

BY EMAIL

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IWC Ref 23/00050/REF
Your Ref

Contact Appeals Team
Date 14 February 2024

The Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Site Address: 9 The Strand, Ryde, Isle Of Wight, PO33 1JD,
Description of development: Demolition of brick pillar on front boundary to widen vehicular access and provide additional parking area (revised scheme)
Application Reference: 23/01211/HOU
Appellant's name: Steven Young
Appeal Reference: APP/P2114/D/23/3334009
Appeal Start Date: 12.02.2024

I refer to the above details. An appeal has been made to the Secretary of State against the decision of The Isle of Wight Council to

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals)(Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Stephen Bartle
Room 3B, Temple Quay House, 2 The Square, Bristol BS1 6PN

All representations must be received by 18.03.2024. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available to view for inspection on the council website or at Council Offices, Seaclose, Fairlee Road, Newport, PO30 2QS (Monday – Thursday 8.30am - 5.00pm, Friday 8.30am – 4.30pm). Please Note attendance at Seaclose Offices is currently by appointment basis only.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from Gov.UK at

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>.

This information is available in Braille, large print, tape and community languages from the above offices and Typetalk calls are welcome.



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COUNCIL'S REASONS FOR REFUSAL:

1. The proposed loss of the gate pier, in terms of fabric and visual appearance, would be harmful to the special architectural and historic interest of the pair of listed buildings, to their setting and to the character and appearance of the conservation area. This harm has not been sufficiently justified. The proposal is therefore considered to conflict with Policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy. The proposal also fails to take into account the guidance contained within paragraphs 197, 199 and 202 of the National Planning Policy Framework and does not reflect the requirements of section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990