



Appeal Decision

Site visit made on 7 February 2024

by C Rose BA (Hons) BTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23rd February 2024

Appeal Ref: APP/P2114/D/23/3326952

Culver View, Youngwoods Way, Alverstone Garden Village, Newchurch, Isle of Wight PO36 0HE

- 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 Mrs J Hazledene against the decision of Isle of Wight Council.
 - The application Ref 23/00890/HOU, dated 17 May 2023, was refused by notice dated 10 July 2023.
 - The development is described as 'proposed car port'.
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Decision

1. The appeal is allowed and planning permission is granted for proposed car port at Culver View, Youngwoods Way, Alverstone Garden Village, Newchurch, Isle of Wight PO36 0HE in accordance with the terms of the application, Ref 23/00890/HOU, dated 17 May 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: drawing number BDS. 343/100 Part Site Plan and site location plan as existing; drawing number BDS. 343/300 Part Site Plan and Block Plan as Proposed; and, drawing number BDS. 343/301 Plan & Elevations as Proposed.
 - 3) The development shall be carried out in accordance with the recommendations of the submitted tree assessment by M Jones Arborist Consultancy IW dated 13/05/2023.

Preliminary Matter

2. During the course of the appeal, Areas of Outstanding Natural Beauty became 'National Landscapes'. Therefore, in relation to this appeal, reference to the National Landscape refers to the Area of Outstanding Natural Beauty as referred to by the main parties.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the host property and wider area.

Reasons

4. The appeal site comprises a detached chalet bungalow set back from the road in an elevated position. To the front of the bungalow, sloping down to the road is a planted grass bank and hard surfaced driveway. The wider area is

residential in nature generally comprising plots of similar sizes. The associated dwellings are detached and set back from the road in a verdant setting with generally open frontages free from significant built form other than driveways. The area comprises large mature trees overhanging the front gardens of the dwellings giving the area a sylvan character. The site falls within the Isle of Wight National Landscape.

5. Although there is a uniformity to the frontages along Youngwoods Way past the appeal site further to the northeast, the dwellings forming Woodside, Capri, Spinneys and Nigella to the southwest have a more staggered arrangement. Woodside, Spinneys and Nigella, and its associated garage, are set much closer to the road with Copse Lodge benefitting from a covered entrance feature positioned significantly forward of the property. There is less extent of tree coverage to Woodside, Capri, Spinneys, Nigella and the appeal site such that their frontages are not as dominated by trees and overhanging canopies. As a result, there is less uniformity to this part of Youngwoods Way that includes the appeal site.
6. The proposed car port would be set back within the site further than the Spinneys, very roughly in line with the garage to Nigella. Moreover, it would be set back into the site further than the covered stone and tiled entrance feature that is forward of Copse Lodge. The small scale open-sided nature of the proposal and position would therefore relate well to the dwellings to the southwest and the covered entrance feature to Copse Lodge. Moreover, for the same reasons the proposal would ensure that the wider uniformity of the area further to the northeast of the site is not diminished and would conserve and enhance the National Landscape to which great weight should be given.
7. The proposed car port would have a lightweight appearance constructed from timber with open sides and would be set down from and viewed in association with Culver View, particularly Youngwoods Way across the existing driveway. It would be partially screened by the planted bank to the front of the site and neighbouring planting. As a result, it would relate well to the host dwelling and would not significantly urbanise the area.
8. The location of the proposal, materials, smaller size, and open sides set the proposal apart from the appeal at Copse Lodge¹ that comprised a larger solid brick garage and associated wall.
9. To conclude, the proposal would not harm the character and appearance of the host property and wider area. As such, the proposal would meet the aims of Policies DM2 and DM12 of the Isle of Wight Core Strategy (including Waste and Minerals) and Development Management Development Plan Document March 2012. Amongst other things, these state that development proposals should complement the character of the surrounding area, particularly in the National Landscape, and support proposals that conserve, enhance and promote the landscape. The proposal would also comply with the National Planning Policy Framework (the Framework) that seeks to achieve well-designed and beautiful places.

¹ APP/P2114/A/10/2120629

Conditions

10. I have had regard to the tests in the Framework in relation to conditions, and the planning conditions suggested by the Council. In addition to the standard time condition, it is necessary for a condition to confirm the approved plans in the interests of certainty.
11. A further condition is necessary to ensure that the development is carried out in accordance with the recommendations in the tree assessment accompanying the planning application. This is in the interests of preventing damage to the trees, including a group of TPO trees² adjoining the site and in the interests of protecting the character and appearance of the area.

Conclusion

12. For the reasons given I conclude that the appeal should be allowed.

C Rose

INSPECTOR

² TPO/1956/2

