

ISLE OF WIGHT COUNCIL PLANNING COMMITTEE - TUESDAY, 28 MAY 2019

REPORT OF THE DIRECTOR OF REGENERATION

WARNING

1. THE RECOMMENDATIONS CONTAINED IN THIS REPORT OTHER THAN PART 1 SCHEDULE AND DECISIONS ARE DISCLOSED FOR INFORMATION PURPOSES ONLY.
2. THE RECOMMENDATIONS WILL BE CONSIDERED ON THE DATE INDICATED ABOVE IN THE FIRST INSTANCE. (In some circumstances, consideration of an item may be deferred to a later meeting).
3. THE RECOMMENDATIONS MAY OR MAY NOT BE ACCEPTED BY THE PLANNING COMMITTEE AND MAY BE SUBJECT TO ALTERATION IN THE LIGHT OF FURTHER INFORMATION RECEIVED BY THE OFFICERS AND PRESENTED TO MEMBERS AT MEETINGS.
4. YOU ARE ADVISED TO CHECK WITH THE PLANNING DEPARTMENT (TEL: 821000) AS TO WHETHER OR NOT A DECISION HAS BEEN TAKEN ON ANY ITEM BEFORE YOU TAKE ANY ACTION ON ANY OF THE RECOMMENDATIONS CONTAINED IN THIS REPORT.
5. THE COUNCIL CANNOT ACCEPT ANY RESPONSIBILITY FOR THE CONSEQUENCES OF ANY ACTION TAKEN BY ANY PERSON ON ANY OF THE RECOMMENDATIONS.

Background Papers

The various documents, letters and other correspondence referred to in the Report in respect of each planning application or other item of business.

Members are advised that every application on this report has been considered against a background of the implications of the Crime and Disorder Act 1998 and, where necessary, consultations have taken place with the Crime and Disorder Facilitator and Architectural Liaison Officer. Any responses received prior to publication are featured in the report under the heading Representations.

Members are advised that every application on this report has been considered against a background of the implications of the Human Rights Act 1998 and, following advice from the Head of Legal Services and Monitoring Officer, in recognition of a duty to give reasons for a decision, each report will include a section explaining and giving a justification for the recommendation.

**LIST OF PLANNING APPLICATIONS
REPORT TO COMMITTEE - 28/05/2019**

- | | | | |
|---|---|------------------|-----------------------------------|
| 1 | P/01434/18 TCP/05650/T | Bembridge | Conditional
Permission |
| | Kingsmere, Lane End Road, Bembridge, Isle of Wight, PO35 5TB | | |
| | Proposed 1st floor extension to form sun room (re-advertised application) (revised description - boathouse withdrawn from proposed development) | | |
| | | | |
| 2 | P/00236/19 TCP/17361/E | Shanklin | Conditional
Permission |
| | 22 Grange Road, Shanklin, Isle of Wight, PO37 6NN | | |
| | Proposed change of use from a dwelling into 6 self-contained living units; alterations to provide 2 parking spaces (revised plan and additional information received) | | |

DRAFT

Reference Number: P/01434/18

Description of application: Proposed 1st floor extension to form sun room (readvertised application) (revised description - boathouse withdrawn from proposed development)

Site Address: Kingsmere, Lane End Road, Bembridge, Isle of Wight, PO35 5TB

Applicant: Mrs D Potts

This application is recommended for conditional permission

REASON FOR COMMITTEE CONSIDERATION

The Local Ward Member has requested that the application be brought to committee for the following reasons:

- Visual impact of additional built form; and
- Overdevelopment of an important local area resulting in a negative impact on its character.

MAIN CONSIDERATIONS

- Impact on the character and appearance of the site and surrounding area
- Impact on neighbouring properties/uses

1. Location and Site Characteristics

- 1.1. The application site lies on the northern side of Lane End Road at the easternmost end at the corner with Fishermans Walk. The site currently comprises a large detached residential property undergoing refurbishment works as well as a single storey extension which is under construction.
- 1.2. The site previously incorporated a single storey café building (Lifeboat View Café) however this has since been demolished in line with a previous planning permission granted under reference P/00264/18.
- 1.3. The surrounding area is predominantly residential in nature although it is noted that Bembridge Lifeboat Station is located to the south east of the

site. The area of land to the north of the site is occupied by several beach huts.

- 1.4 The overall appearance of the buildings within this part of Bembridge is varied in terms of design and appearance and Kingsmere itself is a flat roof structure finished in artificial stone.

2. Details of Application

- 2.1 This application seeks consent for the construction of a first floor extension to Kingsmere. The submitted plans show the extension would measure 6.4 metres by 3.6 metres and would be positioned above the ground floor extension currently under construction as approved under reference P/00264/18.
- 2.2 The proposed extension would be single storey in height and would have a maximum height of 5.5 metres above ground level. The front (seaward facing) elevation is detailed to be largely glazed with windows wrapping around both side elevations.
- 2.3 In terms of design and appearance, the extension would be simple and relatively contemporary with a flat roof. The application form details that the extension would be finished in stained timber cladding.

3. Relevant History

- 3.1. P/00086/19 – Single storey café and siting of a mobile food van – Withdrawn 8th March 2019.
- 3.2 P/000264/18 – Demolition of café; replacement café; single storey ground floor extension and detached sun room for existing dwelling house – Approved 30th April 2018.
- 3.3 P/00484/17 – Proposed cladding; external alterations including construction of stairway – Approved 30th May 2017.
- 3.4 P/00485/17 – Lawful Development Certificate for proposed conversion of 3 no. flats to one single dwellinghouse (revised plan) – Approved 23rd May 2017.
- 3.5 P/01339/12 – Proposed decking to provide external seating area – Withdrawn 6th November 2012.
- 3.6 P/00222/11 – Demolition of existing block of flats and café; proposed terrace of four houses; new café building with attached holiday accommodation; associated parking (further revised plan) (readvertised

application) – Approved by Planning Committee (contrary to officer recommendation) 13th April 2012.

