



Officer Decisions on Planning Applications for Ryde between 05/08/25-20/08/25

**Officer Delegated Decisions taken by the Community Planning Officer
and the Committees Coordinator in consultation with
the Chair and Vice Chair of the Community Planning Committee.**

**The officer decisions listed below are to be ratified for the record by members of
The Community Planning Committee at its meeting on 16 September 2025.**

- i. Application No: [25/00821/FUL](#)
Parish(es): Ryde Ward(s): Ryde South East
Location: Ryde Fire Station Nicholson Road, Ryde, PO33 1BE
Proposal: Replacement doors on south and north elevations.

Observations

Due to the present condition of the existing doors not being economically viable to repair owing to them coming to the end of their life, this application seeks to replace the doors and therefore maintain a critical part of the emergency operational response. The new 'Bi-Fold' doors will be more sustainable, maintainable and reliable and will provide a safer long term alternative.

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raises no objection

- ii. Application No: [25/00946/FUL](#)
Parish(es): Ryde Ward(s): Haylands And Swanmore
Location: Olive Hill Farm, Upton Road, Ryde, PO33 3LA
Proposal: Retention of dwelling as built (approved under [22/02211/FUL](#)) including altered access; farm track; alterations and conversion of building to form ancillary accommodation; landscaping including walled garden and greenhouse.

Observations

The original application (22/02211/FUL) for the construction of a single dwelling was approved by the IWC in June 2023. RTC's Place Neighbourhood and Planning Committee recommended [conditional approval](#) at its meeting held on 23 January 2023.

This application centres around the altered access etc to the approved dwelling (proposed to be converted to provide accommodation) as well as landscaping, a walled garden and the construction of a greenhouse.

The conversion to the dwelling itself along with the landscaping/walled garden and greenhouse appears to pose no material planning issues, but Island Roads have raised serious concerns around the site access, namely inadequate access visibility, stating:

'Increased use of the recently upgraded field gate entrance access located to the north is unsatisfactory to serve the proposed development by reason of an unacceptable Forward Visibility Stopping Sight Distance and would therefore be contrary to Policy DM2 (Design Quality for New Development) of the Isle of Wight Core Strategy.

If the proposal is permitted, it will cause demonstrable harm to users of the existing highway network; exacerbate the dangers that currently exist and will be detrimental to highway safety in the vicinity.'

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council objects to the application owing to the concerns raised by Island Roads in their report which highlights the great risk of harm to users of the highway which would subsequently increase the dangers that currently exist.

- iii. Application No: [25/00955/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Rear and North of 7 Green Street & West of Greenmount, Ryde, PO33 2QE
Proposal: Proposed replacement of flat roof with raised pitched roof to include additional living accommodation within roof space and roof lights

Observations

The application does not appear to pose any material planning issues. The bungalow (as is now) is situated off Green Street (the entrance is next to the former Greenmount Primary School) and is essentially obscured from public view and has no impact on the neighbouring properties. There would be no overlooking effect created as the outlook of existing neighbouring buildings will not change. There are no changes proposed to any parking or highways issues.

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raises no objection

- iv. Application No: [25/00961/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: 8 Westfield Park, Ryde. PO33 3AB
Proposal: Proposed replacement raised roof to create additional accommodation; alterations to fenestration including Juliette balconies to rear elevation and changes to external materials/finishes.

Observations

This application is being made to provide additional accommodation by replacing the existing raised roof to the large, detached house. The proposed changes will provide a change to the roof scape as well as the materials used.

The site is not designated for any landscape, heritage or ecological purpose and falls outside of the Ryde Conservation Area.

The Design and Access Statement advises that this proposal would not adversely affect neighbouring properties (such as overlooking and encroachment) as the footprint would not change. The living space at No.7, which is adjacent to the proposed roof changes of No.8 is a triple aspect room with glazing to the East, North West and West elevations. There is no other glazing to the North-West elevation of No.7 which would be affected by the change in roof height. The height increase of the ridge will be no higher than that of No.7 and therefore maintain the streetscapes roofline.

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raises no objection to the application.

- v. Application No: [25/00956/RVC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Land At Palmer House & Nelson Mansions - Castle Street, Ryde, PO33 2EE
Proposal: Variation of condition 2 on [19/01656/RVC](#) to allow removal of projecting wing and rearrangement of dwelling to include moving east flank wall 0.22m away from Palmer House

Observations

This application pertains to an original application in February 2020 for the Listed Building within the Ryde Conservation Area. Ryde Town Council raised no objections at its meeting of the Planning Committee held on 18 February 2020.

Looking at the accompanying Heritage Statements, there does not appear to be anything which negatively affects the original approved application. There has been full consultation between the applicant and the IWC's Conservation Officer (who has not raised any concerns at the time of this paper being written).

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raises no objection to the application.

- vi. Application No: [25/00974/RVC](#)
Parish(es): Ryde Ward(s): Ryde Appley & Elmfield
Location: 13 - 17 West Hill Road, Ryde
Proposal: Variation of condition 6 on [P/01048/10](#) allowing increase of clients from 15 to 16.

Observations

This application seeks to increase the number of residents by one in the existing HMO, which houses adults living with learning difficulties. This will be done by the use of an existing room with no material or structural changes being proposed.

Ryde Town Council raised no objection to the original application, to which this relates to, in August 2010. The IOW Council granted full approval in October 2010.

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raises no objection to the application.

