

APPEALS REPORT SUMMARY 01/05/2016 TO 31/05/2016

PLANNING APPEALS RECEIVED

Application No:	P/01494/15	Planning Inspectorate Ref: APP/P2114/W/16/3148577
Parish(es):	Shanklin	Ward: Shanklin South
Location:	Land south of and including Brook Mews, accessed off Brook Road, Shanklin	
Proposal:	Proposed pair of semi-detached houses	
Determination Level:	Delegated (1B)	Appeal Start Date: 06/05/16
Appeal Procedure:	Written Representations	

Application No:	P/00119/16	Planning Inspectorate Ref: APP/P2114/Y/16/3148499
Parish(es):	Gurnard	Ward: Cowes West & Gurnard
Location:	Rew Street Farm Cottage, Rew Street, Gurnard, Cowes, PO31 8NS	
Proposal:	Listed building consent for demolition of conservatory; alterations; single storey rear extension to form kitchen	
Determination Level:	Delegated (1A)	Appeal Start Date: 03/05/16
Appeal Procedure:	Written Representations	

Application No:	P/00118/16	Planning Inspectorate Ref: APP/P2114/W/16/3149735
Parish(es):	Gurnard	Ward: Cowes West & Gurnard
Location:	Rew Street Farm Cottage, Rew Street, Gurnard, Cowes, PO31 8NS	
Proposal:	Demolition of conservatory; alteration; single storey rear extension to form kitchen	
Determination Level:	Delegated (1B)	Appeal Start Date: 17/05/16
Appeal Procedure:	Written Representations	

Application No:	P/00009/16	Planning Inspectorate Ref: APP/P2114/D/16/3150200
Parish(es):	Cowes	Ward: Cowes West & Gurnard
Location:	2 Solent Heights, Egypt Hill, Cowes, PO31 8BP	
Proposal:	Proposed balcony at 1 st floor on rear elevation	
Determination Level:	Delegated (1A)	Appeal Start Date: 25/05/16
Appeal Procedure:	Written Representations (Householder Appeal Service)	

PLANNING APPEALS DECIDED

Application No:	P/01052/15	Planning Inspectorate Ref: APP/P2114/D/16/3143121
Parish(es):	Nettlestone and Seaview	Ward: Nettlestone and Seaview
Location:	43 Solent View Road, Seaview, PO34 5HJ	
Proposal:	Retention of boundary fence	
Determination Level:	Delegated (1A)	Appeal Procedure: Written Representations (Householder Appeal Service)
Appeal Decision:	Dismissed	Decision Date: 19/05/16
Main Determining Issues:		
<ul style="list-style-type: none"> Impact on character and appearance (open plan estate) 		

Application No:	P/01218/15	Planning Inspectorate Ref: APP/P2114/D/16/3145714
Parish(es):	Nettlestone and Seaview	Ward: Nettlestone and Seaview
Location:	33 Rowan Tree Drive, Seaview, PO34 5JP	
Proposal:	Single storey extension on front elevation; alterations to roof to allow additional living accommodation at 1 st floor level to include Juliet balcony; decking	
Determination Level:	Delegated (1B)	Appeal Procedure: Written Representations (Householder Appeal Service)
Appeal Decision:	Allowed	Decision Date: 20/05/16

Main Determining Issues:

- Living conditions at neighbouring property with regard to overlooking
- Character and appearance

Application No:	P/01240/15	Planning Inspectorate Ref: APP/P2114/D/16/3144772
Parish(es):	Cowes	Ward: Cowes North
Location:	20 Terminus Road, Cowes, PO31 7 TH	
Proposal:	Extension at 3 rd floor level to form additional living accommodation to include deck area and balustrading, new roof covering; single storey extension on rear elevation; alterations; conversion of garage to form games room; projecting canopies at 1 st and 2 nd floor level to include lighting	
Determination Level:	Delegated (1A)	Appeal Procedure: Written Representations (Householder Appeal Service)
Appeal Decision:	Dismissed	Decision Date: 23/05/16
Main Determining Issues:		
<ul style="list-style-type: none"> • Character and appearance (within Cowes Conservation Area and adjacent to a Listed Church) 		

Application No:	P/01070/15	Planning Inspectorate Ref: APP/P2114/D/16/3142338
Parish(es):	Newport	Ward: Carisbrooke
Location:	22 Clatterford Road, Newport, PO30 1PA	
Proposal:	Replacement of enlarged roof to provide additional living accommodation within roofspace to include dormer windows on front and rear elevations	
Determination Level:	Delegated (1A)	Appeal Procedure: Written Representations (Householder Appeal Service)
Appeal Decision:	Dismissed	Decision Date: 23/05/16
Main Determining Issues:		
<ul style="list-style-type: none"> • Character and appearance (within AONB) 		

