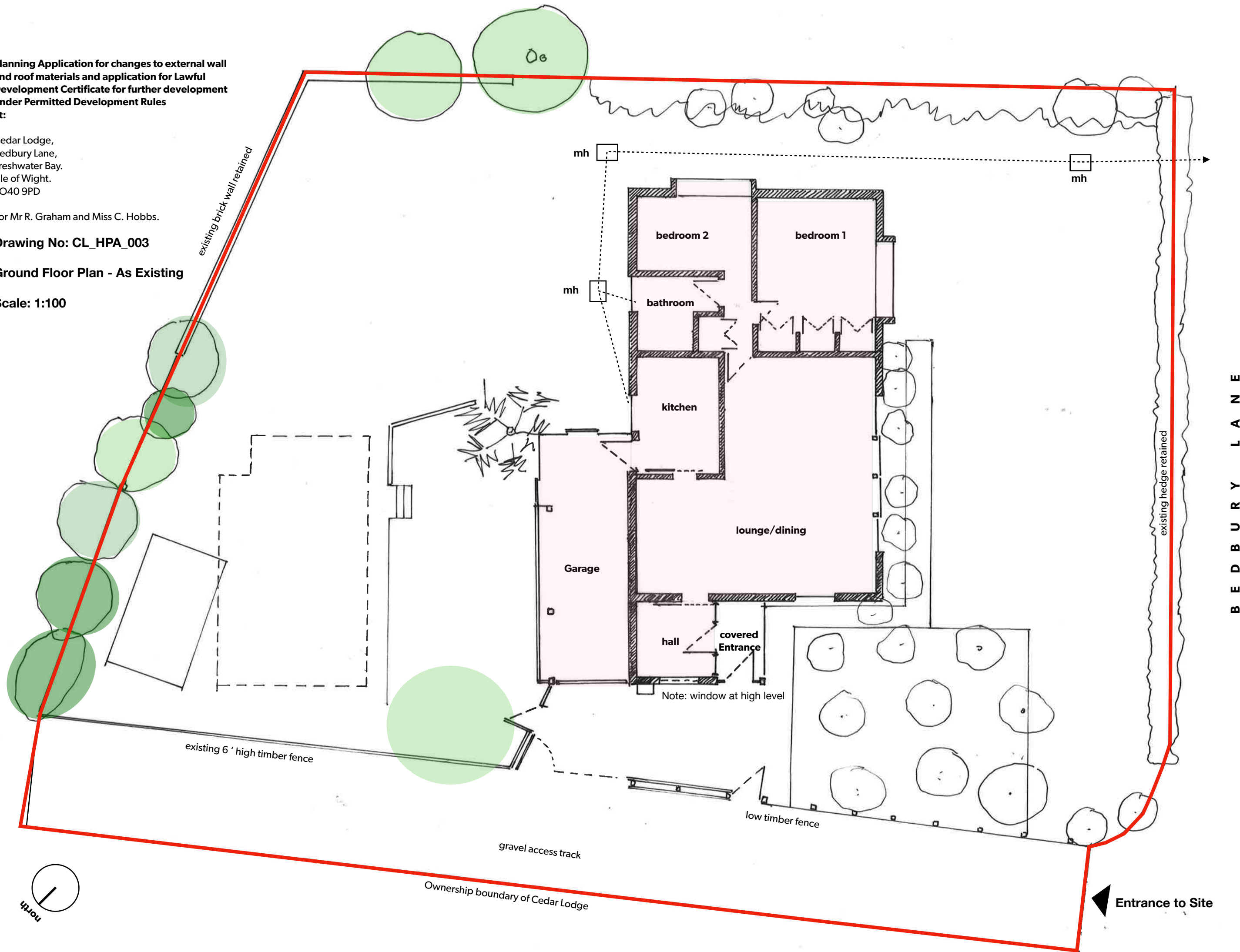
Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight,  
PO40 9PD

For Mr R. Graham and Miss C. Hobbs.

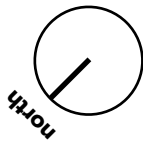
Drawing No: CL\_HPA\_003

Ground Floor Plan - As Existing

Scale: 1:100



B E D B U R Y L A N E



Entrance to Site

**Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:**

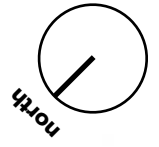
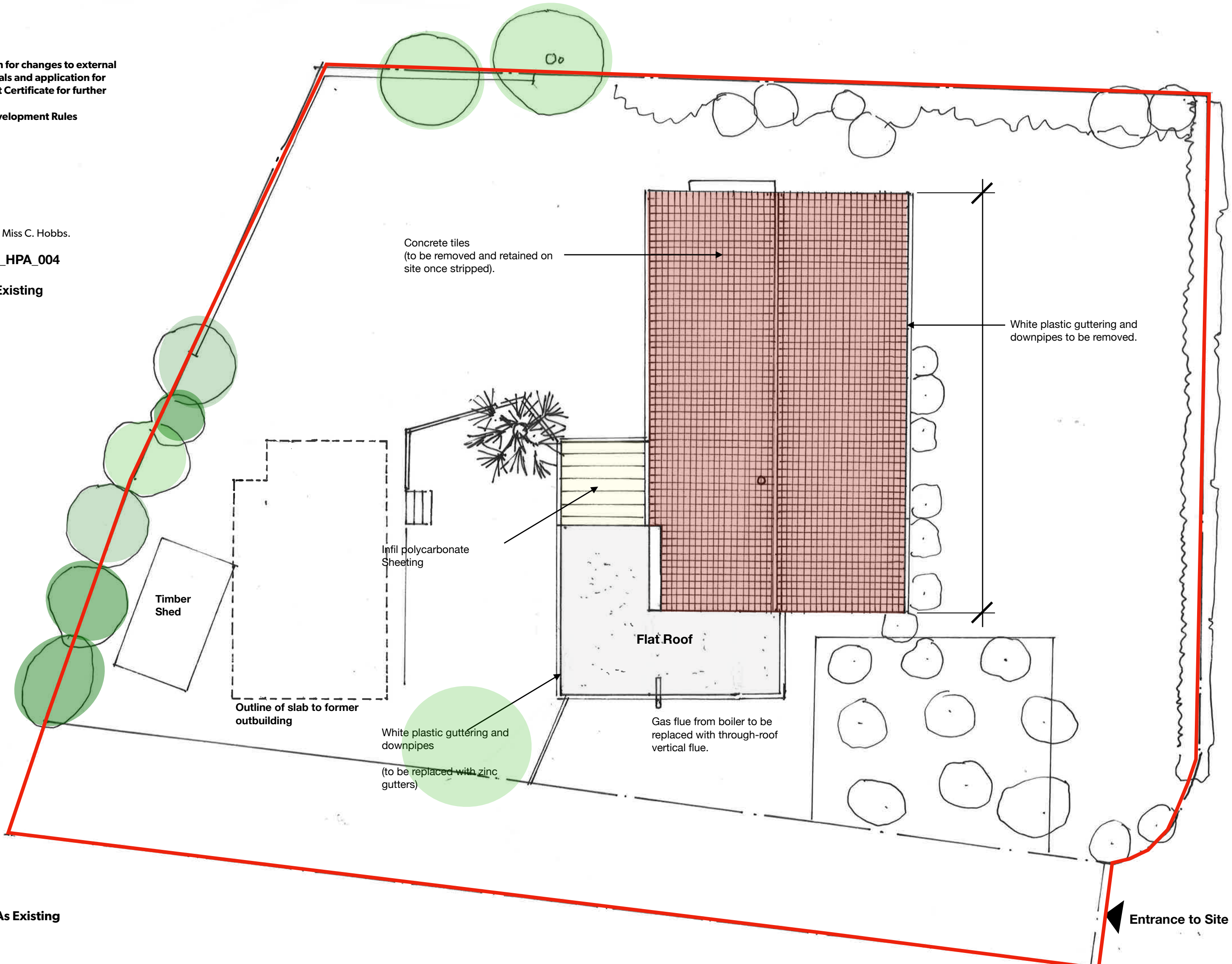
Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight,  
PO40 9PD