4. Development Plan Policy

National Planning Policy

4.1. The National Planning Policy Framework (NPPF) explains that the purpose of the planning system is to contribute to the achievement of sustainable development and that at the heart of national planning policy is the presumption in favour of sustainable development. Paragraph 14 sets out that this means for decision-taking, approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

Local Planning Policy

4.2 The Island Plan Core Strategy defines the application site as being within the settlement boundary of Bembridge which is defined as a Rural Service Centre. The following policies are relevant to this application:

- SP5 Environment
- DM2 Design Quality for New Development

4.3 The following policies of the Bembridge Neighbourhood Development Plan are considered relevant to this application:

- BNDP.EH.1 Built Environment
- BNDP.D.1 Design Criteria
- BNDP.D.2 Extensions and Alterations to Existing Buildings

5. Consultee and Third Party Comments

Parish/Town Council Comments

5.1 Bembridge Parish Council object to the proposal on the following grounds:

- Over-dominant impact and would be out of context with the area and neighbouring buildings
- Contrary to policies OL.1, D.1, D.2 and D.3 of the Bembridge Neighbourhood Development Plan
- Would have an adverse impact on the character and quality of the location therefore contrary to policy EH.1
- Extension represents gross overdevelopment of the site

Third Party Representations

5.2 A total of 445 third party representations have been received in relation to this application. Upon review, 205 of these comments are not relevant to the extension subject of this application and are therefore not detailed in this report. The remaining 240 comments object to this application and raise the following material planning considerations:

- Visual impact on surrounding area
- No need for proposed sun room extension as views already available from property
- Intrusive and over-dominant
- Overdevelopment
- Contrary to policies D1, D2, D3 and D4 of Bembridge Neighbourhood Development Plan
- Would not enhance the appearance of location
- Ruin sea view
- Would be clearly visible and would be out of character with other properties in the area
- Overbearing bulk
- Out of keeping with surrounding area
- Obtrusive development – when viewed from both land and sea
- Would exacerbate negative visual impact on seafront, beach and pier
- Proposed extension would spoil the whole aspect of Lane End
- Overlooking to and from proposed sun room
- Proposed extension too big for plot
- Impact due to height of extension
- Design/appearance
- Would not integrate with other properties in area
- Unattractive
- Sun room would increase the bulk of the disproportionately large ground floor extension
- Out of scale
- Unsympathetic
- Impact on adjacent beach huts
- Loss of light and sun

- Incongruous in this location
- Inaccuracies/errors in submitted plans
- No other buildings along the shoreline with two storeys
- Damage to historic character of site
- Previously approved development results in overdevelopment and therefore should be scaled back and not increased
- Inappropriate site for such a large house
- Overlooking and overshadowing to beach huts
- Site is within a conservation area of natural beauty
- Extension would cause the property to be 'top heavy'
- Extension would reduce the interest of the diverse waterfront
- Impact on adjacent SSSI
- Out of proportion
- Overlooking to beach
- Not in keeping with original application
- Lack of detail in application
- Impact on neighbouring properties due to size and scale
- Unsympathetic design
- Plans do not show the height of extension
- Roofline of extension should not exceed the current height of the rear of the building
- Would act as an aesthetic deterrent to visitors
- Proposal lacks overall cohesion
- Proposed not in best interests of community or tourism
- Misleading plans
- Question description as a sun room as building faces north east
- Impact on the important views along public footpath from and to designated conservation area

5.3 In addition to the above material planning considerations, the third party representations also include the following concerns:

- Access to beach and sea wall could be disrupted
- Proposed sun lounge would be reasonable if ground floor extension was used as a café
- Property would be closer to sea wall than any other property
- Impact on café facilities
- Impact on tourism in area
- Potential for fencing around residential property
- Diminution of the space for natural flora and fauna
- Encroachment onto sea wall and public footpath
- Building over the storm drain is dangerous
- Health and safety concerns regarding public footpath and storm drain

- Works to residential property should not be approved until replacement café is built
- Impact on economy through loss of tourists
- Proposal would take away a key visitor spot to sit and enjoy the view
- Designed to make building of replacement café impossible
- Original application was unlawful and misrepresentative
- Loss of views
- Precedent
- Buildings within a short distance of flood defences have to be approved by department of environment
- Intrusion of natural coastline
- Site boundaries incorrectly shown suggesting site is larger than it is
- Development would put property out of financial reach for onward purchase by local residents
- 2018 consent already approved a sun room – will this now be built?
- Lack of evidence in relation to flood risk
- Drainage
- Devaluation of adjacent beach huts
- Inclusion of public right of way and beach within application site boundary
- Impact on sea wall
- Construction of the detached sun room should be stopped until it can be established that it is away from the actual boundary
- Longevity of proposed extension
- Preference of residential accommodation over tourist facilities
- Application should be resubmitted following removal of boathouse as this is a material change to it
- Proposal will be a pre-cursor for further applications including moving extension forward
- Application does not contain any details of boundary treatments

These grounds for objection are not material planning considerations and do not relate to the extension subject of the application. As such, this report will not discuss these matters and will instead focus only on the material planning considerations raised.

