

## Leeson Road - Design and Access Statement

3335 Leeson Road - 71 Leeson Road, Ventnor, Isle of Wight, PO38 1PS - Design & Access Statement - April 2024



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## Our Commitment

In recent years we understand that the LPA are currently experiencing significant challenges around their capacity and case-load in Development Management, Trees and Enforcement functions, whilst also preparing a new local plan. We understand that it is because of these factors, and an increase in planning applications, projects within the planning system may take longer than the allocated time expected.

To work as efficiently as possible with the LPA, we will be actioning the following procedures:

- Responding to any queries from the planning officer or relevant parties, promptly.
- Meeting the planning officer on site to have an efficient project meeting.
- Providing only necessary information in our supporting planning documents.
- Following up with negotiations to address any concerns with planners following any pre-app response and prior to a householder or full planning application.

We endeavour, to do all we can to ensure the LPA and Mattinson Associates have a productive, helpful relationship and we respectfully ask that the LPA too adopts a similar ethos.

Lindsay Mattinson,  
Director of Mattinson Associates



## 1.0

# Introduction

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### 1.1 Introduction

Mattinson Associates have been commissioned to update and extensively remodel the existing property at 71 Leeson Road. The current property does not meet the requirements of modern-day living and does not take advantage of its picturesque location with 180 degree views of the sea to the front or extensive landscape to the rear.

MA will reconfigure the front garden/driveway to improve access/safety allowing a car to be parked up next to the house, resulting in a more accessible home that is suitable for the clients in old age. The exterior of the main house will have a simple contemporary aesthetic with the integration of green energy including solar panels.

The clients have recently moved into the property with it becoming their permanent base for retirement in the future. The proposed updates aim to provide an accessible modern home that meets the requirements of contemporary living, while respecting the character of the existing house and its surroundings.

## 2.0

### Site and Location

#### 2.1 Overview Site Location

The proposed site is ideally situated in the coastal residential area of Ventnor, offering unparalleled panoramic views of the English Channel and landscape to the rear. Ventnor is a Victorian coastal town located on the south of the Isle of Wight protected by St. Boniface Down, with a micro-climate that encourages vegetation and wildlife. The town has been a popular tourist destination during the summer since the Victorian times, with amenities, services, and boutique style shops and shingle beach within a short driving distance of the property. The property is also well-served by public transport with frequent buses linking to Newport.

#### 2.2 Context and Neighbouring Properties

This application relates to a detached period property located off Leeson Road (fig.1). The property is set back from the road and sits in an elevated position that takes advantage of the 180 degree views across the English Channel. The neighbouring properties are of a similar nature however many of the properties have been updated to include increased amounts of glazing and exterior terraces over time to maximise views across the English Channel. There is no set ridge height along the street with properties varying in height. This has resulted in a varied street scene with no overarching character linking them in style (fig.2).



Fig 1 Application site outlined in red- not to scale



Fig 2 Properties along Leeson Road which have extended their houses to maximise on the views to the solent with the addition of glazing and extensions

## 2.0

### Site and Location

#### 2.3 Location and Characteristics (Continued)

71 Leeson Road is a detached property set within 0.66 acres located on the western side of Leeson Road in an elevated position, with views of the English Channel to the front and views of the wider landscape to the rear.

The neighbouring property 69 Leeson Road is of the same architectural style. Over the years there has been some upgrades to the property including new UPVC windows, porch, and flat roof extension to the rear. (fig 1). The adjacent neighbouring property has been granted planning permission (22/01533/HOU), for the demolition of the carport, kitchen extension, conservatory, side covered way, porch, and removal of the existing roof. The Proposed alterations include extensions to convert the existing bungalow into a house (revised scheme).

The neighbouring property 73 Leeson Road is a two storey detached property with a different architectural style. There have been some upgrades to the property including new UPVC windows.

Historically there has been little work carried out on 71 Leeson Road, apart from the addition of new UPVC windows, doors and porch increasing the amount of glazing.



Fig 1 Neighbouring property 69 Leeson Road located to the West of 71 Leeson Road



Fig 3 Neighbouring property 73 Leeson Road located to the East of 71 Leeson Road



Fig 4 Entrance to 71 Leeson Road from Leeson Road



Fig 5 71 Leeson Road front garden that slopes upwards in an elevated position with views towards the English Channel



Fig 6 71 Leeson Road rear garden that backs onto National Trust downland.



Fig 7 Approaching 71 Leeson Road Entrance from the West on Leeson Road (entrance outlined in red)



Fig 8 Approaching 71 Leeson Road from the East on Leeson Road (entrance outlined in red)

## 3.0 Planning History

### 3.1 Planning History of the Proposed Site

Pre-application advice was sought with a meeting held on site on the 10th of October. Overall the response was positive, with the planning officer noting that the resultant appearance would be a significant visual enhancement of 71 Leeson Road.

### 3.2 Local Search of the Proposed Site

The local search of the proposed site has revealed:

1. That the property does not lie close to the food risk area.
2. The search has not highlighted any adverse issues relating to the property (refer to Figure 1).