For Mr R. Graham and Miss C. Hobbs.

**Drawing No: CL\_HPA\_004**

**Roof Plan - As Existing**

**Scale: 1:100**



**Roof Plan - As Existing**

**Entrance to Site**

**Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:**

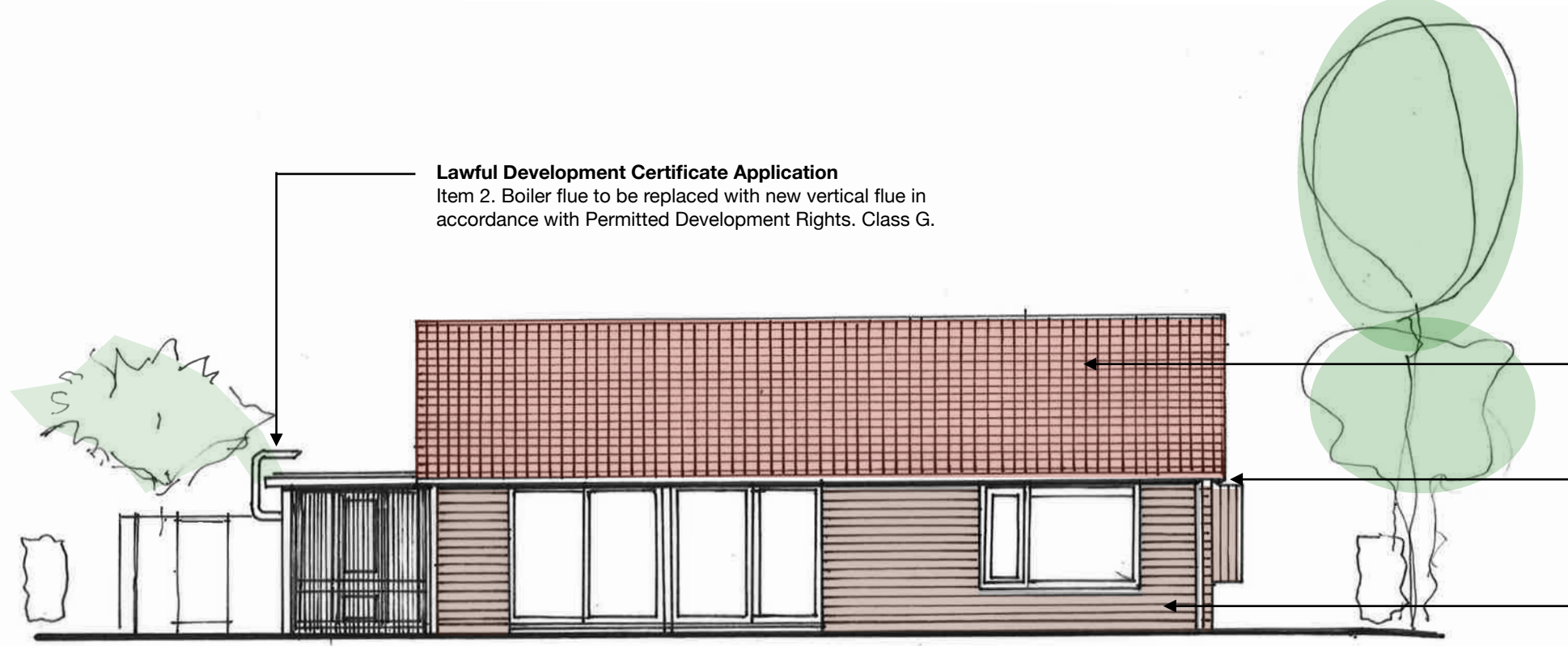
Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight.  
PO40 9PD

For Mr R. Graham and Miss C. Hobbs.