6. Evaluation

Impact on the character and appearance of the site and surrounding area

- 6.1 The application property, Kingsmere, is a large detached two storey residential property. Historically the building provided for three separate

living units arranged over the two floors, however it is undergoing various works (as per previous planning consents) to convert the building to one single dwellinghouse. The property is positioned parallel to the south east boundary of the site and faces towards the beach and sea.

- 6.2 The building is of a flat roof design and currently finished in artificial stone. However, the submitted plans indicate all external elevations to be finished in stained timber cladding in line the planning permission granted in May 2017 under reference P/00484/17. The property benefits from an attached double garage on the south east elevation and a single storey extension is under construction on the seaward facing elevation as approved in April 2018.
- 6.3 The proposed first floor extension is detailed to be positioned on the north east (seaward) facing elevation of the building and would sit above the ground floor extension presently under construction but set back from the main elevations. Officers consider that the extension would be modest in terms of its size and scale and would occupy a small proportion of the flat roof of the ground floor element with the remaining area provided a terrace area. The extension would continue the flat roof design theme of the property and would have a comparable height to the host property. Having regard to the dimensions of the proposed extension, it is considered that it would appear as a subservient addition to the dwelling that would not over-dominate or compete with the existing building.
- 6.4 In terms of design, the sun room extension is detailed to be finished in stained horizontal timber boarding with a large amount of glazing on the seaward facing elevation. The simple and low key appearance of the addition would be in keeping with the host property and the use of matching materials (to that previously approved) would further ensure that it would not appear visually prominent or intrusive.
- 6.5 Whilst it is acknowledged that a number of third party representations have objected to the proposal on the grounds of visual impact (including design and size/scale), the overall size and appearance of the sun room extension would integrate with and complement that of the host property. The appearance of Kingsmere prior to any works being carried out was unique and individual and did not appear to follow any direction or style from the neighbouring and surrounding properties. Previous planning permissions have granted consent for this appearance to be changed through the installation of cladding and as such the property would continue to have a bespoke design and style when viewed in the context of the surrounding area. The proposed extension would be of an appropriate design and scale so as to integrate with the host property and as such would not appear at odds.

- 6.6 The existing building is readily visible when viewed from both Lane End Road and the north east from the beach and it is recognised that the proposed extension would also be visible. However, when having regard to the modest size and scale of the extension together with the use of matching materials, the extension would be viewed in context with the existing building and as such would not significantly or detrimentally impact on the appearance of the site or surrounding area.
- 6.7 It is noted that reference has also been made by third parties to the important views along the public footpath which are referenced in the Council's Conservation Area Appraisal. Given that the development would relate to the construction of a modest first floor extension over the ground floor extension currently under construction, it is considered that this would not be widely discernible when appreciating the views along the public footpath from and to the designated conservation area. Whilst the extension may be visible, it would be read in conjunction with the existing dwelling and backdrop of the lifeboat station (when viewing north west to south east) and as such would not appear visually prominent or result in any adverse impacts.
- 6.8 Concern has also been raised that the proposed extension would cause the site to appear overdeveloped. By virtue of the small scale and footprint of the proposed sun room, it would result in an additional 23 square metres (approx.) of floorspace for Kingsmere. This would be a marginal increase in relation to the host property and as such officers are satisfied that this would not cause the site to appear cramped or overdeveloped. Furthermore, the extension would be positioned at first floor level above the previously approved ground floor element and would therefore not cause any loss of space around the building.
- 6.9 Having regard to the above, it is considered that the proposed development would not cause any harm or adverse impacts to the character and appearance of the site or surrounding area. The size and scale of the extension would be subservient to the existing dwelling and would be constructed of matching materials to ensure that it would not appear visually prominent. It is therefore considered that the proposal complies with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and policies EH.1, D.1 and D.2 of the Bembridge Neighbourhood Development Plan.

Impact on neighbouring properties/uses

- 6.10 As a result of the position of the application site, the only neighbouring residential property is Grove Cottage. This dwelling is situated to the rear (south west) of the site and is set back from the frontage with Lane End Road. The land to the north west of the site is laid to lawn and comprises

a number of beach huts with associated hardstandings. This area is separated from the application site by a low timber picket style fence.

- 6.11 As detailed above, the proposed first floor extension would be positioned on the north east elevation of the property facing the beach and sea and would therefore be behind the existing dwelling when viewed from the neighbouring property, Grove Cottage. The extension would continue the roof height of the existing building and would not protrude above it any point. Taking this into account, the proposed addition would not be visible from the site of Grove Cottage and as such would have no additional impacts on the occupants of that dwelling.
- 6.12 It was evident from the officer site visit that a number of the neighbouring beach huts to the north west are positioned in close proximity to the boundary. In addition, it is noted that objections have been received asserting that the proposed extension would cause overlooking and overshadowing to these beach huts. The submitted plans show the extension would be positioned fairly centrally within the north east elevation of Kingsmere and as such would be set in approximately 8.2 metres from the existing first floor element of the side elevation. Given the modest height, scale and size of the extension, it is considered that this is a sufficient separation distance to ensure that this addition would not appear intrusive and would not result in any unacceptable overshadowing. In terms of overlooking, it is acknowledged that the north west elevation of the proposed extension would include a relatively large window and a door providing access to the terrace. These openings would allow views over and across the adjoining land and the beach huts. However, this area of land and the existing huts are readily visible from the public footpath and beach and are not screened in any way with the front boundary being formed by a low picket fence. Taking this into account, these beach huts and users of them are not afforded any level of privacy currently. It is therefore considered that the proposal would not cause any additional impacts in this regard. Furthermore, beach huts are not afforded any statutory protection within local or national planning policy and therefore the impacts of development on these amenities holds minimal weight.
- 6.13 By virtue of the position of the proposed extension, it is considered that it would not result in any detrimental impacts to the amenities of the occupants of neighbouring properties or uses. Therefore the application complies with the requirements of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy and the requirements of the Bembridge Neighbourhood Development Plan.

