

Ryde Town Council

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IWC Ref 20/00193/HOU – 20/00039/REF
Your Ref

Contact Appeals Team
Date 30 November 2020

The Town and Country Planning Act 1990

Site Address: 3A Nelson Crescent, Ryde, PO33 3QN
Description of development: Proposed removal of existing roof; replacement roof extension to provide additional living accommodation; rear extension (revised scheme)
Application Reference: 20/00193/HOU
Appellant's name: Mr & Mrs C & T Stretch
Appeal Reference: APP/P2114/D/20/3250733
Appeal Start Date: 25.11.2020

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 refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of The Town and Country Planning (Appeals)(Written Representations Procedure)(England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, 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 withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by **28th December 2020**. You can do this by emailing the case officer at RT1@planninginspectorate.gov.uk. If you do not have access to the internet, you can send your comments to:

Lauryn Edwards, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN

The appeal documents are available to view for inspection on the council website via public access or at Council Offices, Seaclose, Fairlee Road, Newport, PO30 2QS (Monday – Thursday 8.30am - 5.00pm, Friday 8.30am – 4.30pm).¹

¹ Please note that the Council Offices are currently closed

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. 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 development would result in adverse impacts to high amenity oak trees which could cause their eventual removal or heavy reduction thus detrimentally impacting on the public amenity those trees offer the wider area. The application therefore fails to comply with the requirements of policies DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.