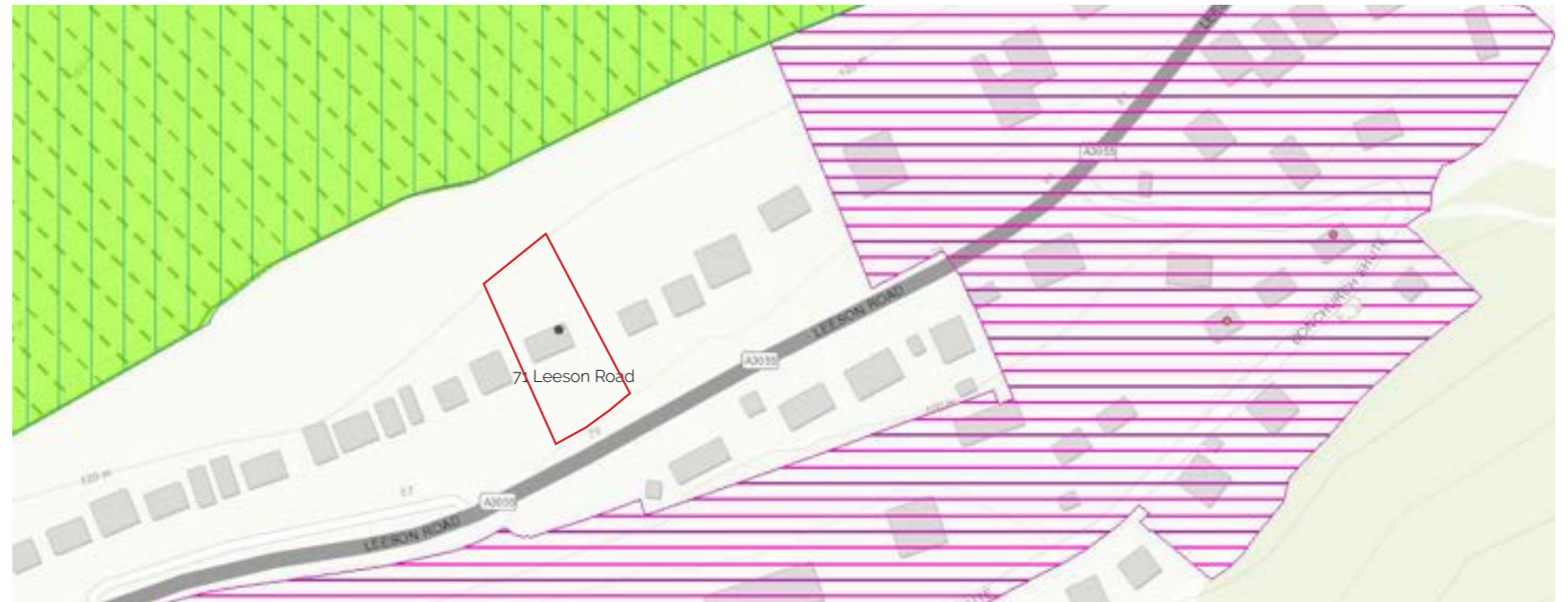


Fig 1: Core Strategy Proposal Map - Site location outlined in red - Not to Scale

## 4.0

### Description of the Existing Site

#### 4.1 The Existing Site

The detached property comprises of a green concrete tiled roof with Ashlar brick walls, green hung tiles, felt flat roofs and white UPVC white windows and doors. The front garden features mature planting and hedging with a hard standing parking area located at the bottom of the steep driveway that leads up to the house. A septic tank is located to the right of the garden hidden by planting and there is a terrace where views of the sea can be enjoyed. The rear garden slopes upwards with steps leading up to the upper tier where there is further mature planting, trees and a shed, with impressive uninterrupted views of the National Trust downland.

There has been little work carried out on the property over the years, and as a result nothing has been done to improve its use. The property requires modernising to bring it up to date with modern standards of living.

Externally the alterations such as the white UPVC windows and doors have not been done to compliment the architecture, and as a result the property looks unresolved and outdated. The steep driveway also results in access problems during the winter due to ice, making it unsafe for use, and there is concerns for wheel chair access to the front door when the clients are in old age. Internally over the years little work has been carried out, apart from converting the garage to make the space usable including the garage door being replaced with a large UPVC glazed sliding door. This has resulted in a layout that is in need of modernisation to improve its function and connection to outdoor space.



Fig 1 71 Leeson Road - South elevation



Fig 2 71 Leeson Road - North elevation



Fig 3 71 Leeson road - West elevation



Fig 4 Fairylee - Front Garden



Fig 5 71 Leeson Road - Driveway



Fig 6 71 Leeson Road - Septic Tank located in front garden.



Fig 7 71 Leeson Road - Rear sloping garden

## 5.0

# Description of the Proposals

### 5.1 Scale and Appearance

**5.1.1** The layout of the main house will be reconfigured to provide spaces that are accessible and suitable for modern family living, including extending the existing rear dormer and providing additional outdoor spaces which include a balcony and recessed balcony. The design approach is contemporary, yet it enhances the character of the existing house, significantly improving the scale and appearance, through good use of materials.

**5.1.2** The scale of the main house will increase as the roof will be extend by 4.5m to the east to allow for a new en-suite off the main bedroom and covered side access through to the rear garden. This harmonious design enhances the overall aesthetic of the property.

**5.1.3** The proposed landscaping will improve the overall look and access of the site. The reconfiguration of the front garden includes a new gated winding eco-grid driveway that improves vehicle accessibility by reducing the steepness of the driveway allowing safer access up to the house during the winter months. This results in safer accessibility to the property for the clients in old age. This change will not impact on the biodiversity of the site, as grass will remain in place. The existing footprint of the terrace will remain the same with new paving, and there will be additional rock planting increasing the biodiversity of the site. The septic tank will remain in its existing location, and there will be new side access to the rear garden.

The additions to the rear garden include the terrace area improving indoor outdoor living, and new solar panels that will blend seamlessly with the surrounding landscape to provide sustainable energy for the property.

**5.1.4** The external aesthetic of the proposal is contemporary, yet it maintains the character of the existing house, creating a harmonious and modern coastal home that is both functional and aesthetically pleasing. The use of natural contemporary materials, along with the incorporation of additional planting, improves the property overall.