7. Conclusion

7.1 Having given due regard and appropriate weight to all comments received in relation to this application and for the reasons set out above, it is considered that the proposal complies with the policies listed within this report. Therefore, it is recommended that the development is approved subject to appropriate conditions.

8. Recommendation

8.1 Conditional permission.

9. Statement of Proactive Working

9.1 In accordance with paragraphs 186 and 187 of the NPPF, the Isle of Wight Council takes a positive approach to development proposals focused on solutions to secure sustainable developments that improve the economic, social and environmental conditions of the area. Where development proposals are considered to be sustainable, the Council aims to work proactively with applicants in the following way:

1. The IWC offers a pre-application advice service;
2. Updates applicants/agents of any issues that may arise in the processing of their application and, where there is not a principle objection to the proposed development, suggest solutions where possible.

In this instance:

- Pre application advice was provided; and
- The application was considered to be acceptable as submitted and therefore no further discussions were required.

Conditions/Reasons

1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

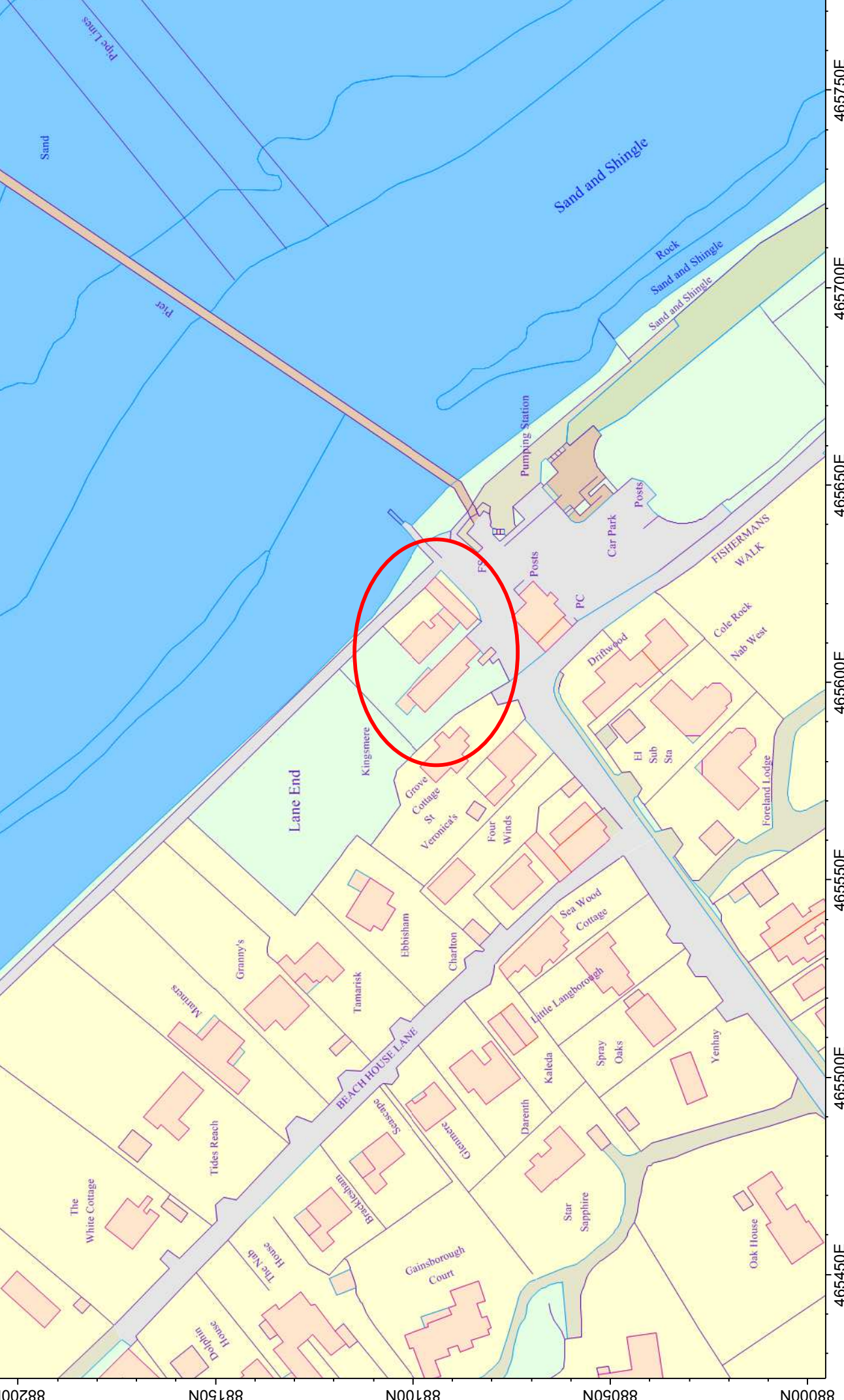
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plan, numbered P11 Rev. A.

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 3 The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: In the interests of the amenities of the area and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.



