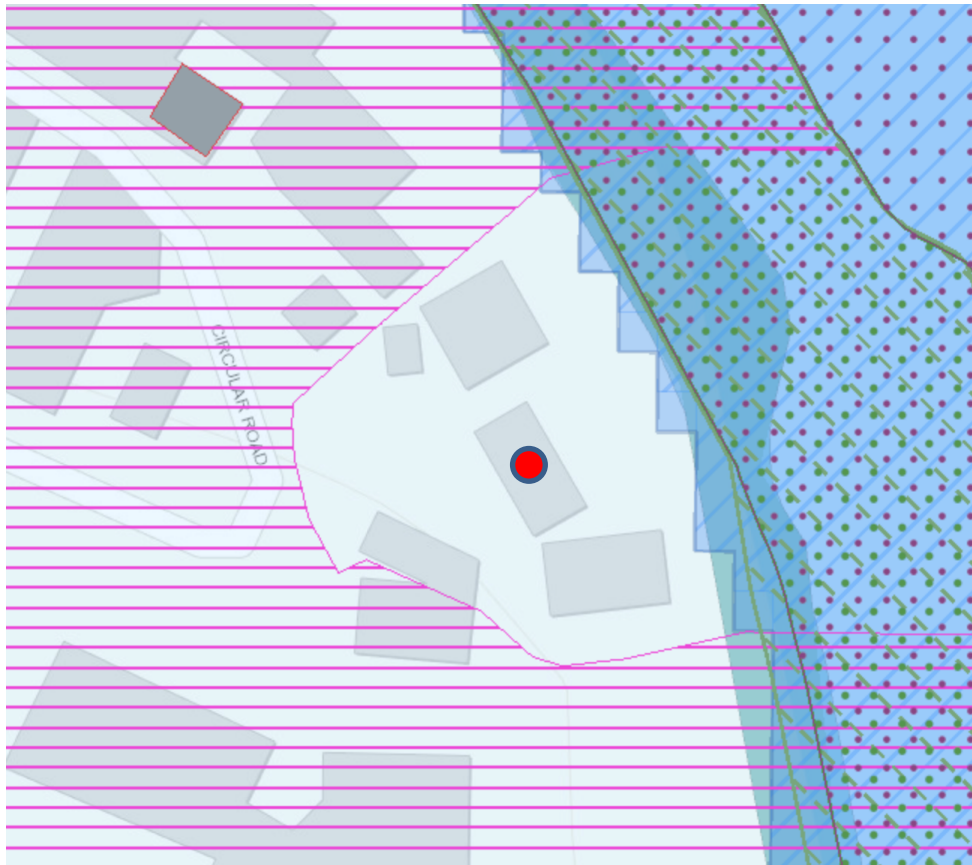




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DESIGN, ACCESS, PLANNING & HERITAGE STATEMENT
FOR
PROPOSED EXTENDED DECKING & GARDEN OUTBUILDINGS
AT
SEAWARD LODGE
CIRCULAR ROAD
SEAVIEW
ISLE OF WIGHT



Matthew D Jones Architectural Services Limited
Registered Office: Fortis House, Cothey Way, Ryde, Isle of Wight. PO33 1QT

Telephone: 01983 612700 Email: admin@mdjarchitecturalservices.co.uk

Registered In England No 5564396 VAT No 871970785



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Introduction

The property is situated in the heart of the village of Seaview. The property is constructed with artificial stone. It has a pitched, tiled roof. The property is located outside of the Conservation Area of Seaview; however, it is adjacent the Conservation Area.

Householder extensions in the 'wider rural areas' are acceptable and as such, the principle for development is accepted subject to any relevant material planning considerations.

The property has the benefit of planning permission under 21/01247/HOU | Demolition of conservatory; proposed single story extension with extended balcony over; replacement conservatory; external works and alterations to include decking (revised plans), which is currently under construction.

The Proposal

The proposed works are of a relatively straight forward nature, with minimal impact on the area.

The works are in three elements. The first element is to create an extended area of decking to the approved decking. This area is approximately 3.45m x 2.58m, with frameless glass balustrading to match the existing approved.

The other two elements are two separate garden buildings to be used for storage and painting studios. These will be timber clad, small-scale buildings to blend in with the garden landscape.

The property already has an existing terrace approved on the rear of the property. The new extended area of terrace will not have any adverse effect on the privacy & amenity of the adjacent properties.

Access

The existing access arrangements will be unchanged. The property has the benefit of pedestrian & vehicular access.



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Planning Policy

The applicable policies to this application are;

National Planning Policy Framework

Island Plan Core Strategy

SP1 Spatial Strategy

DM2 Design Quality for New Development

DM11 Historic and Built Environment

Heritage Matters

The site lies outside of the Seaview Conservation Area. It is not a Listed building. The proposed works will not have an adverse effect on the Conservation Area or have any detrimental effect on any Heritage assets.

Flood Risk Assessment

This report acknowledges that the site is adjacent to, but outside of, the council's flooding zone. The works will not have any impact on the flood zone and there is no additional risk because of the proposed works. The studios do not contain any sleeping accommodation, so there is no risk to life.

PRE- App Response From LPA Following Site Meeting on 19/02/24

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

As discussed during our site meeting of 19th February 2024, the two detached garden buildings for studio use ancillary to the residential status of Seaward Lodge would be likely considered as acceptable. The size and scale of the two buildings would be modest, and they would sit comfortably within the rear amenity area of the application site. Furthermore, the proposed timber cladding for the garden studios would be acceptable in the context of the location. The proposed decking area, which would be above the garden room towards the northern boundary of the application site, would not appear visually intrusive and would align with the existing and proposed character of Seaward Lodge when considering the current permission includes balustrading and terrace areas.

Impact on neighbouring properties/uses:

As was observed whilst walking around the rear amenity area of Seaward Lodge, the garden declines steeply in level towards the Sea (east). Subsequently, the detached timber studios would not significantly impact upon the amenity of neighbouring dwellings, as their internal use would be in connection with Seaward Lodge, and they would not be imposing in height.

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By virtue of the existing mutual overlooking between the application site and neighbouring amenity areas, the additional decking for provision of roof terrace above one of the proposed outbuildings, would be unlikely to exacerbate this to an unacceptable degree. If required a higher boundary treatment could be conditioned or the installation of an obscure glazed privacy screen.

Conclusion

In summary, the proposal seeks to improve on the previously approved scheme, with the addition of some additional decking and two garden buildings.

The works are sympathetic to the host property and not have any adverse impact on the Conservation area. The works will be built in materials to match the existing property and harmonise with the surrounding area.

It is hoped that the Local Authority will be in a position to view this application positively and recommend approval.