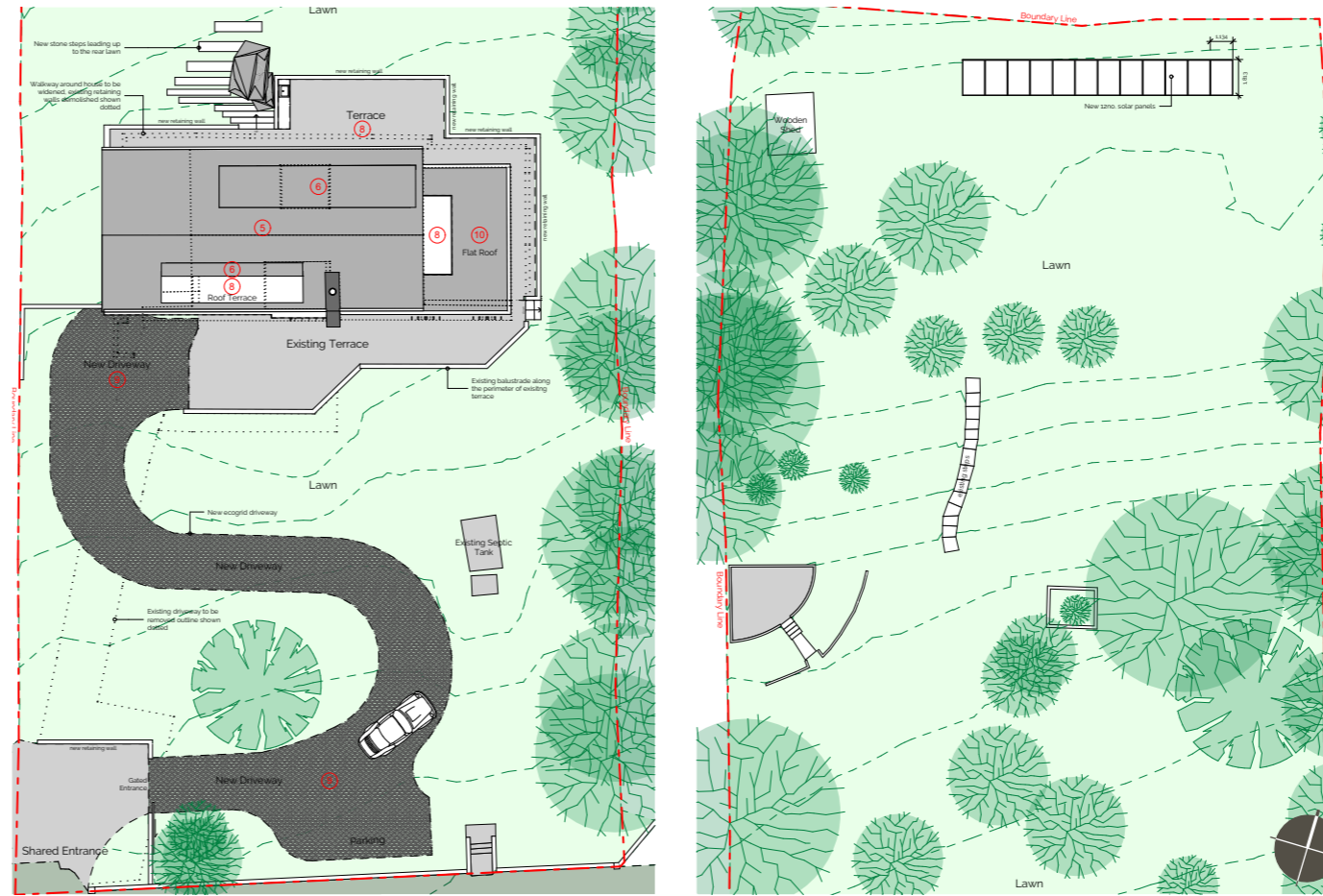


Fig 1 71 Leeson Road Proposed Site Plan - not to scale



Fig 2 71 Leeson Road Existing Site Plan - not to scale



# 5.0

## Description of the Proposals

### 5.2 Proposed Changes Ground Floor

The proposed changes streamline the space to create functional spaces that are suitable for modern family living. The reconfiguration of the ground floor will result in shared social spaces throughout the home, where the family can spend time together and entertain guests. The interior space will also be extended outdoors through the use of bi-fold/sliding doors allowing easy access to the outdoor seating area to rear and existing terrace to the front.

The design proposal includes the use of high-quality materials, which will be carefully chosen to complement the existing structure of the home and provide a contemporary feel.

The design also takes into account the surrounding environment, with the incorporation of green technology and increased planting to enhance the ecosystem of the site.

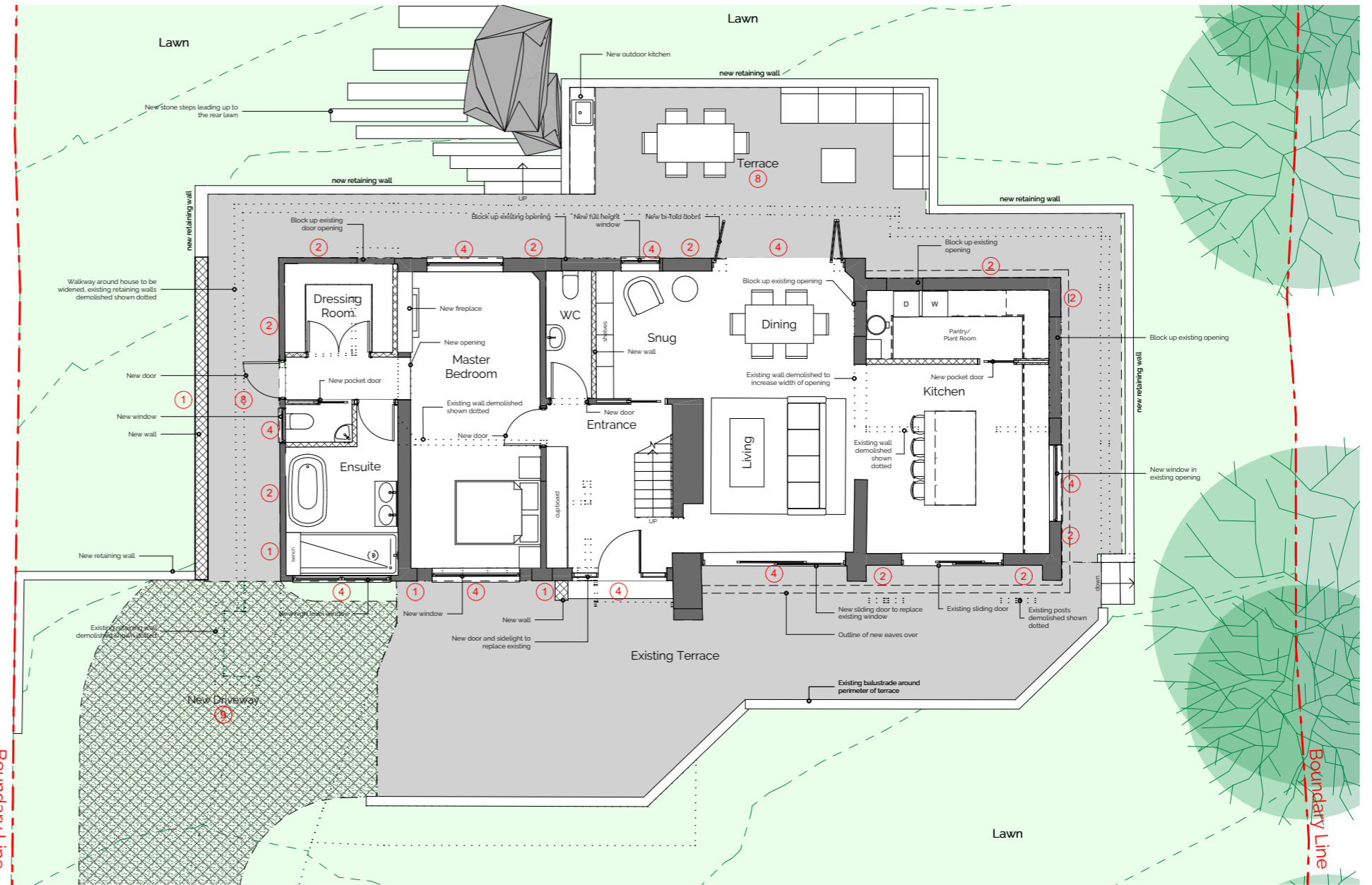


Fig 2: 71 Leeson Road Proposed Ground Floor Plan - Not to Scale

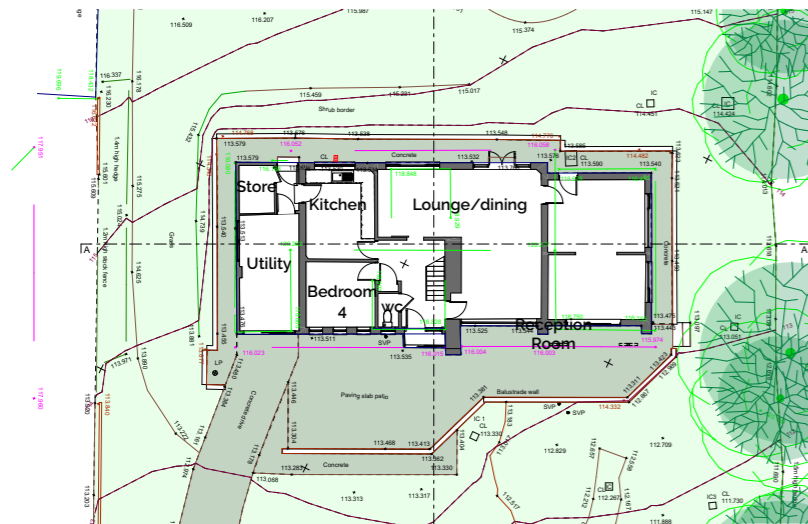


Fig 1: 71 Leeson Road Existing Ground Floor Plan - Not to Scale



## 5.0

# Description of the Proposals

### 5.3 Proposed Changes First Floor

The extension of the existing dormer will provide an en-suite for bedroom 2 and additional landing space with access to the bathroom and a snug space. The roof has also been extended to the east, blending seamlessly with the existing structure to provide additional space for a new en-suite for bedroom 3.

