



Appeal Decision

Site visit made on 28 August 2023 by C Glaister BSc (Hons) MSc

Decision by L McKay MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 12 October 2023

Appeal Ref: APP/P2114/D/23/3322344

Undercliff Cottage, Seven Sisters Road, Isle of Wight, Whitwell PO38 1XA

- 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 Dr David Somekh against the decision of Isle of Wight Council.
 - The application Ref 23/00052/HOU, dated 12 January 2023, was refused by notice dated 24 March 2023.
 - The development proposed is a carport.
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Decision

1. The appeal is allowed and planning permission is granted for a carport at Undercliff Cottage, Seven Sisters Road, Isle of Wight, Whitwell PO38 1XA in accordance with the terms of application Ref 23/00052/HOU, dated 12 January 2023.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Preliminary Matters

3. The proposal has already been constructed and accords with the plans provided. I have therefore considered the appeal on this basis.
4. The wording used for the description of the development in the banner heading and decision above has been taken from the decision notice. The description on the application form includes details of materials and construction methods which are not descriptions of acts of development.
5. The Government published a revised version of the National Planning Policy Framework (Framework) on 5 September 2023. The revised national policy is a material consideration. Planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise. In this instance, the issues most relevant to the appeal remain unaffected by the revisions to the Framework. It is not therefore necessary to seek further submissions on the revised Framework, and no party shall be disadvantaged by this action.

Main Issue

6. The main issue is the effect of the development on the character and appearance of the area.

Reasons for the Recommendation

7. The appeal property is located on the southern side of Seven Sisters Road. It is a detached dwelling and is accompanied either side by other properties of a similar style. They are at a lower elevation than the road and are set back from it. The southern boundary of the road is mostly lined with low level fencing and vegetation. The northern side of the road has a steep incline and is covered with dense vegetation.
8. The carport lies directly adjacent to the road together with an uncovered parking space. The roof of the carport is supported by individual posts and the space between them is open along all sides. The structure therefore has a high degree of visual permeability. The use of wood relates appropriately to the natural verdancy of its surroundings and facilitates its integration within the environment. Consequently, it is not inappropriately wide, deep, or tall in this context and, overall, it has a very moderate presence in the street scene. Although it is taller than other fences along these boundaries, its permeable design and appropriate use of materials allows it to avoid appearing out of place or visually dominant.
9. For these reasons the development does not harm the character or appearance of the area. It therefore accords with Policy DM2 of the Island Plan Isle of Wight Core Strategy (March 2012) which seeks to ensure development complements the character of the surrounding area.

Conditions

10. Conditions relating to the commencement of the development and accordance with the plans are not necessary as the development has already been constructed.

Conclusion and Recommendation

11. For the reasons given above and having had regard to all other matters raised, I recommend that the appeal should be allowed.

C Glaister

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and agree with the reasoning set out above. The development complies with the development plan and no conditions are necessary. On that basis the appeal is allowed.

L McKay

INSPECTOR