B - 1

Scale 1:1250



P/01434/18 Kingsmere, Lane End Road, Bembridge, Isle of Wight
PO35 5TB

© Crown Copyright and
Database Rights 2015
Ordnance Survey 100019229

Reference Number: P/00236/19

Description of application: Proposed change of use from a dwelling into 6 self-contained living units; alterations to provide 2 parking spaces (revised plan and additional information received)

Site Address: 22 Grange Road, Shanklin, Isle of Wight, PO37 6NN

Applicant: Mr P Warr, Purpose Homes

This application is recommended for conditional permission

REASON FOR COMMITTEE CONSIDERATION

The Local Ward Member has requested that the application be brought to committee for the following reasons:

- The site lies within the conservation area of Shanklin and the development would do nothing to preserve or enhance this area;
- The proposed parking provision does not comply with the requirements of the Council's Guidelines for Parking Provision as Part of New Developments SPD:
- Overdevelopment; and
- Issues surrounding child safety and prevention of crime.

MAIN CONSIDERATIONS

- Principle of development
- Impact on the character and appearance of the site and surrounding designated conservation area
- Impact on neighbouring properties
- Highway considerations

1. Location and Site Characteristics

- 1.1. The application site lies on the south western side of Grange Road and comprises a substantial detached residential property. The dwelling has an imposing and traditional appearance within the street scene and benefits from a wide frontage and occupies a large proportion of the plot.

- 1.2 The building is constructed of buff brick with rendered quoins and detailing and is set back slightly from the roadside frontage of the site which includes a low boundary wall.
- 1.3 The property includes two vehicular accesses off Grange Road leading to gravel and tarmac parking areas either side of the dwelling itself.
- 1.4 The site within the designated conservation area of Shanklin and is covered by an Article 4(2) Direction. This Direction removes permitted development rights for alterations and extensions of the building which would front a relevant location. This includes hard surfacing, gates/fences and painting of the exterior of the building.

2. Details of Application

- 2.1 This application seeks consent for a change of use of the application property from a single 8 bed residential property to 6 self-contained living units.
- 2.2 Through internal alterations to the building, it is proposed to provide three 1 bed flats at ground floor level and a further two 1-bed flats and a 2-bed flat at first floor level. The submitted plans also detail the provision of an office at ground floor level. The development would not include any external alterations to the building itself.
- 2.3 The proposed development would include for alterations to the western vehicular access which would involve the removal of the existing gate and boundary wall to enlarge the existing parking area.

3. Relevant History

- 3.1. None relevant to this proposal.

4. Development Plan Policy

National Planning Policy

- 4.1. The National Planning Policy Framework (NPPF) explains that the purpose of the planning system is to contribute to the achievement of sustainable development and that at the heart of national planning policy is the presumption in favour of sustainable development. Paragraph 14 sets out that this means for decision-taking, approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

Local Planning Policy

- 4.2 The Island Plan Core Strategy defines the application site as being within the defined settlement boundary of Shanklin which forms part of The Bay Key Regeneration Area. The following policies are relevant to this application:
- SP1 Spatial Strategy
 - SP2 Housing
 - SP7 Travel
 - DM2 Design Quality for New Development
 - DM3 Balanced Mix of Housing
 - DM7 Social and Community Infrastructure
 - DM11 Historic and Built Environment
 - DM17 Sustainable Travel

Supplementary Planning Documents

- 4.3 Guidelines for Parking Provision as Part of New Developments (SPD) (2017)
- 4.4 Guidelines for Recycling and Refuse Storage in New Developments (SPD) (2017)

5. Consultee and Third Party Comments

External Consultees

- 5.1 Island Roads, on behalf of the Highways Authority recommend a condition should the application be approved.

Parish/Town Council Comments

- 5.2 Shanklin Town Council has confirmed it has no comment to make on this application.

Third Party Representations

- 5.3 A total of 41 third party representations have been received objecting to the proposal on the following grounds:

- Application should include evidence that the applicant has an infrastructure to competently deliver supported living services
- No information regarding risk profile of client group
- Potential for social disruption as application details no staff would be employed
- Overdevelopment of the site
- Lack of provision for adequate parking
- Unclear what living units would be for or prospective tenants/occupants
- Impact on neighbouring property values
- Noise/disturbance and safety
- Lack of space around building
- Potential for crime and disorder/anti-social behaviour
- Impact on character of the area and designated conservation area
- Impact on dance school in respect of potential occupants
- Area already well-served by Heathfield House which provides social/supported living units therefore no need for more
- Impact on tourism offer of Shanklin
- Lack of provision for refuse and recycling bins
- Accommodation would not be suitable for retired people requiring assistance
- No provision for full-time care
- Impact on surrounding businesses and loss of trade
- Overlooking/invasion of privacy
- Already number of flats in Grange Road
- Application description incorrect/unclear

6. Evaluation

Principle of development

- 6.1 The Island Plan Core Strategy identifies the application site as being within the defined settlement boundary of Shanklin which forms part of The Bay Key Regeneration Area. Policy SP1 of that plan sets out that the Council will, in principle support development proposals on appropriate land within or immediately adjacent to the defined settlement boundaries of the Key Regeneration Areas, Smaller Regeneration Areas and Rural Service Centres and will prioritise the redevelopment of previously developed land where such land is available, suitable and viable for the development proposed.
- 6.2 In terms of housing provision, policy SP2 explains that the Council is planning for 8,320 new dwellings across the Island within the plan period 2011-2027. Within the broad distribution of those dwellings, it is expected that 370 will be within The Bay Key Regeneration Area. In addition, the

Council's latest Housing Needs Assessment (2018) evidences that there is an objectively assessed need for 201 dwellings per annum within The Bay submarket area which equates to 31.3% of the needs of the Island as a whole. In respect of the size of the dwellings needed, Table 71 of the 2018 Housing Needs Assessment identifies that a total of 40% of the 201 dwellings per annum needed should be 1 or 2 bed units.

