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IWC Ref 22/00029/REF
Your Ref

Contact Appeals Team
Date 20 October 2022

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

Site Address: The Stable House, 31A Alexandra Road, Ryde, PO33 1LT
Description of development: Replacement windows to front elevation
Application Reference: 22/00861/HOU
Appellant's name: Mr Michael Woodward
Appeal Reference: APP/P2114/D/22/3306222
Appeal Start Date: 19.10.2022

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 **17th November 2022**. 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 write to:

Zoe Day, The Planning Inspectorate, 2 The Square, Temple Quay, 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.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the

¹ Please note that attendance at Seaclose Offices is currently by appointment only.

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 loss of the existing timber windows and the design of the proposed replacements is at odds with the remaining timber windows in the building and adjoining properties and it has not been sufficiently demonstrated that this would not have a negative impact on the appearance of the building which, in turn, would impact on the character and appearance of the conservation area when viewed from the streetscene. The proposal would therefore fail to comply with policies DM2 (Design Quality for New Development) and DM11 (Historic and Built Environment) of the Island Plan Core Strategy.