**Drawing No: CL\_HPA\_005**

**SW Elevation - As Existing and Proposed**

**Scale: 1:100**



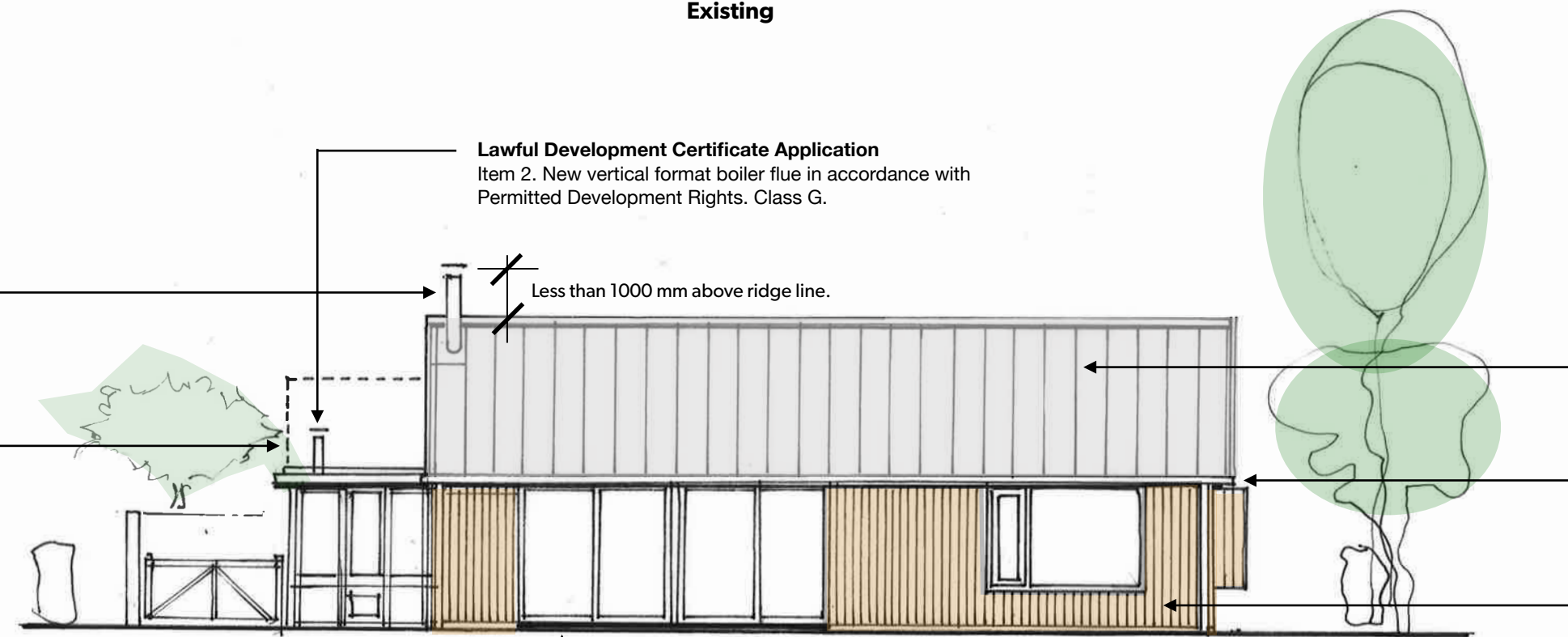
**Lawful Development Certificate Application**  
Item 2. Boiler flue to be replaced with new vertical flue in accordance with Permitted Development Rights. Class G.

**Planning Application**  
Red concrete tiles to be removed.

**Planning Application**  
White plastic rainwater goods (gutters and downpipes) to be removed.

**Planning Application**  
Horizontally boarded cedar shiplap cladding stained dark brown to be removed.

**Existing**



**Lawful Development Certificate Application**  
Item 2. New vertical format boiler flue in accordance with Permitted Development Rights. Class G.

**Lawful Development Certificate Application**

Item 1. New eco-wood burner flue in accordance with Permitted Development Rights. Class G.

**Lawful Development Certificate Application**

Item 4. Dotted line represents outline of outbuilding in accordance with

Less than 1000 mm above ridge line.

**Planning Application**  
New zinc standing seam roof in light grey (Quartz) finish.

**Planning Application**  
New zinc rainwater goods (gutters and downpipes).

**Planning Application**  
New western red cedar vertically boarded cladding in natural finish. Includes insulation to walls.

**Lawful Development Certificate Application**  
Item 3. Raised decking on principal elevation but below 300 mm from ground level. Class A (k) relates.

**Proposed**



**Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:**

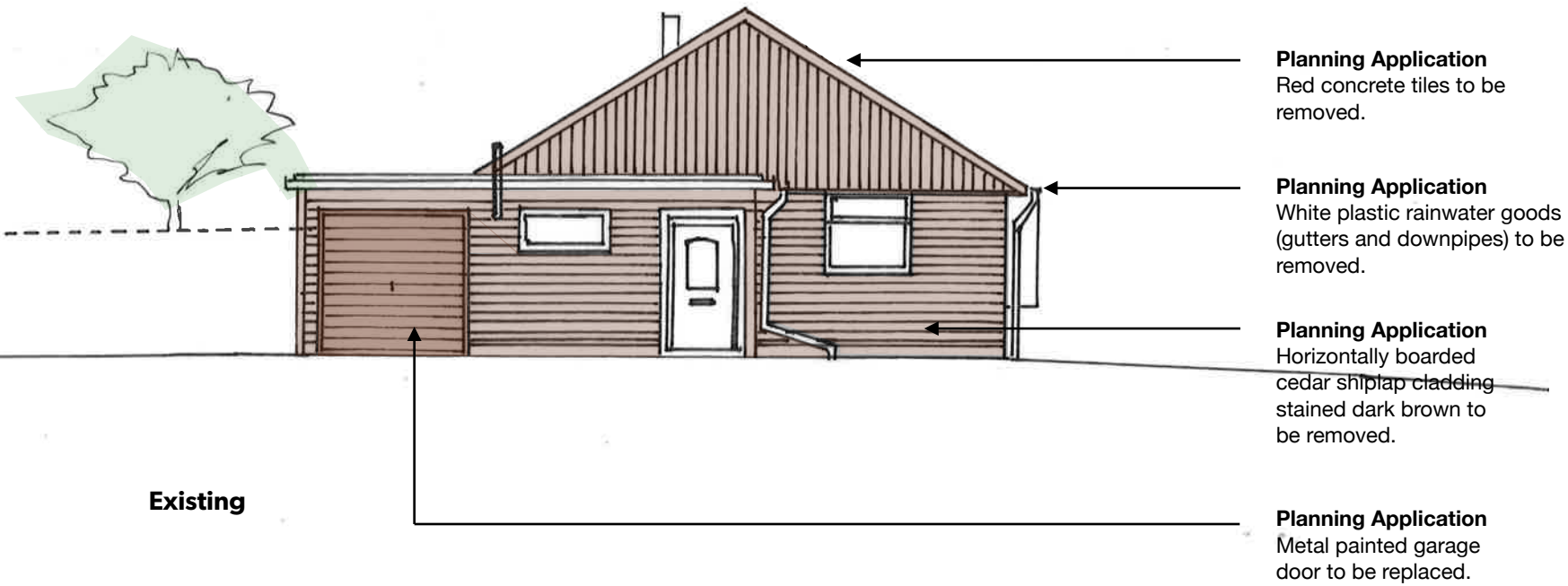
Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight.  
PO40 9PD

For Mr R. Graham and Miss C. Hobbs.