- 6.3 The application documents set out that the proposed residential units are intended to provide supported living units. During the course of the determination process further information has been submitted which advises that the proposed units would be occupied by residents with learning disabilities and/or autism. This would allow the occupants to live a largely independent life within the self-contained units but enable an element of care and assistance to be provided as and when required and depending on the individual and their needs. The submitted plans show the ground floor of the building would incorporate an office for use by care works/managers when visiting residents and this would indicate that there would be a level of care provision. Referrals would be made via Adult Social Care and each person would be allocated a case manager who would oversee their support needs. A condition has been recommended requiring the submission of an operational management plan to ensure this process for occupation is followed.
- 6.4 Given the nature of the proposed development, officers have discussed the proposal with the Adult Care and Community Wellbeing team who have advised that there is currently an over-reliance on residential care on the Island for people with learning disabilities which has resulted in very limited choice available for individuals. As a local authority, the Council is keen to support the provision of other, less traditional alternatives for accommodation which would enable people who need care and support on the Island to enjoy an independent and self-sufficient way of life whilst still receiving any required care and support. It has been confirmed that there is currently a selection of people seeking supported living accommodation on the Island and this is anticipated to grow. The provision of such supported units within a sustainable and accessible part of Shanklin would be in accordance with the aspirations of the Council to provide a range of care/support facilities and would enable an alternative to residential care to be provided. Furthermore, the applicant has provided a copy of a letter of support from the Council's Housing Commissioning Officer following a meeting which involved the applicant, Housing Commissioning Officer and Chief Executive of the Council.
- 6.5 As noted above, a number of third-party representations have been received objecting to this application. A number of these comments are in relation to the prospective occupants of the proposed units and residential impacts and associated risks to surrounding residents and property

values of the neighbouring/surrounding area. Whilst these comments are acknowledged, they do not form material planning considerations and as such can carry no weight in the determination of this application.

- 6.6 Further concerns have been raised in relation to potential for noise, disturbance and disruption, crime and disorder and anti-social behaviour as a result of this development. Whilst these matters do constitute material planning considerations, this is only in instances where they are considered relevant to the application proposal. This development seeks to convert an existing large residential property into a total of 6 self-contained supported living units. The use of the property would continue to be residential. Any social issues arising from occupants of the proposed residential units would be matters to be dealt with by the management of the supported living units and/or police if necessary. A condition has been recommended requiring the submission and agreement of an operation management plan which would set out how the facilities of the supported living units would be managed. Furthermore, by virtue of the nature of the living units proposed, there would be a level of supervision and/or management by individual case workers/managers for the occupants of the units.
- 6.7 By virtue of the location of the site within the defined settlement boundary of Shanklin, the principle of providing additional residential units is acceptable and the proposal would convert an existing building which would be in accordance with the objectives of the NPPF and policies of the Island Plan Core Strategy.
- 6.8 Having regard to the above, it is considered that the broad principle of the proposal is acceptable and complies with the requirements of policies SP1 (Spatial Strategy), SP2 (Housing) and DM3 (Balanced Mix of Housing) of the Island Plan Core Strategy

Impact on the character and appearance of the site and surrounding designated conservation area

- 6.9 The existing property is a substantial detached dwelling located in a largely residential part of Shanklin. The proposed developments seeks to convert the building to provide a total of six self-contained living units (and an associated office) through internal alterations. As such, the proposal would not involve any external alterations to the building with the exception of changes to the parking arrangements.
- 6.10 Given that the appearance of the building would remain as it currently is, officers are satisfied that the development would not cause any harm or detrimental impacts to the character of the site or surrounding designated conservation area. Furthermore, it is evident that there are other similar

large buildings within the area which have been converted into flats in addition to purpose built flatted accommodation. As a consequence, the development would not appear incongruous within this area.

- 6.11 Comments have been received outlining that the proposed development would not enhance the conservation area. However, policy DM11 states that the council will support proposals that positively conserve and enhance the special character of the Island's historic and built environment. This does not however by extension require developments to enhance, they simply are required to preserve. In this instance, the limited external alteration to the existing building would preserve, resulting in a neutral impact. The application would therefore comply with policy DM12.
- 6.12 Third party comments have raised concerns with regards to overdevelopment of the site and the lack of space around the building, officers do not consider that the use of this building for 6 units would be out of context with other similar developments in the locality which see the conversion of large building in this area to flats. The proposal would not result in any extension or alterations to the building and therefore the space around the building would not be reduced. Although it is acknowledged that car parking for all units would not be accommodated within the site itself, (this matter is discussed in more detail in the relevant section below) the visual appearance of the site would remain unchanged.
- 6.13 It is therefore concluded that the proposal complies with policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy and Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact on neighbouring properties

- 6.14 As detailed above, the proposed development would not result in any external alterations to the existing building. In addition, the use of the property would continue to be as residential, albeit split into six separate self-contained units as opposed to one large dwelling. The changes proposed would result in an existing bedroom and kitchenette at first floor level at the rear being converted to provide an open plan kitchen/living area for Flat 6. It is acknowledged that this could potentially result in this room being utilised more than it currently is, however, given the scale and size of the existing property, it would not be unreasonable to expect that the rooms detailed as bedrooms could be used for alternative purposes (such as living area, study etc), particularly as such uses would not require any form of consent. Taking these points into account, it is

considered that the proposal would not exacerbate any existing impacts in terms of privacy or overlooking or cause any detrimental impacts or harm to the amenities enjoyed by the occupants of neighbouring properties.