Indoor outdoor living has been improved with the addition of a new glass balcony off bedroom 2. This balcony will be set back reducing overlooking of the neighbours. There is also a new recessed front balcony off of the snug, which as noted in the pre-app response is in keeping with the character of the surrounding area, and does not appear overbearing in context of the site.

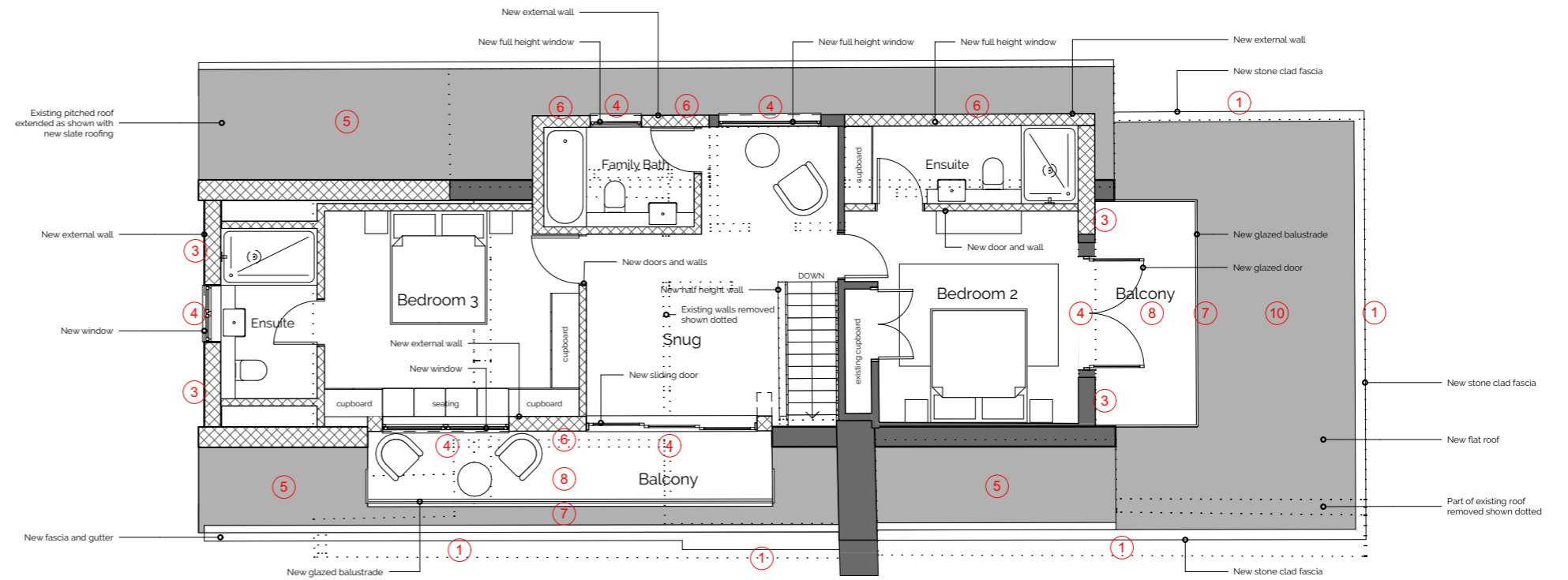


Fig 2: 71 Leeson Road Proposed First Floor Plan - Not to Scale

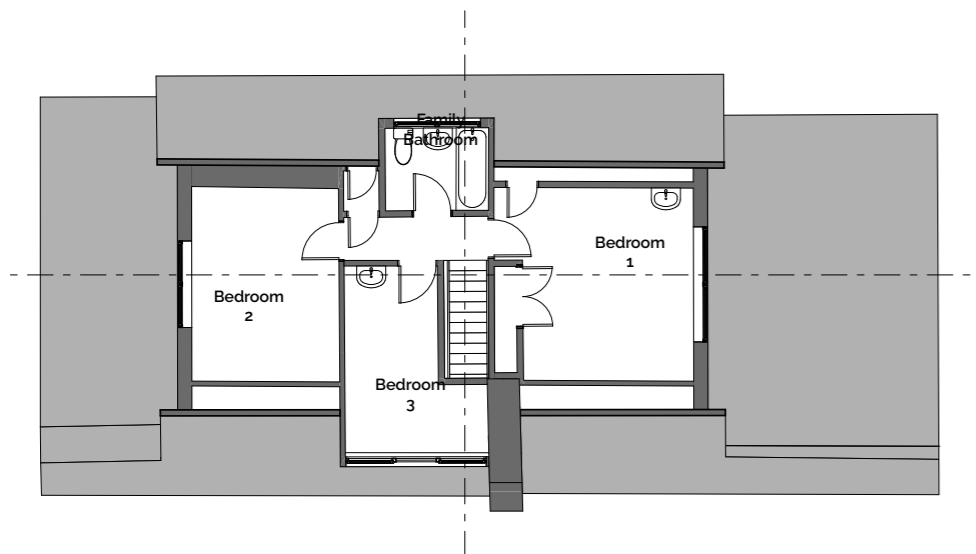


Fig 1: 71 Leeson Road Existing First Floor Plan - Not to Scale

# 5.0

## Description of the Proposals

### 5.4 Proposed Changes North & East Elevations

Our proposed changes to the north and east elevation are the addition of a new dormer, extension of the roof to provide additional space and covered side access to the rear garden and new glass balcony.

The scale of the dormer and roof extension is considered appropriate in nature for the site, whilst also respecting the constraints of the neighbouring properties. The roof will be extended by 4.5 meters to the east, with the ridge line matching that of the existing resulting in the extension blending seamlessly with the existing roof structure. The new dormer window will also provide additional space, and be clad in black standing seam aluminium for a contemporary appearance.

The new balcony on the east elevation will feature a glass balustrade and be set back to avoid it appearing overbearing and to prevent overlooking of the neighbours.