APPEALS REPORT SUMMARY 01/06/2016 TO 30/06/2016

ENFORCEMENT APPEALS RECEIVED

Enforcement Ref:	E/15509/D	Planning Inspectorate Ref: APP/P2114/C/16/3147618
Parish(es):	Totland	Ward: Totland
Location:	St Wilfrids, Weston Lane, Totland, PO39 0HE	
Alleged Breach:	Change of use from a single residential dwelling house to a mixed use of a single residential dwelling and the siting of a mobile home for permanent residential accommodation	
Determination Level:	Delegated (1A)	Appeal Start Date: 22/06/16
Appeal Procedure:	Written Representations	

PLANNING APPEALS DECIDED

Application No:	P/01059/15	Planning Inspectorate Ref: APP/P2114/W/16/3143703
Parish(es):	Cowes	Ward: Cowes West and Gurnard
Location:	67 Queens Road, Cowes, PO31 8BW	
Proposal:	Proposed extension at third floor level to provide additional residential unit	
Determination Level:	Delegated (1A)	Appeal Procedure: Written Representations
Appeal Decision:	Allowed	Decision Date: 24/06/16
Main Determining Issues:		
<ul style="list-style-type: none"> Impact on the character of the Conservation Area 		

Application No:	P/00802/15	Planning Inspectorate Ref: APP/P2114/W/16/3144508
Parish(es):	Ventnor	Ward: Ventnor West
Location:	Canute Cottage and Seaspray, Esplanade, Ventnor, PO38 1JT	
Proposal:	Additional storey to two single storey single aspect residential units	
Determination Level:	Delegated (1B)	Appeal Procedure: Written Representations

Appeal Decision:	Dismissed	Decision Date: 27/06/16
Main Determining Issues:		
<ul style="list-style-type: none"> • Impact on the character and appearance of the conservation area • Living conditions for occupiers 		

ENFORCEMENT APPEALS DECIDED

Enforcement Ref:	E/26653/A	Planning Inspectorate Ref: APP/P2114/C/15/3132466
Parish(es):	Niton & Whitwell	Ward: Chale, Niton and Whitwell
Location:	Land at Hoyes Farm, Newport Road, Niton, PO38 2NS	
Alleged Breach:	Material change of use of the land from agricultural to the siting of a mobile home (marked (M6) to form a separate unit of residential accommodation together with the erection of fencing and bamboo screening along the boundary of the land.	
Determination Level:	Delegated (1A)	Appeal Procedure: Inquiry
Appeal Decision:	Dismissed Upheld with Variation (compliance period extended to 12 months)	Decision Date: 14/06/16

Enforcement Ref:	E/26653/A	Planning Inspectorate Ref: APP/P2114/C/15/3132471
Parish(es):	Niton & Whitwell	Ward: Chale, Niton and Whitwell
Location:	Land at Hoyes Farm, Newport Road, Niton, PO38 2NS	
Alleged Breach:	Material change of use of the land from agricultural to the siting of a mobile home (marked (M7) to form a separate unit of residential accommodation together with the erection of boundary fencing around the land.	
Determination Level:	Delegated (1A)	Appeal Procedure: Inquiry
Appeal Decision:	Dismissed Upheld with Variation (compliance period extended to 12 months)	Decision Date: 14/06/16

Enforcement Ref:	E/26653/A	Planning Inspectorate Ref: APP/P2114/C/15/3132475
Parish(es):	Niton & Whitwell	Ward: Chale, Niton and Whitwell
Location:	Land at Hoyes Farm, Newport Road, Niton, PO38 2NS	
Alleged Breach:	Material change of use of the land from agricultural to the siting of a mobile home (marked (M8) to form a separate unit of residential accommodation together with the erection of paling fencing along the boundary of the land.	
Determination Level:	Delegated (1A)	Appeal Procedure: Inquiry
Appeal Decision:	Dismissed Upheld with Variation (compliance period extended to 12 months)	Decision Date: 14/06/16

Enforcement Ref:	E/26653/A	Planning Inspectorate Ref: APP/P2114/C/15/3132479
Parish(es):	Niton & Whitwell	Ward: Chale, Niton and Whitwell
Location:	Land at Hoyes Farm, Newport Road, Niton, PO38 2NS	
Alleged Breach:	Material change of use of the land from agricultural to the siting of a mobile home (marked (M10) to form a separate unit of residential accommodation together with the erection of decking surrounding the mobile home, close board fencing and outbuildings.	
Determination Level:	Delegated (1A)	Appeal Procedure: Inquiry
Appeal Decision:	Dismissed Upheld with Variation (compliance period extended to 12 months)	Decision Date: 14/06/16