- 6.15 As a consequence of the size of the existing property, it currently benefits from 8 bedrooms and as such could readily accommodate a similar number of occupants to the proposed flats. It is therefore considered that it would not result in any significant increase in activity at the site than could be possible with the existing situation.
- 6.16 Whilst it is acknowledged that concerns have been raised regarding overlooking, loss of privacy and potential for noise and disturbance, it is considered that these factors would not be exacerbated as a result of the proposed use. In this regard, it is considered that the proposal complies with the requirements of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Highway considerations

- 6.17 The application site currently benefits from two vehicular access points off Grange Road each leading to parking areas for the dwelling. One access is positioned at the eastern end of the building is formed by a wide access with no boundary or gates leading to a fairly large tarmac hardstanding. The second access is positioned to the west of the building and is a gated access leading to a gravel area for parking.
- 6.18 The proposed development seeks to retain the easternmost access as it currently is and formalise the parking arrangements for the tarmac area, to provide 2 spaces. In respect of the western access, it is proposed to remove the existing gate and section of boundary wall to enlarge the existing gravel parking area to provide sufficient space for two vehicles to park. This would result in a total of 4 car parking spaces for the proposed 6 units.
- 6.19 Grange Road is an unclassified public highway governed by a 30mph speed limit at the point in question. However, the Highways Engineer has advised that vehicle speeds are more reflective of a 20mph environment due to the geometry of the carriageway. As such, any new or existing vehicular access forming a junction with this part of the highway network should provide for minimum visibility splays of 25 metres in either direction when taken from a 2 metre set back from the edge of the carriageway.
- 6.20 Following a site inspection, Island Roads have confirmed that both accesses benefit from visibility splays in excess of 25 metres and therefore are compliant in this respect. In addition, the proposed

increased parking area consists of a gravel construction and as such the drainage is by natural infiltration and as such would prevent any additional surface water runoff onto the public highway.

- 6.21 In relation to parking, the site lies within Zone 2 of the Council's Guidelines for Parking Provision as Part of New Developments SPD and therefore a development of this nature should typically provide for a total of 6 parking bays.
- 6.22 The proposed development would however only provide for 4 fully compliant spaces and therefore, a Parking Provision Assessment (PPA) has also been provided, in line with the requirements of the guidelines. The PPA sets out further detail in relation to the intended occupants of the proposed residential units, parking availability within the locality and links to public transport, amenities and facilities and seeks to justify that the short fall in on-site parking provision.
- 6.23 This document sets out that the site is within a highly sustainable and accessible part of Shanklin whereby there is a bus stop approximately 146 metres from the application site which provides links to Ryde, Newport and Ventnor. In addition to this, the site is approximately 189 metres from the current defined town centre boundary of Shanklin wherein there are numerous local facilities, services and amenities.
- 6.24 By virtue of the supported living nature of the proposed units, it is set out within the PPA that three of the proposed on-site vehicle spaces would be allocated for the occupants of the units with one remaining space for use by visitors, carers, support workers etc. It is also highlighted that there is a public car park (Vernon Meadow) approximately 135 metres from the site which provides a total of 95 spaces and a further public car park (Orchardleigh Road) providing 88 spaces at 328 metres from the site. The PPA confirms that several visits to the site have been undertaken by the agent whereby the Vernon Meadow car park was utilised. At each time of those visits (during the day), there were approximately 20 cars parked. This was also the case during the officer site visit undertaken in connection with this application.
- 6.25 Island Roads have confirmed that the sustainability/accessibility of the site in relation to services, amenities, public car parks and public transport links is acceptable, and the proposed level of parking would not have a negative impact on the surrounding highway network.
- 6.26 Having regard to the above, it is concluded that the proposed on-site parking provision would be acceptable in this instance given the location of the site and sustainability in relation to accessing all required services and facilities without a reliance on the private car. It is considered that

there are sufficient off-site parking facilities within this part of Shanklin that the proposed development would not significantly or detrimentally impact on parking within the area.

- 6.27 It is noted that the alterations to the section of the site to provide parking would require the relocation of an existing highway street lighting column. A condition and an informative has therefore been recommended to highlight to the applicant that all costs associated with this relocation would need to be covered by the applicant.
- 6.28 Subject to conditions, it is considered that the proposal complies with the requirements of policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

Other matters

- 6.29 Concerns have been raised that the proposed development would result in an impact on tourism, however, the application site is not currently a hotel and the proposed residential use is considered to be compatible with the surrounding residential area. Further concerns have been raised in relation to refuse and recycling/waste storage. The application details do not contain any information in relation to refuse storage and therefore a condition has been recommended requiring details to be submitted and agreed prior to occupation of the residential units.

7. Conclusion

- 7.1 For the reasons set out above, it is considered that the proposal complies with the requirements of the policies listed within this report. Therefore, it is recommended that the development is approved subject to appropriate conditions.

8. Recommendation

- 8.1 Conditional permission.

9. Statement of Proactive Working

- 9.1 In accordance with paragraph 38 of the NPPF, the Isle of Wight Council takes a positive approach to development proposals focused on solutions to secure sustainable developments that improve the economic, social and environmental conditions of the area. Where development proposals are considered to be sustainable, the Council aims to work proactively with applicants in the following way:

- The IWC offers a pre-application advice service; and

- Updates applicants/agents of any issues that may arise in the processing of their application and, where there is not a principle objection to the proposed development, suggest solutions where possible.

In this instance the application was deficient in information relating to a Parking Provision Assessment. Further information provided during the course of the application that overcame the Council's concerns.

Conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans, numbered 0001 Rev. 1 and 0006.

