The Planning Inspectorate

Appeal Decision

Site visit made on 19 November 2019

by S Edwards MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 10 December 2019

Appeal Ref: APP/P2114/W/19/3235030
57 High Street, Shanklin, Isle of Wight

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Nicholas Greenhalgh against the decision of Isle of Wight Council.
- The application Ref P/01312/18, dated 23 November 2018, was refused by notice dated 13 February 2019.
- The development proposed is extension and alteration at roof level to accommodate additional flat unit.

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposal on the character and appearance of the host property and the Shanklin Conservation Area.

Reasons

3. Located within the Shanklin Conservation Area (CA), the appeal site forms part of a three-storey terraced building, which comprises commercial premises at ground floor level and residential accommodation in the upper floors. As detailed within the Shanklin Conservation Area Appraisal adopted by the Council in April 2011, the site lies within the High Street Character Area, the special character of which derives from its sense of enclosure and commercial activity. Many of the buildings fronting the High Street, with their purpose-built shopfronts, date from the Victorian era, and illustrate the rapid growth of Shanklin as a spa resort during this period. As such, these buildings contribute to the significance of the CA as a designated heritage asset.

4. The proposed roof alterations would unduly stand out as an incongruous feature, which would not appear sympathetic or subservient to the host property. By reason of its size, design and position, the proposal would impart a cluttered appearance to the appeal building and detract from the simple lines of the surrounding roofscape, which remain largely unaltered and are complemented by prominent chimney stacks.

5. The visual impact of the development would be relatively limited within the High Street, particularly by reason of the sense of enclosure provided by the proximity of the buildings lining the road either side. However, the additions to the roof would be visible, not just from the car park situated to the rear of the terrace, but also from Victoria Avenue, St John's Road and Orchardleigh Road.

6. The proposal would appear as a bulky and dominant addition, which would have an adverse impact on the appeal property and adjacent buildings, and fail to preserve the character or appearance of the Shanklin CA. Whilst the harm caused by the proposal would be less than substantial, it would nevertheless be significant, by reason of the building's contribution to this designated heritage asset.

7. In accordance with the requirements of paragraph 196 of the National Planning Policy Framework (the Framework), the harm identified should be weighed against the public benefits of the proposal. In this instance, based on the evidence provided, the harm to the CA would not be outweighed by the proposal's proximity to services and facilities, its sustainability credentials or the modest benefits to housing supply and choice which would be derived from the provision of an additional residential property.

8. The proposal would fail to preserve or enhance the character or appearance of the Shanklin CA. It would consequently conflict with the design aims of Policy DM2 of the Isle of Wight Core Strategy (March 2012), but also Policies SP5 and DM11 which, amongst other things, seek to protect the Island's historic and built environment.

Conclusion

9. For the reasons detailed above, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

S Edwards

INSPECTOR