**Drawing No: CL\_HPA\_006**

**NW Elevation - As Existing and Proposed**

**Scale: 1:100**



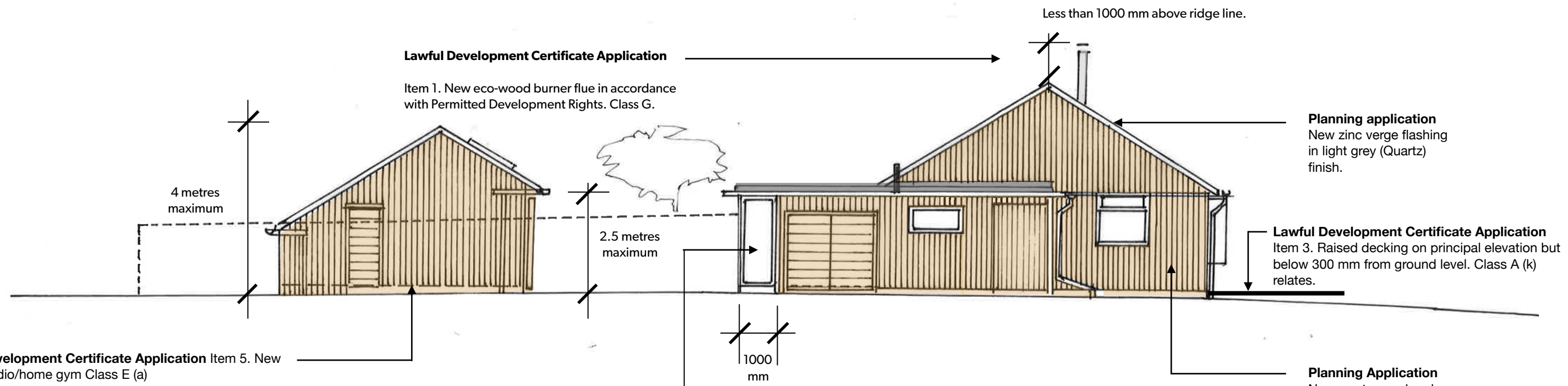
**Planning Application**  
Red concrete tiles to be removed.

**Planning Application**  
White plastic rainwater goods (gutters and downpipes) to be removed.

**Planning Application**  
Horizontally boarded cedar shiplap cladding stained dark brown to be removed.

**Planning Application**  
Metal painted garage door to be replaced.

**Existing**



**Lawful Development Certificate Application**

Item 1. New eco-wood burner flue in accordance with Permitted Development Rights. Class G.

Less than 1000 mm above ridge line.

**Planning application**  
New zinc verge flashing in light grey (Quartz) finish.

**Lawful Development Certificate Application**  
Item 3. Raised decking on principal elevation but below 300 mm from ground level. Class A (k) relates.

**Planning Application**  
New western red cedar vertically boarded cladding in natural finish. Includes insulation to walls.

**Lawful Development Certificate Application** Item 5. New garage/studio/home gym Class E (a)

**Proposed**

**Lawful Development Certificate Application**  
Item 4. Garage conversion/ extension to rear of property (see plan). Existing glazing removed and replaced with timber clad walls and glazing to match dwelling house. Class A relates.

- \* (a) dwelling house not a dwelling house by change of use.
- \* (b) total ground area is below 50% of total area curtilage.
- \* (c) building not on land forward of principal elevation.
- \* (d) building is single storey.
- \* (e) height at or below 4 metres (min. 2 m away from boundary of the curtilage).
- \* (f) eaves is below 2.5 m
- \* (g) not situated in curtilage of listed building).

- \* (h) no provision of verandah, balcony or raised platform.
  - \* (i) does not relate to dwelling or microwave antenna.
  - \* (j) not a container.
- E.2, E.3 does not apply.
- E.4 The purpose is incidental to the enjoyment of the dwellinghouse.

**Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:**

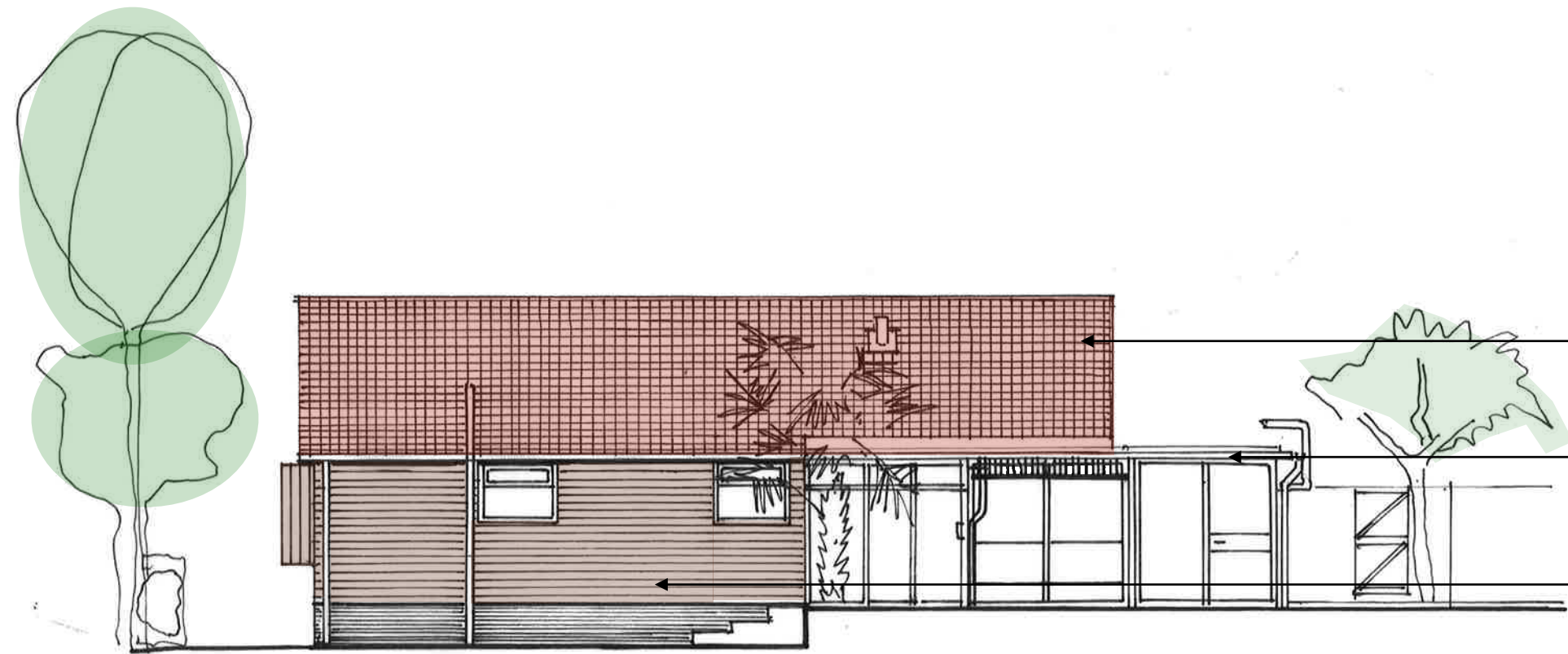
Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight.  
PO40 9PD