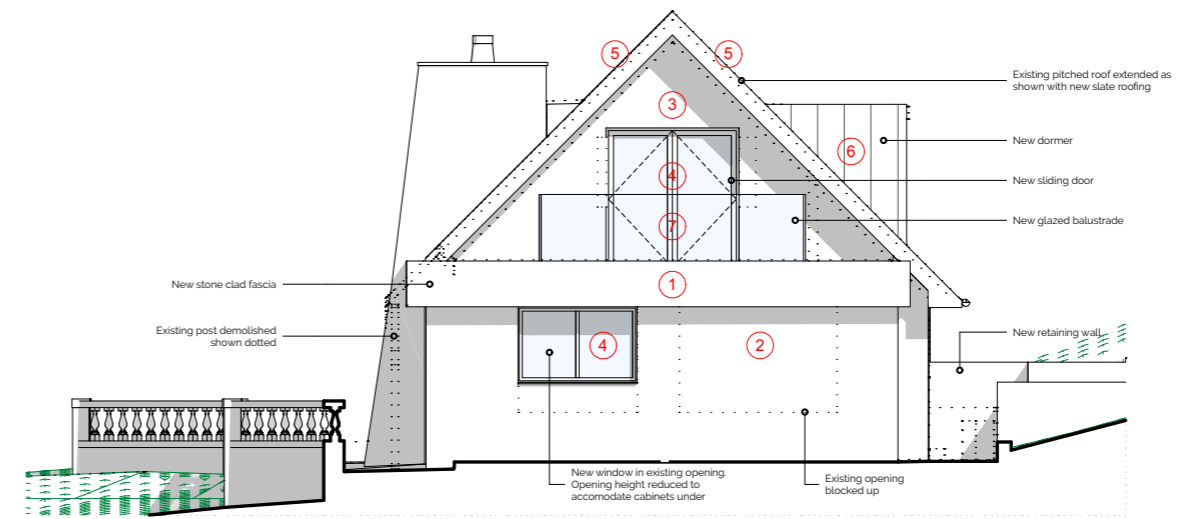


Fig 2: 71 Leeson Road Proposed East Elevation - Not to Scale



Fig 1: 71 Leeson Road Existing North and East Elevations - Not to Scale

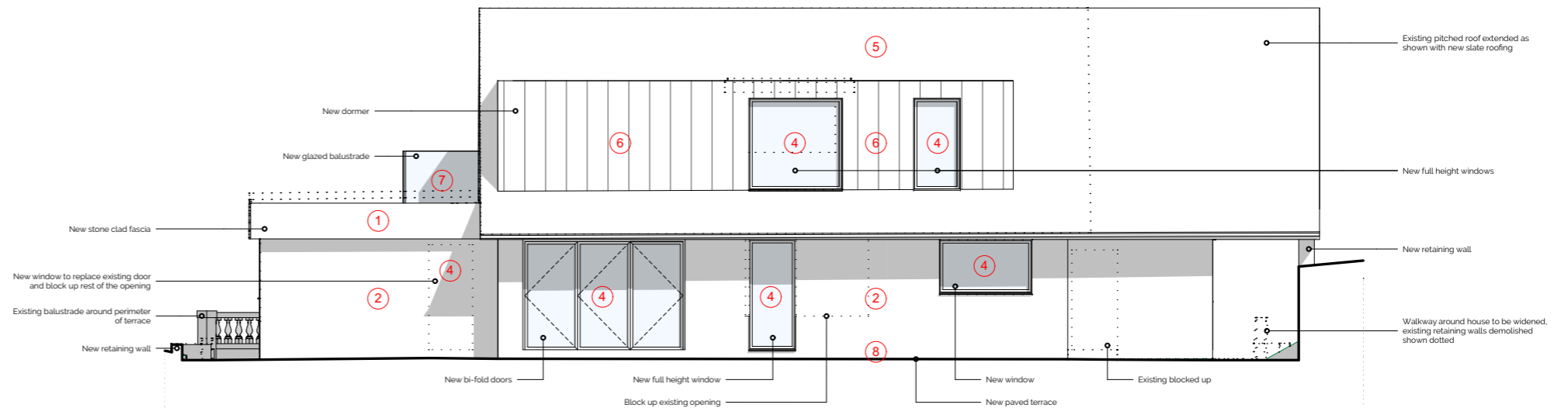


Fig 3: 71 Leeson Road Proposed North Elevations - Not to Scale

# 5.0

## Description of the Proposals

### 5.5 Proposed Changes South & West Elevations

Our proposed changes to the south and west elevations include the addition of a new dormer and recessed balcony with glass balustrade a new glass balcony over the flat roof and new windows and doors.

The scale of the dormer and recessed balcony is of an appropriate nature and was noted in the pre-app response as being in keeping with the character of the surrounding area and is not considered overbearing. The roof extension will match the existing ridge height and blend seamlessly with the existing structure, and the new glass balcony will be set back to maintain the privacy of the neighbours. The fenestration of the glazing has been carefully considered with new glazed sliding doors providing easy access to the terrace and recessed balcony and larger windows. There is a new obscured window on the west elevation to provide daylight to the new en-suite, which has been positioned at a higher level to prevent overlooking of the neighbouring property.