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 3 The residential units hereby permitted shall not be occupied until such time as the existing street lighting column located outside of No. 22 Grange Road, Shanklin has been relocated in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 4 The residential units hereby permitted shall not be occupied until such time as details of the facilities to be provided for the storage of refuse have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with those approved details and shall thereafter be retained.

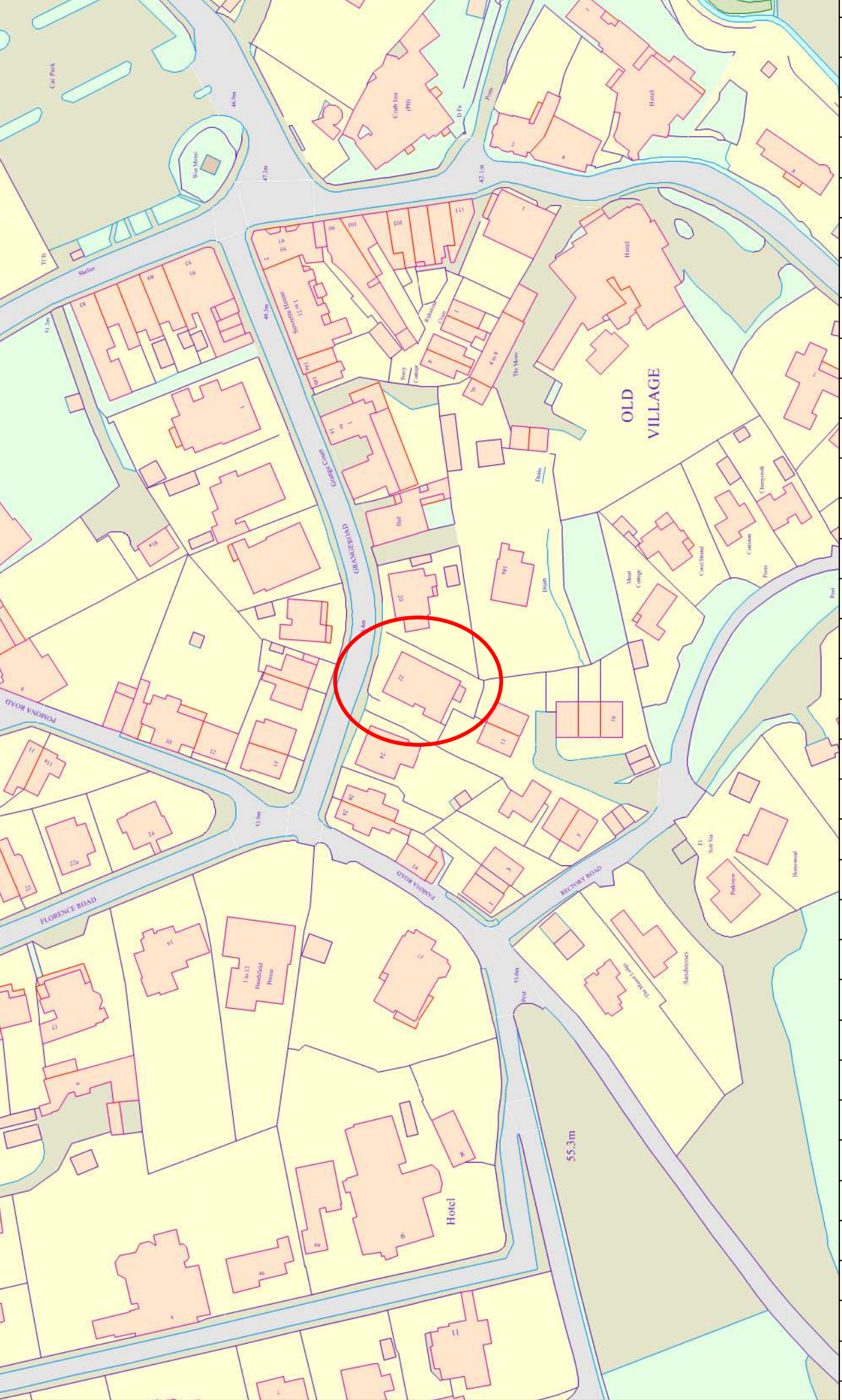
Reason: To safeguard the amenities of the locality and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

- 5 The residential units hereby permitted shall only be occupied as supported living units for persons with learning disabilities and/or autism, in accordance with an operational management plan to be submitted to and agreed in writing by the Local Planning Authority

Reason: In the interests of ensuring adequate parking provision to comply with policies DM2 (Design Quality for New Development) and DM17 (Sustainable Travel) of the Island Plan Core Strategy.

Informatives

- 1 The applicant will need to obtain a licence from Island Roads in association with Section 171 of the Highways Act 1980 to remodel the public footway to accommodate the vehicle access modifications.
- 2 The applicant will need to liaise with the Island Roads Powered Apparatus Team in respect to relocating the street lighting column to accommodate the access arrangement. All associated costs to be covered by the applicant.
- 3 The applicant will need to make application to Island Roads, St Christopher House, 42 Daish Way, Newport, Isle of Wight, PO30 5XJ, in accordance with the Town Improvement Clause Act 1987 Sections 64 & 65 and the Public Health Act 1925 Section 17 before addressing and erecting a property name / number or street name in connection with any planning approval.



81050N

81000N

80950N

80900N

458250E
458200E
458150E
458100E
458050E
458000E
457950E

B - 2

Scale 1:1250



P/00236/19 22 Grange Road, Shanklin, Isle of Wight PO37 6NN

© Crown Copyright and Database Rights 2015
Ordnance Survey 100019229