For Mr R. Graham and Miss C. Hobbs.

**Drawing No: CL\_HPA\_006**

**NE Elevation - As Existing and Proposed**

**Scale: 1:100**



**Planning Application**  
Red concrete tiles to be removed.

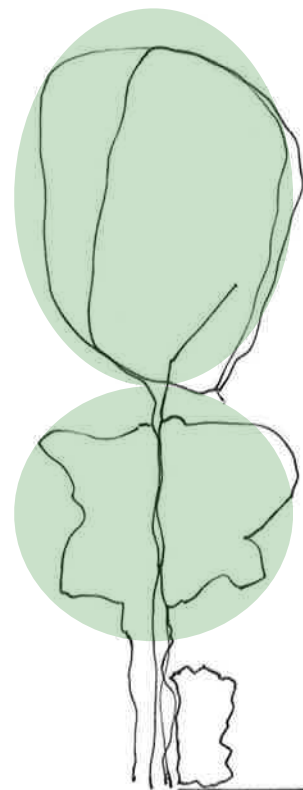
**Planning Application**  
White plastic rainwater goods (gutters and downpipes) to be removed.

**Planning Application**  
Horizontally boarded cedar shiplap cladding stained dark brown to be removed.

**Existing**

existing extended garage with glazed infilled walls and polycarbonate roof.

existing garage with glazed infilled walls



**Lawful Development Certificate Application**

Item 1. New eco-wood burner flue in accordance with Permitted Development Rights. Class G.

Less than 1000 mm above ridge line.

**Planning Application**  
New zinc standing seam roof in light grey (Quartz) finish.

**Planning Application**  
New zinc rainwater goods (gutters and downpipes).

**Planning Application**  
New western red cedar vertically boarded cladding in natural finish. Includes insulation to walls.

**Proposed**

**Lawful Development Certificate Application**  
Item 4. Garage conversion/ extension to rear of property (see plan). (existing glazing removed and replaced with timber clad walls and glazing to match dwelling house. Class A relates.

**Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:**

Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight,  
PO40 9PD

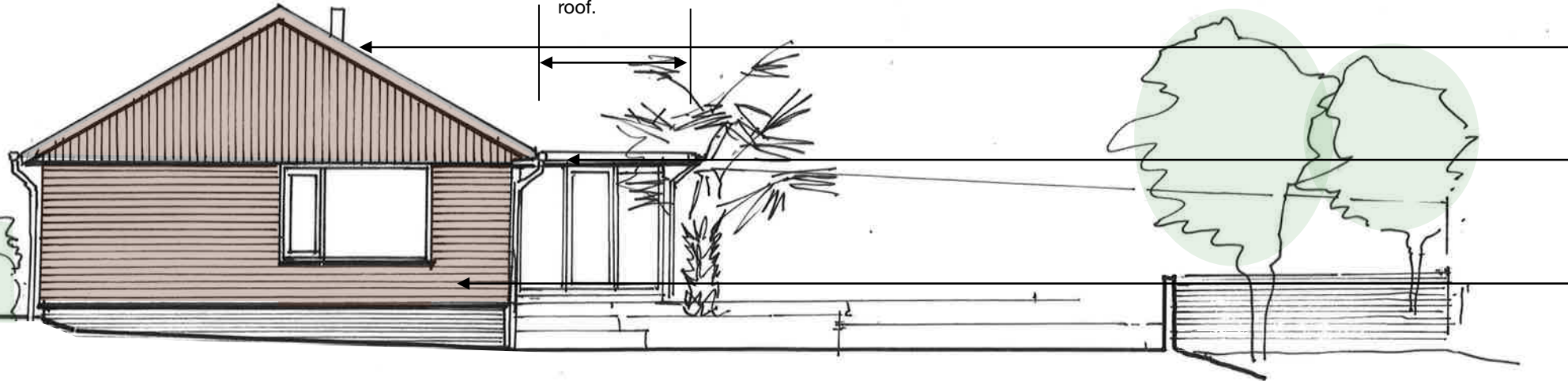
For Mr R. Graham and Miss C. Hobbs.

**Drawing No: CL\_HPA\_007**

**SE Elevation - As Existing and Proposed**

**Scale: 1:100**

existing  
extended  
garage with  
glazed infilled  
walls and  
polycarbonate  
roof.