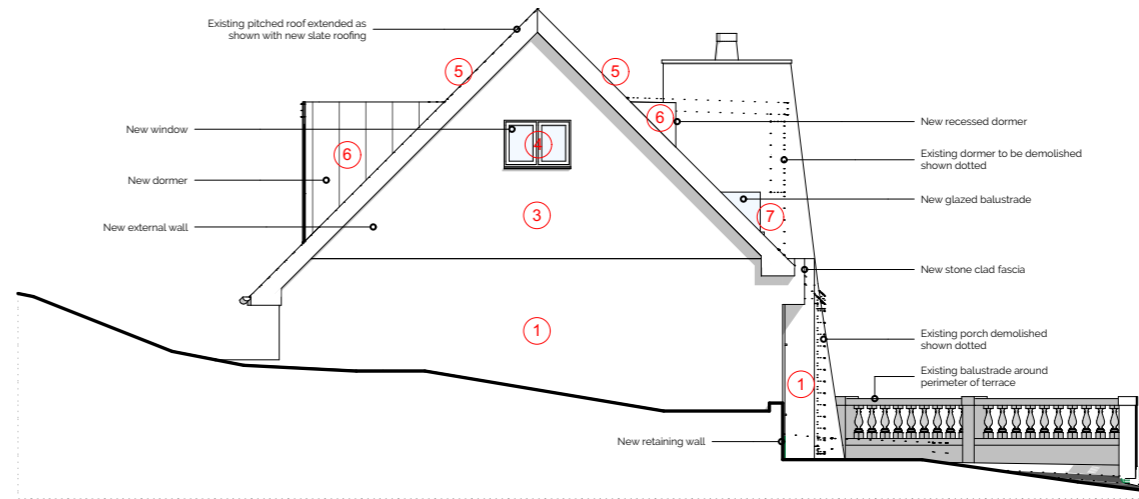


Fig 2: 71 Leeson Road Proposed West Elevation - Not to Scale

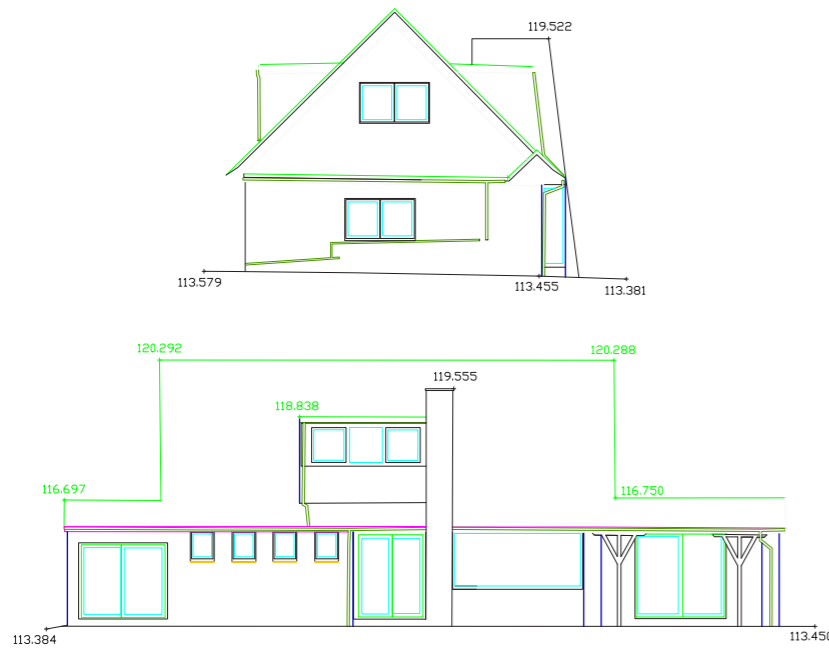


Fig 1: 71 Leeson Road Existing South and West Elevations - Not to Scale

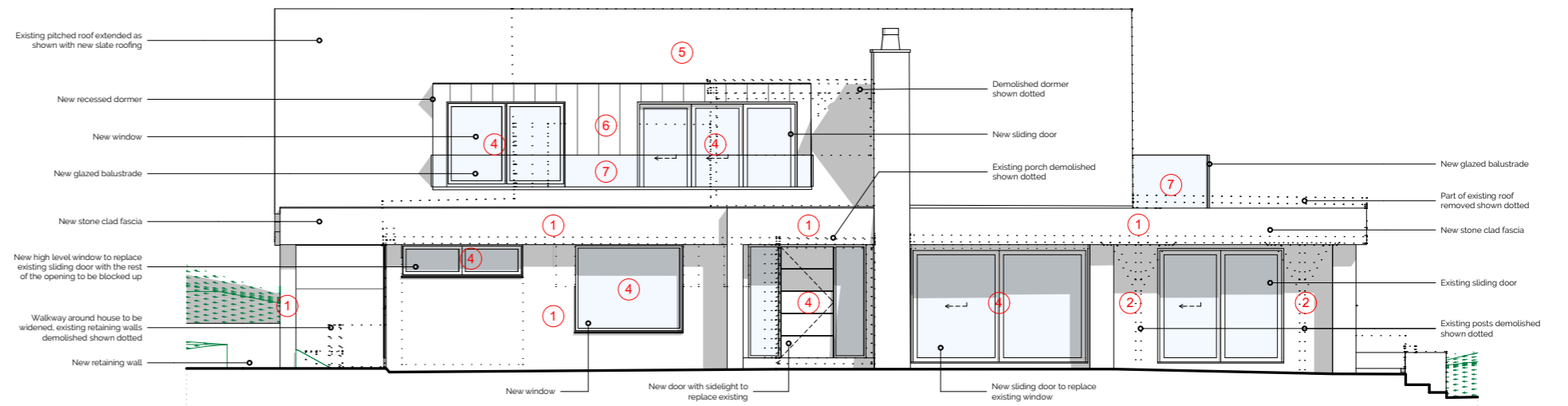


Fig 2: 71 Leeson Road Proposed South Elevation - Not to Scale

## 6.0

# The Properties Existing Materials

### 6.1 Existing Materials

The existing materials consist of original features such as Ashlar brick, green concrete roof tiles, light grey membrane flat roof, green hung tiles, white UPVC cladding and concrete and ashlar brick retaining walls and balustrade, however there have been some material upgrades over time such as UPVC windows and doors that have impacted on the character of the property.

#### Main House Existing Materials



Ashlar brick



Green vertical shingles



White UPVC cladding



Green concrete roof tiles



Light grey membrane flat roof



White UPVC windows



White UPVC doors



White UPVC porch



Concrete retaining wall/  
balustrade



Concrete driveway



Ashlar brick & stone  
retaining front wall.



Concrete path



Paving

## 6.0

### Proposed Materials

#### 6.2 Proposed Materials

The style of architecture is of a similar nature with the neighbouring properties consisting of brick/stone/cladding and clay/concrete roof tiles. Most recent alterations to neighbouring properties has seen the introduction of contemporary materials such as render, PVC windows and doors, and timber/ UPVC cladding, which has resulted in a varied street scene.

In line with the most recent alterations to neighbouring properties we are proposing to upgrade and modernise the materials to current building standards to reflect the character of the property. These materials include painted ashlar brick, local stone, black vertical timber, black aluminium standing seam, black painted concrete tiles, black aluminium doors and windows as noted in the adjacent images. These materials will result in cohesion across the property and a building that becomes part of the landscape.

#### House Proposed Materials



Light painted brickwork



Local stone



Black vertical cladding



Existing concrete roof tiles to be painted black.



Black aluminium standing seam dormers



Black aluminium doors



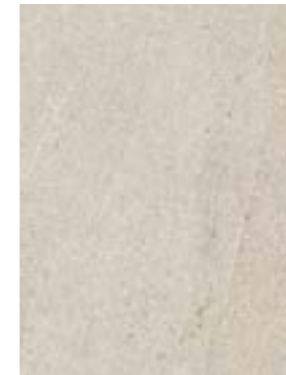
Black aluminium windows



Banding local stone



Eco-grid driveway with grass



New light paving for terraces



New low concrete retaining wall with timber bench seating and

# 7.0 Solar PV System

## 7.1 Solar PV System

A solar PV system is proposed to be installed at the top of the site to provide sustainable energy, reducing the properties overall carbon footprint. The solar panels will be 2093 x 1134mm in size and be black in appearance. The preference for the mounting system is screw piles, depending on the ground type.

