



Planning Services, Council Offices
 Seaclose, Fairlee Road
 Newport, Isle of Wight, PO30 2QS
 Tel (01983) 823 552 Fax (01983) 823 563/851
 Email development@iow.gov.uk
 Web www.iwight.com/planning

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

Mr

First name

Peter

Surname

Kasic

Company Name

Address

Address line 1

71

Address line 2

Leeson Road

Address line 3

Town/City

Ventnor

County

Isle of Wight

Country

United Kingdom

Postcode

PO38 1PS

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 Ltd

Address

Address line 1

The Studio at The Old Granary

Address line 2

Ford Farm Lane, Whitwell

Address line 3

Town/City

Ventnor

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 update of the property 71 Leeson Road to meet the current and future needs of the applicants, and the addition of solar panels to be located at the top of the site.

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:

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

71 Leeson Road Design and Access Statement, Existing Survey WLS.14-.1, Existing Survey WLS.14-.2, 3335(P)001 Ext Block and Location, 3335(P)002 Prp Block and Location, 3335(P)010 Ext Site Plan, 3335(P)011 Ext GF Plan, 3335(P)012 Ext FF and Roof Plan, 3335(P)020 Ext South and West Elev, 3335(P)021 Ext North and East Elev, 3335(P)121 Prp North and East Elev, 3335(P)300 Material Board, 3335(P)110 Prp Part Site Plan, 3335(P)111 Prp GF Plan, 3335(P)Prp FF and Roof Plan, 3335(P)120 Prp South and West Elev

Trees and Hedgcs

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

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

If Yes, please describe:

The existing driveway is to be reconfigured with 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.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies 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)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

- It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

iw23/8/29965

Date (must be pre-application submission)

17/08/2023

Details of the pre-application advice received

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

The proposed design, scale and layout of the alterations and first floor extension over car port would be acceptable in the context of the site and surrounding area. The pre-application site in question would retain a very spacious amenity area to the front and rear of the renovated property. The resultant appearance would be a significant visual enhancement of 71 Leeson Road. The existing street scene on Leeson Road is varied in character, with no definitive style or size to the properties. The recessed front balcony would be in keeping with the character of surrounding area, and not appear overbearing in the context of the site. The proposed materials would be contemporary and not jar with or appear incongruous in relation to the prevailing character of Leeson Road.

Impact on neighbouring properties/uses:

The pre-application dwelling 71 Leeson Road has two neighbouring residential plots. These are 69 and 73 Leeson Road, which are both detached properties. The mass of the proposed development would be predominantly obscured by the existing footprint of no.71, and would not significantly increase overshadowing upon 73 Leeson Road, due to the large separation distance. However, there are concerns over the proposed first floor roof terrace on the eastern side of the dwelling. Despite the existing boundary screening, the large size of the footprint for the proposed roof terrace would create an overbearing and unneighbourly impact upon 73 Leeson Road. To the west is 69 Leeson Road. The first floor extension/carport to the application property would be in closer proximity to this neighbouring dwelling, and could potentially lead to increased overshadowing upon no.69. The covered balcony would gain direct views into the windows in the eastern facing elevation of 69 Leeson Road. To summarise, there are significant concerns over the development resulting in a detrimental impact upon neighbouring privacy and natural light.

Highway considerations:

The proposed scheme would incorporate alterations to the driveway, with a new access path within the existing front garden. This new driveway would not unduly impact upon the character of the site, or significantly increase hardstanding within the plot. There would be no alterations to the vehicular access off Leeson Road, and the nature of the development would not result in over intensification of the use of the access.

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

06/03/2024

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

22/04/2024

Amendments Summary

Revised Prp Block and Location

Revised Prp Part Site Plan

Revised Prp South and West Elevation

Revised Design & Access Statement

Revised Drawing Issue Sheet