**Existing**

**Planning Application**  
Red concrete tiles to be removed.

**Planning Application**  
White plastic rainwater goods (gutters and downpipes) to be removed.

**Planning Application**  
Horizontally boarded cedar shiplap cladding stained dark brown to be removed.

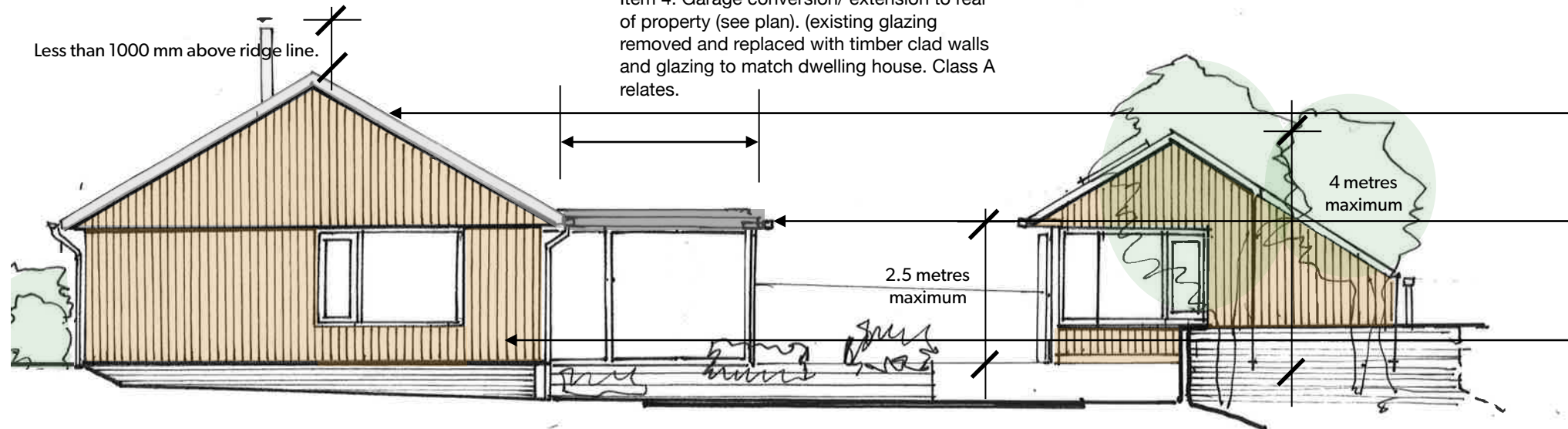
**Lawful Development Certificate Application**

Item 1. New eco-wood burner flue in accordance with Permitted Development Rights. Class G.

Less than 1000 mm above ridge line.

**Lawful Development Certificate Application**

Item 4. Garage conversion/ extension to rear of property (see plan). (existing glazing removed and replaced with timber clad walls and glazing to match dwelling house. Class A relates.



**Proposed**

**Planning Application**  
New zinc standing seam roof in light grey (Quartz) finish.

**Planning Application**  
New zinc rainwater goods (gutters and downpipes).

**Planning Application**  
New western red cedar vertically boarded cladding in natural finish. Includes insulation to walls.

**Lawful Development Certificate Application**  
Item 5. New garage/studio/home gym Class E (a)

**Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:**

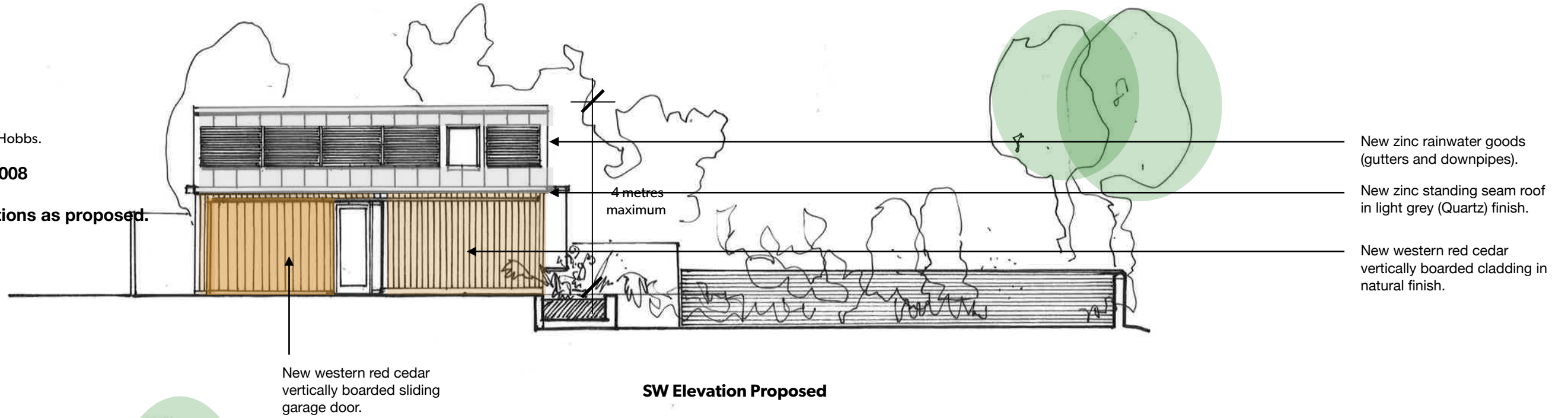
Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight.  
PO40 9PD

For Mr R. Graham and Miss C. Hobbs.