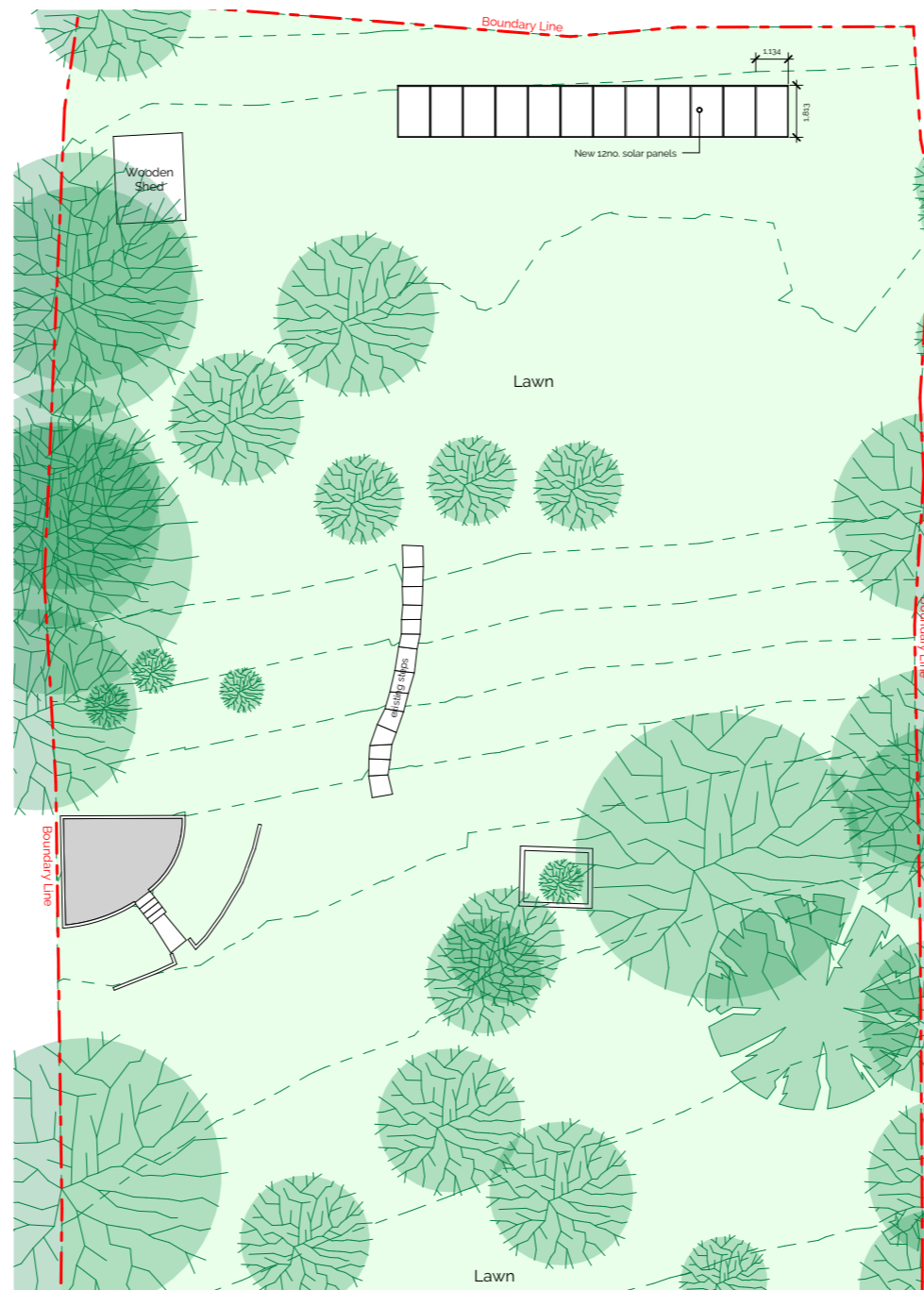


Fig 1: 71 Leeson Road Proposed Part Site Plan - Not to Scale

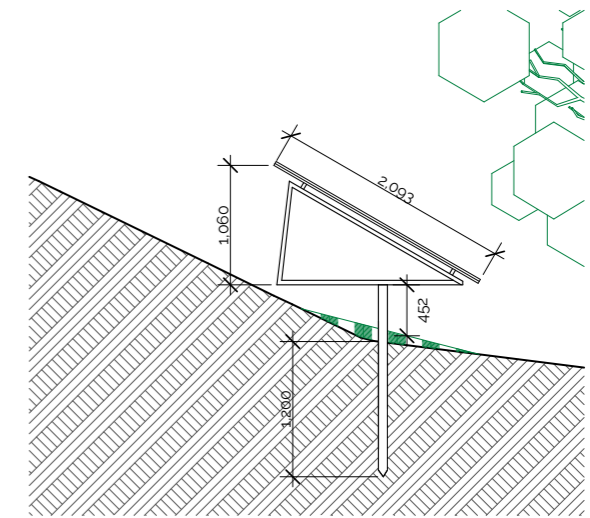


Fig 2: Proposed Section BB Solar Panels - not to scale

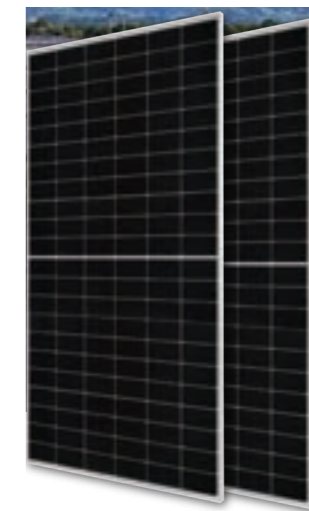


Fig 3: Proposed Appearance of the Solar Panels

## 8.0 Sustainability

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### 8.1 Sustainability

The proposed development demonstrates a strong commitment to sustainability by incorporating a range of sustainable features in the design. The following factors highlight how the proposal responds to its sustainability objectives:

Overall, the proposed changes respond to sustainability objectives by prioritizing the use of sustainable materials and systems.

#### 8.1.1. Landscaping of the site:

The proposed landscaping changes will improve the overall use of the site while providing opportunities to improve the biodiversity and ecosystem of the area.

#### 8.1.2. Site orientation:

The proposed changes will improve the site's relationship with the surrounding environment, enhancing the connection between indoor and outdoor spaces and promoting sustainable living.

#### 8.1.3. Materials and specifications:

The use of materials has been carefully considered to ensure the proposal is sustainable. The new materials are carefully selected to respond to sustainable design and energy efficiency, ensuring the proposal has minimal environmental impact. Local and natural materials chosen in preference to materials that need to be brought from great distance, thus helping reducing the carbon footprint of the proposal from the outset.

#### 8.1.4. Detailing:

While not yet evident (only being included in the building regulations drawings), the detailing of the proposal will be designed to reduce energy consumption and promote sustainability. The use of high-quality insulation and sustainable materials will reduce energy loss and promote a comfortable living environment. The proposal's detailing also looks at how we can incorporate sustainable systems which promote a low-carbon living environment.

#### 8.1.5. Design:

The approach to the design is to design a high quality home which will have a long life and provide a high quality solution to the client's brief, whilst incorporating sustainable solutions. The proposal's design approach is contemporary yet maintains the character of the existing house, creating a harmonious and modern coastal home that is both functional and aesthetically pleasing. The design features have been carefully considered to ensure a sustainable and low-carbon living environment, incorporating sustainable systems into the site such as solar panels and looking at ways we can use the site constraints and location to enhance sustainability.



## 9.0 Planning Policies

### 9.1 Achieving Well Designed Places National Planning Policy Framework (NPPF.)

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

Project response: The design will function well and enhance the quality of the area for the long term. The additions and upgrades to the house will provide functional space for modern family living, while the landscaping changes will improve the biodiversity of the site and create a more sustainable living environment.

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Project response: The proposed design is visually attractive, incorporating good architecture, layout, and effective landscaping. The contemporary design approach complements the character of the existing house, and the materials used in the construction blend seamlessly with the aesthetic of the site.

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

Project response: The design is sympathetic to the local character and history of the area, while also allowing for appropriate innovation and change. The scale and appearance of works complement the existing house, creating a cohesive and visually appealing site that is in keeping with the style of the area.

