



Appeal Decision

Site visit made on 22 September 2020

by Graham Wyatt BA (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 October 2020

Appeal Ref: APP/P2114/D/20/3245820

Zephyr Cottage, West Street, Seaview, Isle of Wight PO34 5ER

- 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 & Mrs J Haigh against the decision of Isle of Wight Council.
 - The application Ref 19/01267/HOU, dated 17 October 2019, was refused by notice dated 19 December 2019.
 - The development proposed is described as "Proposed Extension & Alterations - Revised Scheme; Provision of a third bedroom to previously approved scheme".
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Decision

1. The appeal is allowed and planning permission is granted for a proposed extension & alterations - Revised scheme; provision of a third bedroom to previously approved scheme at Zephyr Cottage, West Street, Seaview, Isle of Wight PO34 5ER in accordance with the terms of the application, Ref 19/01267/HOU, dated 17 October 2019 subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 18-726-01 and 18-726-03.

Main Issues

2. The main issues in this appeal are:
 - whether or not the proposed development would preserve or enhance the character or appearance of the Seaview Conservation Area; and,
 - the effect of the development on the living conditions of adjoining occupiers with particular regard to light and outlook at Alma Cottage and Newell Cottage.

Reasons

Character and Appearance

3. Zephyr Cottage is a semi-detached two storey property which lies on the corner of West Street and Church Street. The site lies within the Seaview Conservation Area (SCA) and section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area. Therefore, in undertaking this duty, I have based my assessment on the evidence presented before me and the observations I made during my site visit.
4. The Seaview Conservation Area Appraisal 2007 (SCAA) breaks the SCA into three areas with the appeal site situated within the area identified as "residential", which

is defined as having a simple, quiet and familiar character, distinct from the busy village core. Although close to the historic core of the High Street, I find the residential area of the SCA to display a more open character. The SCA contains contrasting forms of development in the vicinity of the appeal site, with dwellings constructed of brick, stone and timber cladding, with some properties benefiting from front gardens while others are positioned close to the pavement. There is a casual form to the development in the vicinity of the appeal site which I find to be part of the overall significance of the residential area of the SCA.

5. The proposal seeks to erect a two storey side and rear extension to the property. The Council has previously granted planning permission¹ for an extension to the dwelling which would provide the same level of accommodation, save for an additional third bedroom on the first floor rear elevation. The Council do not raise an objection to the side extension and the addition of a ground floor rear extension and from my own assessment, I see no reason to reach a different conclusion.
6. The addition of the third bedroom would be created to the rear of the property and it is proposed to construct it using a flat roof with cement render elevations. The Council's objection primarily relates to the design of the rear extension and the proposed materials which it considers to be out of keeping with the character of the area and the SCA.
7. The proposed extension would be set back from the road and behind the existing dwelling. The layout of properties that surround the site and the proposed side extension would block most views of the development from West Street. However, the rear extension would be visible from Church Street and Steyne Road. Nevertheless, the submitted plans indicate that the cement render would be painted a cream colour, which would be similar to the colour used on other properties in the vicinity. In addition, given the overall scale of the proposed rear extension with a depth of some 2.7m, coupled with its position adjacent to a further flat roof extension, I am satisfied that the development would have a neutral effect on the character and appearance of the SCA.
8. Thus, the development would have a neutral effect on the character and appearance of the SCA. It would not be in conflict with Policies SP5, DM2 and DM11 of the Isle of Wight Council Core Strategy 2012 (the Core Strategy) which seek, amongst other things, to ensure that developments have regard to existing ensure that developments proposals conserve and enhance the special character of the Island's historic and built environment, are of a high quality and inclusive design to protect, conserve and enhance the existing environment whilst complementing the character of the surrounding area, in particular Conservation Areas.

Living Conditions

9. To the side (east) of the appeal site is a property known as Alma Cottage and to the rear (south) is a property known as Newell Cottage. Alma Cottage has recently erected a two storey extension to the side of the property which does not provide any windows at first floor level and is separated from the appeal site by a close boarded fence. Therefore, given the lack of windows in the elevation of Alma Cottage facing into the appeal site and the separation distance that would remain between the properties post development, I am not persuaded that the proposed extension would harm the living conditions that occupiers of Alma Cottage currently enjoy, through loss of outlook or light.

¹ P/00313/19 dated 30 July 2019

10. Turning to Newell Cottage, this property has a single obscurely glazed window in its side (northern) elevation that overlooks the appeal site. Although the proposed two storey rear extension would create a development that would be closer to the side elevation of Newell Cottage, the proposed first floor element would be set back from the ground floor element to allow a greater degree of separation to remain between the two properties. Moreover, coupled with the distance between the two properties that would remain post development, given that the window in the side elevation of Newell Cottage is obscurely glazed, I am not persuaded that the development would result in significant harm to the living conditions of its occupiers in terms of outlook and light.
11. Thus, the proposed extension would not result in harm to the living conditions of adjoining occupiers through loss of light or outlook. It would not be in conflict with Policy DM2 of the Core Strategy which seeks, amongst other things, to ensure that development proposals are of a high quality design.

Conditions

12. The Council has suggested a number of conditions that I have considered in accordance with the National Planning Policy Framework and the national Planning Practice Guidance. Along with the standard time condition, the approved plans should also be specified to provide certainty. As the proposed plans also detail that the materials will match the existing property and that the first floor rear extension would be cream painted render, there is no requirement for a further condition to control such matters.

Conclusion

13. For the reasons given above, and having regard to the development plan when read as a whole, the appeal is allowed.

Graham Wyatt

INSPECTOR