**Drawing No: CL\_HPA\_008**

**Garage / Studio Elevations as proposed.**

**Scale 1:100**



**SW Elevation Proposed**

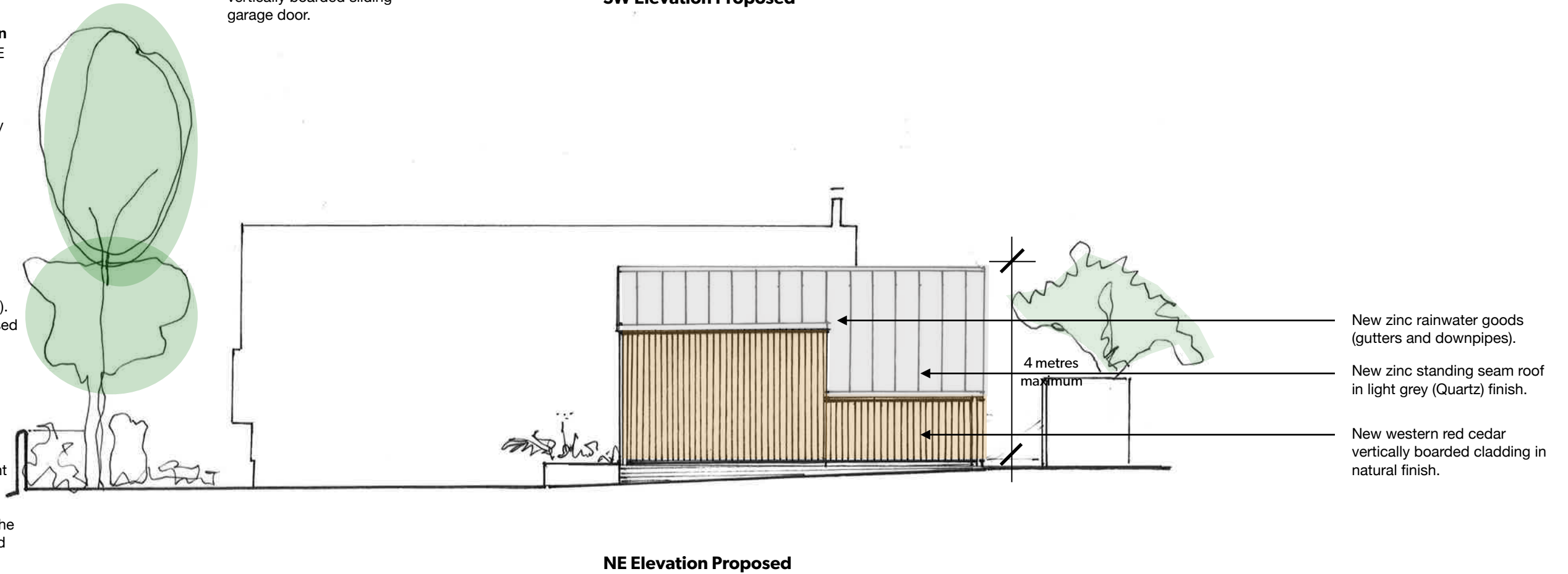
**Lawful Development Certificate Application**  
Item 5. New garage/studio/home gym Class E  
(a)

- \* (a) dwelling house not a dwelling house by change of use.
- \* (b) total ground area is below 50% of total area curtilage.
- \* (c) building not on land forward of principal elevation.
- \* (d) building is single storey.
- \* (e) height at or below 4 metres (min. 2 m away from boundary of the curtilage).
- \* (f) eaves is below 2.5 m
- \* (g) not situated in curtilage of listed building).
- \* (h) no provision of verandah, balcony or raised platform.
- \* (i) does not relate to dwelling or microwave antenna.
- \* (j) not a container.

E.2, E.3 does not apply.

E.4 The purpose is incidental to the enjoyment of the dwellinghouse.

Note: Materials used in exterior work will be the same as the replacement materials to be used in the existing dwellinghouse.



**NE Elevation Proposed**

**Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:**

Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight,  
PO40 9PD

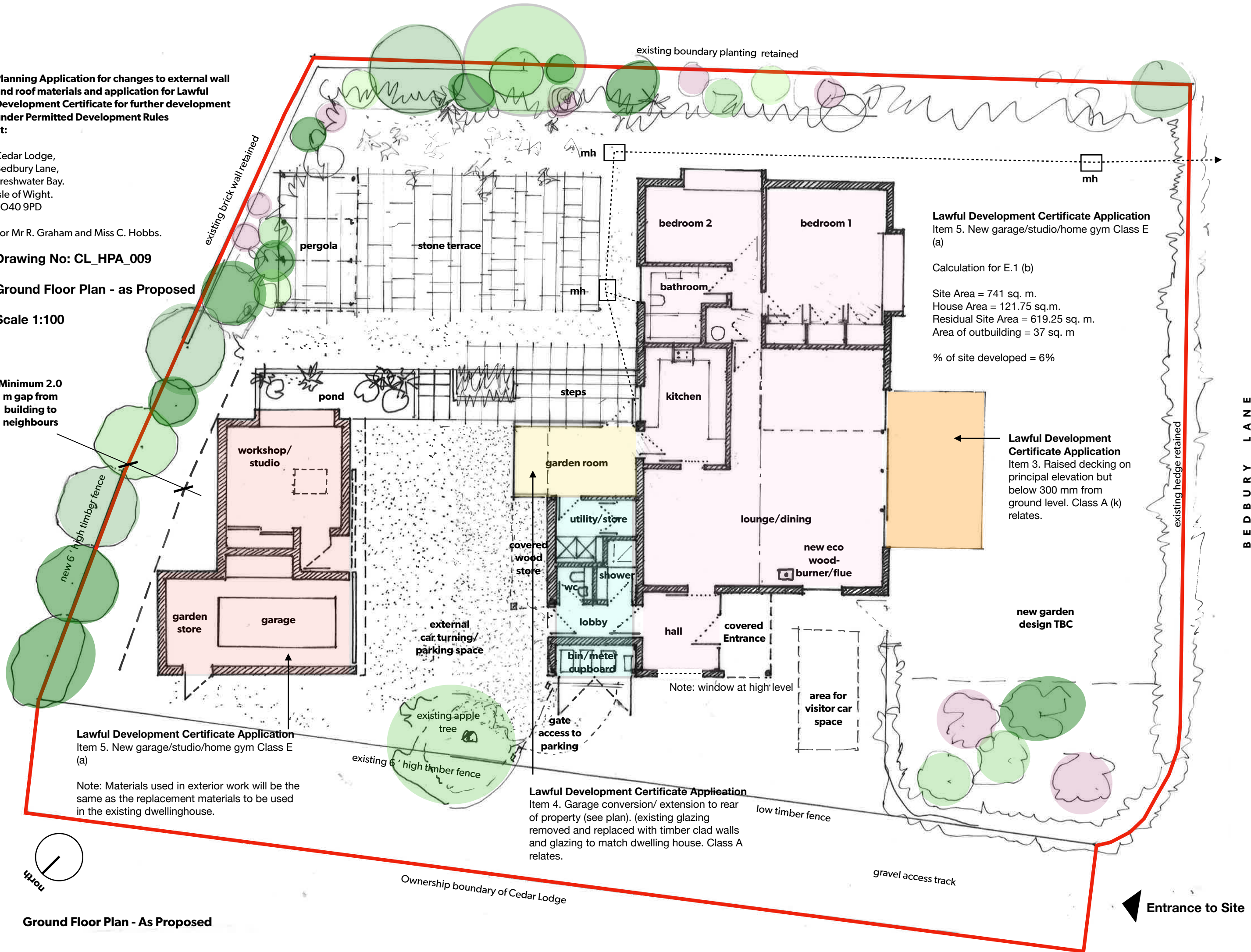
For Mr R. Graham and Miss C. Hobbs.

