



Appeal Decisions

Site visit made on 18 June 2024

by A Tucker BA (Hons) IHBC

an Inspector appointed by the Secretary of State

Decision date: 27 June 2024

Appeal A Ref: APP/P2114/W/23/3332752

9 Castle Road, Cowes, Isle of Wight PO31 7QY

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Richard Ottaway against the decision of Isle of Wight Council.
 - The application Ref is 23/01204/HOU.
 - The development proposed is Velux window.
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Appeal B Ref: APP/P2114/Y/23/3332745

9 Castle Road, Cowes, Isle of Wight PO31 7QY

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Richard Ottaway against the decision of Isle of Wight Council.
 - The application Ref is 23/01205/LBC.
 - The works proposed are Velux window.
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Decision – Appeal A

1. The appeal is allowed, and planning permission is granted for installation of roof window at 9 Castle Road, Cowes, Isle of Wight PO31 7QY in accordance with the terms of the application, Ref 23/01204/HOU, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with drawing nos. 524/VW/23 and 524/VW/23/1A.
 - 3) The window hereby permitted shall not be installed until detailed drawings at a scale of 1:20 and with sections at 1:5, showing the dimensions of the frames, flashing, and a specification of materials and finishes, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Decision – Appeal B

2. The appeal is allowed, and listed building consent is granted for installation of roof window at 9 Castle Road, Cowes, Isle of Wight PO31 7QY in accordance with the terms of the application, Ref 23/01205/LBC, and the plans submitted with it subject to the following conditions:
 - 1) The works hereby consented shall begin not later than three years from the date of this decision.

- 2) The window hereby consented shall not be installed until detailed drawings at a scale of 1:20 and with sections at 1:5, showing the dimensions of the frames, flashing, and a specification of materials and finishes, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the agreed details.

Preliminary Matters

3. The Council amended the description. The appellant confirmed at the appeal stage that he is content with this. Accordingly, I have used the amended description in the decision paragraphs above.
4. The appeals relate to the same scheme under different legislation. I have dealt with both appeals together in my reasoning.

Main Issues

5. The effect of the proposal upon the significance of the grade II listed building known as Providence House¹, and whether it would preserve or enhance the character or appearance of the Cowes Conservation Area (CCA).

Reasons

6. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA) require the decision maker to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. Additionally, section 72 of the LBCA requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.
7. 9 Castle Road is also known as Providence House, and dates from circa 1830. It has a simple form, with a primary classical façade facing north and perpendicular to the street. In this respect it differs from most other buildings in the area that have tight terraced forms, and thus sets itself apart as something of a more genteel character than its neighbours. Its front façade is symmetrical, with paired sash windows to either side to the main floors, and a single sash over the front door, which is emphasised by a pediment and columns. Pilasters and a cornice frame this classical arrangement.
8. In contrast, its rear and road facing elevations are entirely plain and without openings. Its significance therefore is primarily derived from its formal front façade. Its plain side and rear face as visible from the road are of limited value, although they do illustrate the building's simplicity and the deliberate effort of its original builder to contain all its architectural interest within a single elevation.
9. The building is within the Town Centre Character Area of the CCA. This area makes up the core of the settlement which developed particularly during the 18th and 19th centuries. The area is characterised by small plots and narrow streets. The building is a significant contributor to the character and appearance of the area as a result of its classical façade and the atypical way it breaks the density of the street by its perpendicular siting; the green and

¹ List Entry Number: 1222703

natural appearance of its garden is welcome in an area with limited trees and open space.

10. The proposal would see a modest conservation type rooflight inserted into the small section of rear roof slope between the road facing verge and closest chimney. Dormers are more typical for a mansard roof, however if used here a dormer would appear cluttered given the small area of roof available, and would detract from the focus of the building which is to the front. The rooflight would have a functional and utilitarian appearance. This would reflect its context at the rear of the building and would not appear out of place.
11. If appropriately detailed, the flashing required for a rooflight can be minimal and largely limited to the lower edge. A condition to ensure this, and to ensure that an appropriately detailed unit is fitted that replicates a traditional 19th century cast iron rooflight, would be necessary if the appeals are allowed.
12. Internally, the proposal would incur the loss of a small area of roof structure, slate and internal plaster. The slate in this area is modern. Even if the rafters that would be cut to take the rooflight are historic, they would most likely be plain 19th century timbers that are commonly found and of limited historic interest. It is not clear what the internal plaster finish is. However, the attic room is plain with modern skirting and joinery, and the area of loss would be small. On this basis I consider it reasonable to conclude that the loss of fabric would not harm the building's special interest.
13. Internally the rooflight opening would sit neatly and at an appropriate level relative to the dormer opposite. It would not look out of place within an attic room.
14. In summary, the proposal would not harm the significance of the listed building and would preserve the character and appearance of the CCA. In reaching this decision I have had regard to the requirements of the LBCA and Paragraph 205 of the National Planning Policy Framework (Framework) which states that great weight should be given to the conservation of heritage assets. The proposal would accord with Policies DM2 and DM11 of the Island Plan 2012, which seek to ensure that proposals are of a high quality of design that conserves the historic environment.

Conditions

15. I have had regard to the conditions suggested by the Council. I have considered these against the tests in the Framework and the advice in the Planning Practice Guidance. I have imposed a condition for the planning permission that specifies the approved plans as this provides certainty. I have imposed a further condition for both appeals to secure further details of the approved roof light, given that the details submitted are limited. These are necessary to ensure that the special interest and character and appearance of the CCA are not harmed.

Conclusion

16. For the reasons given above the appeals should be allowed.

A Tucker

INSPECTOR