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Project response: The arrangement of streets, spaces, building types, and materials used in the design will establish and maintain a strong sense of place. The proposed changes will create attractive, welcoming, and distinctive places to live, work, and visit. The increased planting will also enhance the site's connection to the surrounding landscape and create a harmonious and modern coastal home.

2. Paragraph 131.

a) trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change.

Project response: The proposal retains trees and vegetation and improves the vegetation and biodiversity of the site. The proposed design takes into account the importance of trees in urban environments. The landscaping changes will also

complement the scale and appearance of the house creating a cohesive and visually appealing site that is sympathetic to the local character and history.

### 9.2 Island Core Strategy Plan:

#### Planning Policy DM12:

The Council will support proposals that conserve, enhance and promote the landscape, seascape, biodiversity and geological interest of the Island. Development proposals will be expected to:

1. Protect the integrity of international, national and local designations relating to landscape, seascape, biodiversity and geodiversity and the reasons for these designations and the weight given to them and enhance their features of interest wherever possible.
2. Ensure new development avoids both direct and indirect adverse effects upon the integrity of designated sites and, if necessary, provides appropriate mitigation measures.
3. Promote the maintenance and enhancement of the links between designated sites, especially through the provision of, and/or enhancement to, Green Infrastructure and appropriate local designations.
4. Reflect the aims and objectives of the AONB Management Plan, the Council's Landscape Character Assessment, Historic Landscape Characterisation and any further relevant landscape assessment.
5. Positively contribute to meeting the aims and objectives of the Isle of Wight's Local Biodiversity Action Plan and Local Geodiversity Action Plan.
6. Minimise the threats and promote the opportunities arising from climate change on the Island's landscape, seascape, biodiversity and geodiversity.

Project Response - The alterations to 71 Leeson Road respond well to Planning Policy DM12, which aims to conserve, enhance, and promote the landscape, seascape, biodiversity, and geological interest of the Island. The proposed modifications to the main house are designed to blend seamlessly with the character of the existing house, which helps to protect the integrity of the local landscape and seascape.

The incorporation of an eco-grid drive with grass and increased planting in the proposed landscaping changes will improve the biodiversity of the site, which supports the Council's aim to promote and maintain local biodiversity. The proposed modifications such as solar panels and new sustainable modular

annexe will also work towards promoting sustainable living, which aligns with the Council's aim to minimize threats and promote opportunities arising from climate change on the Island's landscape, seascape, biodiversity, and geodiversity.

Overall, the proposed modifications to the site respond positively to Planning Policy DM12, enhancing the existing landscape and seascape, promoting biodiversity, and contributing to a more sustainable living environment.

#### Other planning policies relevant to the site:

##### SP1 Spatial Strategy:

The proposal aligns with the spatial strategy of the Island Plan Core Strategy by proposing a sensitive and sustainable approach to development. The new alterations to house are designed to enhance the character of the site and provide more space for modern family living. The proposal fits within the existing built environment and does not have a significant impact on the surrounding landscape.

##### SP5 Environment:

The proposal responds to the environment policies of the Island Plan Core Strategy by proposing landscaping changes that improve the overall aesthetic of the site and increase biodiversity. The incorporation of a lawn eco-grid driveway, solar panels and increased planting will improve the biodiversity of the site and create a more sustainable living environment. The changes complement the scale and appearance of the property, creating a cohesive and visually appealing site.

##### SP7 Travel:

The proposal responds to the travel policies of the Island Plan Core Strategy by promoting sustainable travel. The proposal includes the provision of electric vehicle charging points, promoting the use of electric vehicles. The proposal also seeks to reduce car dependence by providing more space for modern family living, reducing the need to travel to access amenities. The proposal is well-located and accessible, promoting sustainable travel.

##### DM2 Design Quality for New development:

The proposal responds to the design quality policies of the Island Plan Core Strategy by proposing a contemporary design that complements the character of the existing house. The materials used will blend seamlessly with the existing ones, and the scale and appearance of the main house will be significantly improved, whilst maintaining a cohesive look. The design approach is contemporary, yet it enhances the character of the house.

##### DM11 Historic and built environment:

The proposal responds to the historic and built environment policies of the Island Plan Core Strategy by proposing a design that enhances the character of the house. The new design approach is contemporary, yet it maintains the character of the

## 9.0

### Planning Policies

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house, creating a harmonious and modern coastal home that is both functional and aesthetically pleasing. The proposal ensures that the existing character of the site is maintained while improving the overall aesthetic and functionality of the property.

**DM12 Landscape Seascape & Biodiversity:**

The proposal responds to the landscape, seascape, and biodiversity policies of the Island Plan Core Strategy by proposing landscaping changes that improve the overall aesthetic of the site and increase biodiversity. The incorporation of solar panels, lawn eco-grid driveway and increased planting will improve the biodiversity of the site and create a more sustainable living environment. The changes complement the scale and appearance of the house creating a cohesive and visually appealing site.

Overall, the proposal for the coastal property in Ventnor, Isle of Wight responds positively to several planning policies by providing functional and sustainable design elements that enhance the overall value of the site while preserving the historic and environmental characteristics of the area.

## 10.0

# Conclusion

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### 10.1 Conclusion

As seen from this statement, the proposed development is a carefully considered design that responds to the Island Plan Core Strategy and the National Planning Policy Framework. The design approach is contemporary, yet it respects and enhances the character of the house and the surrounding landscape, seascape, and biodiversity. The proposed changes to the property include simple and contemporary design, the reconfiguration of the interior to include a wheel chair accessible master bedroom suite, open plan living spaces, modernisation of materials, improvements to the connection to the surrounding landscape and the inclusion of solar panels to provide sustainable energy to the property.

We consider that the proposal will have a positive contribution to the built environment

This proposal:

- Does not impact negatively on neighbouring properties or the environment
- Is aesthetically pleasing and will have a positive impact on the street-scape and adjacent landscape.
- Maximises the sites potential
- Makes a visually attractive space with good architecture and appropriate landscaping
- Provides additional holiday accommodation.

The proposal will look at how to enhance the existing home to create a more thermally efficient building that brings the development closer to carbon neutral for 2025 and zero for 2050.

- The proposal will create a more functional and modern coastal home, enhancing the overall value of the site.
- The upgrades to the property will significantly improve the scale and appearance.
- The design approach is contemporary, yet it maintains the character of the house, creating a harmonious and modern coastal home that is both functional and aesthetically pleasing.
- The use of materials that blend seamlessly with the existing ones, along with the incorporation of sustainable technology and increased planting, improves the overall aesthetic of the property.
- The incorporation of a lawn eco-grid driveway and increased planting will improve the biodiversity of the site and create a more sustainable living environment.

Overall, the proposed changes to the coastal property demonstrate a thoughtful and well-considered response to the various planning policies, resulting in a design that is both sustainable and enhances the natural environment. The proposal reflects a balanced approach to development, with a focus on preserving the character of the area while also meeting the needs of modern living and providing a home that is suitable for the future needs of the clients later in life including a wheel chair accessible master bedroom suite, and the reconfiguration of the driveway to provide safer access during the winter months, and a new carport providing a parking space up by the house allowing easy access for the clients during old age.