**Drawing No: CL\_HPA\_009**

**Ground Floor Plan - as Proposed**

**Scale 1:100**

Minimum 2.0 m gap from building to neighbours



**Lawful Development Certificate Application**  
Item 5. New garage/studio/home gym Class E (a)

Calculation for E.1 (b)

Site Area = 741 sq. m.  
House Area = 121.75 sq.m.  
Residual Site Area = 619.25 sq. m.  
Area of outbuilding = 37 sq. m

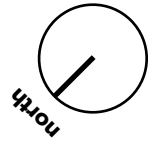
% of site developed = 6%

**Lawful Development Certificate Application**  
Item 3. Raised decking on principal elevation but below 300 mm from ground level. Class A (k) relates.

**Lawful Development Certificate Application**  
Item 5. New garage/studio/home gym Class E (a)

Note: Materials used in exterior work will be the same as the replacement materials to be used in the existing dwellinghouse.

**Lawful Development Certificate Application**  
Item 4. Garage conversion/ extension to rear of property (see plan). (existing glazing removed and replaced with timber clad walls and glazing to match dwelling house. Class A relates.



**Ground Floor Plan - As Proposed**

B E D B U R Y L A N E

Entrance to Site

**Planning Application for changes to external wall and roof materials and application for Lawful Development Certificate for further development under Permitted Development Rules at:**

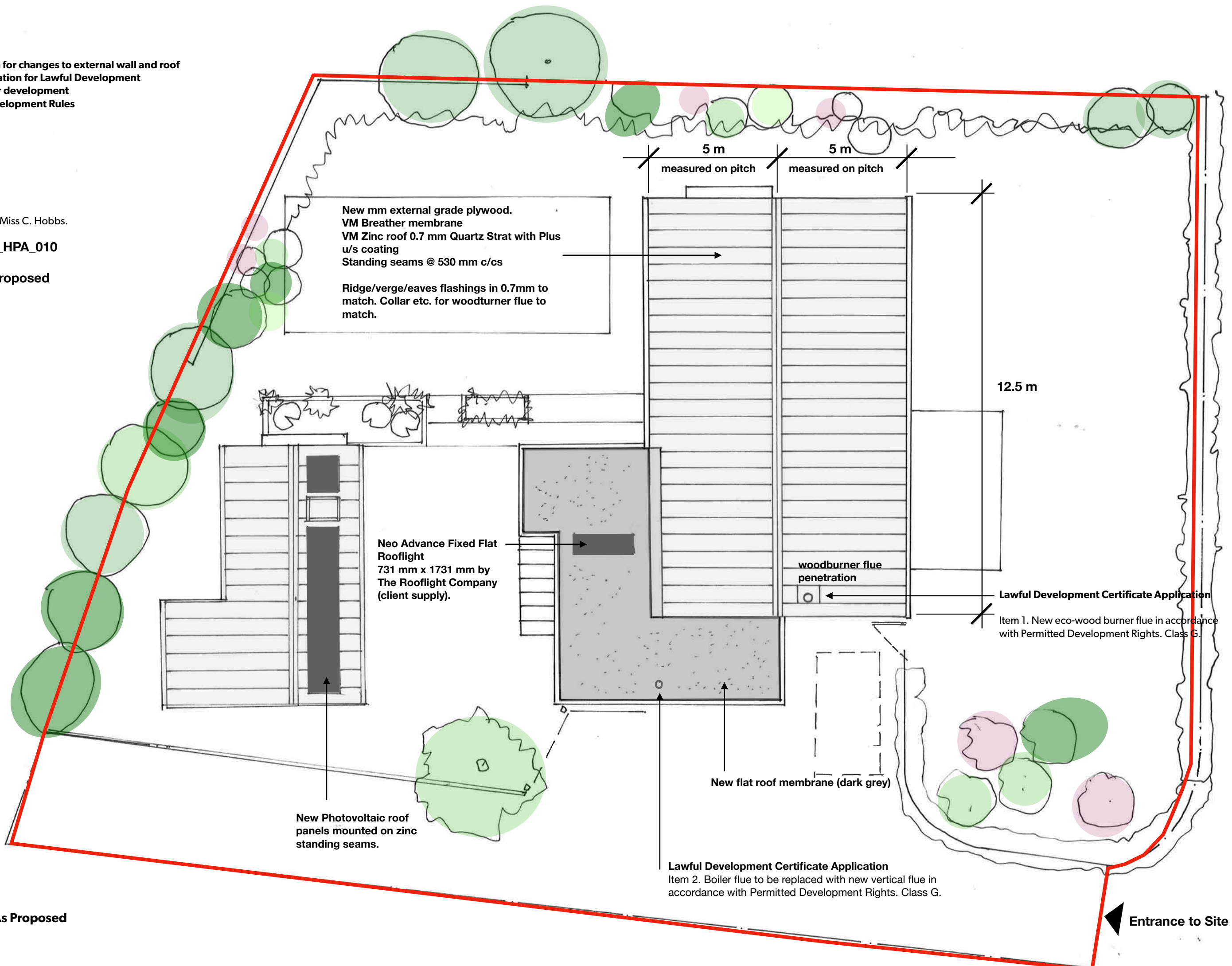
Cedar Lodge,  
Bedbury Lane,  
Freshwater Bay,  
Isle of Wight,  
PO40 9PD

For Mr R. Graham and Miss C. Hobbs.

**Drawing No: CL\_HPA\_010**

**Roof Plan - as Proposed**

**Scale 1:100**



**Roof Plan - As Proposed**

**Entrance to Site**

## Appearance

Images to give indication of proposed appearance



Western Red Cedar - Vertical format with 10mm gap.



Standing seam zinc roof in light grey.



Galvanised/zinc gutters and downpipes.



Stainless steel woodturner flue.