
Appeal Decision

Site visit made on 23 November 2023

by C Hall BSc MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 4TH December 2023

Appeal Ref: APP/P2114/D/23/3328224

The Mount, Cliff Road, Totland, Isle of Wight PO39 0EW

- 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 P Greig against the decision of the Isle of Wight Council.
 - The application Ref: 23/00703/HOU, dated 19 April 2023, was refused by notice dated 15 June 2023.
 - The proposed development is the erection of a new outbuilding to replace demolished garage.
-

Decision

1. The appeal is allowed and planning permission is granted for the erection of a new outbuilding to replace demolished garage at The Mount, Cliff Road, Totland, Isle of Wight PO39 0EW in accordance with the terms of the application Ref: 23/00703/HOU, dated 19 April 2023, 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: 20:2126:8.
 - 3) No development shall commence until details of the materials to be used in the construction of the external surfaces of the proposal hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and retained thereafter.
 - 4) No development shall commence until there shall have been submitted to and approved in writing by the local planning authority a scheme of landscaping. The scheme shall include an Arboricultural Method Statement indicating all existing trees and hedgerows on the land, identifying those to be retained and setting out measures for their protection throughout the course of development.
- All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Main Issues

2. The main issues are the effect of the proposal on a) the character and appearance of the area; and b) living conditions of the occupiers of neighbouring houses with regard to privacy and outlook.

Reasons

Character and appearance

3. The appeal site relates to a semi-detached house on Cliff Road in a predominantly residential area. The land slopes down towards the adjacent dwelling known as Hillcrest.
4. The front boundary consists of mature vegetation for much of its length, such that the property is only evident from the public domain from a broadly north-easterly direction. Approaching the site along the highway, the appeal building would be visible behind the trees and shrubs in the foreground that would provide some partial screening. Despite its elevated position, to my mind it would be of modest scale and height, and appear as a subservient structure to the host dwelling.
5. I observed a number of outbuildings within other domestic curtilages in the area, and in this context I am of the view that the development would not be incongruous. I am also aware that the scheme would replace a detached garage that has been demolished; historically an outbuilding served the property in this location and this adds further weight to my findings.
6. I conclude that the proposal would harmonise with the character and appearance the area. It would meet with policy DM2 of the Island Plan Core Strategy 2012 (CS), which seeks to secure new development of acceptable scale and appearance.

Living conditions

7. The new outbuilding would be afforded a view over the blank side elevation, front garden and driveway of Hillcrest. No private areas of the adjacent curtilage would be overlooked, and as such I consider that there would be no adverse loss of privacy.
8. I therefore find that the proposal would not result in harm to the living conditions of the occupiers of neighbouring houses with regard to privacy. The scheme would be in accordance with policy DM2 of the CS, which requires new development to have regard to adjacent buildings.

Conditions

9. I have considered the imposition of conditions in light of advice in Planning Policy Guidance and the Framework. In addition to the standard implementation condition, the approved plans are listed for certainty.
10. Conditions requiring submission of external materials and a scheme of soft landscaping for planting on the slope would provide for a satisfactory appearance. Arboricultural protection and supervision can be secured to ensure retention of local trees.

Conclusion

11. Based on the foregoing, I allow the appeal.

C Hall

INSPECTOR