- vii. Application No: [21/02224/FUL](#) (Listed Building Consent No [21/02225/LBC](#))
Parish(es): Ryde Ward(s): Ryde North West
Location: Bagel Wrap (since renamed as Festival Diner), 61A Union Street, Ryde, PO33 2LG
Proposal: Alterations to existing single storey rear extension; flue on the rear elevation (revised scheme)-(re-advertised application).

Observations

The original application was submitted in November 2021 and at the meeting of the Planning, Regeneration and Environment Committee held on 30 November 2021, members raised no objection.

Looking at the proposed plans, this revised application looks to alter the rear extension by increasing its size at the expense of removing the rear outside seating spaces. As with the original plan, the revised scheme does not appear to affect the neighbouring properties.

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raises no objection to the application

- viii. Application No: [25/01053/HOU](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: (formally) The Cedars, 18 Queens Road, Ryde, PO33 3BG
Proposal: Fenestration changes to rear /side elevation; alterations to landscaping in rear garden.

Observations

This application is for minor external works at Victoria House, a detached late Victorian or early Edwardian residence. It was once known as “The Ceders” when it was an adult day care centre in the 1980’s and lies within the Ryde Conservation Area. The proposals include alterations to the side elevation of an historic extension and landscaping works to the rear.

The proposed changes to the fenestration will retain the use of hardwood window frames. The excavation in the rear garden to form new landscaping will involve the use of stone and brick with sandstone and porcelain paving.

The proposed changes seem to be in keeping with the neighbouring properties and have no adverse effect on the surrounding area. There are no implications affecting the highway.

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raises no objection to the application.

- ix. Application No: [25/01087/RVC](#)
Parish(es): Ryde Ward(s): Ryde North West
Location: Flats 1-9, 10 - 11 Cross Street, Ryde, PO33 2AD
Proposal: Variation of condition 2 and 3 on [24/01564/FUL](#) to allow the use of UPVC windows.

Observations

This application seeks to change two conditions of the approval for the original submission (24/01564/FUL) on 1 April 2025, which was applied for by Sovereign Housing. The change of Condition 3 is the one that should be considered here, namely:

‘The replacement double glazed windows on the front (south) elevation hereby permitted shall be timber sliding sashes which replicate as closely as possible the design and proportions of the existing timber windows (i.e., omitting horns, glazing bars and ventilation strips).

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.’

Ryde Town Council when considering the original application (24/01564/FUL) at the Community Planning Committee held on 18 February 2025, stipulated that there would be no objection provided that the south/street facing windows were of a timber frame, owing to the building being situated within the Ryde Conservation Area.

However, this latest application, is now being submitted by the Isle of Wight Council, having acquired the building from Sovereign to let out as affordable rented housing accommodation and they are requesting that Condition 3 be amended to remove the word timber from it.

Whilst RTC recommended conditional approval for the original application (i.e., timber frames), we are of the opinion that as this building will provide 11 much needed affordable and energy efficient housing in Ryde, we should not stand in the way of housing provision and therefore raise no objections, provided that the Legacy UPVC Sliding Sash Windows are in keeping with the scale and design of the existing timber window frames.

The use of timber frames, whilst generally preferred in a conservation area, could be less sustainable in the long term. As a consequence, this could be more costly to maintain, which would also result in the creation of scaffolding works on a more regular basis, hindering pedestrian footpaths.

When looking at applications of a similar housing nature for window frame replacements in a Conservation Area, Ryde Town Council should always stipulate that any UPVC frames must always replicate in style those frames it seeks to replace. RTC would also object to any ground floor premises having UPVC frames within a similar area.

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raises no objection, subject to the Legacy UPVC Sliding Sash Windows will be in keeping with the scale and design of the existing timber window frames.

- x. Application No: [25/01071/HOU](#)
Parish(es): Ryde Ward(s): Ryde West
Location: 3A Nelson Crescent, Ryde, PO33 3QN
Proposal: Roof alterations to include addition of two dormers on side elevation.

Observations

This application seeks to add two dormers to the roof, replacing four of the six skylights.

An application for this property was originally submitted in September 2021 for one Dormer and six skylights and at the meeting of the Planning, Environment and Regeneration Committee held on Tuesday, 30 November 2021, RTC raised no objection. The application ([21/01850/HOU](#)) was subsequently approved by the IWC on 23 December 2021.

As in 2021, a member of the public who lives in a neighbouring property has expressed concerns about overlooking into their adjacent window. However, 2021 the IWC concluded in the written justification:

“The proposed dormer window would serve a bathroom and is therefore detailed to be fitted with obscure glazing thus ensuring that it would not cause any loss of privacy or overlooking. In addition to this, the position of the dormer in relation to the neighbouring dwelling would mean that views would be onto the roof slope of number 3 and not into any private amenity areas or windows.”

The two additional dormers will also be fitted with the same obscure glazing and as they are of the same dimensions, again there would be no issues around overlooking into the any private amenity areas or windows.

At the time of writing this report, there have been no objections from any statutory consultees.

RESOLVED:

THAT Ryde Town Council raises no objection to the application.

- xi. Application No: [25/01109/HOU](#)
Parish(es): Ryde Ward(s): Binstead & Fishbourne
Location: 68C Arnold Road, Binstead, Ryde, PO33 3RG
Proposal: Demolition of conservatory; proposed single storey side extension.

Observations

This application is for a side extension, replacing the existing conservatory. The neighbouring property (68a) would not be impacted as there are no there are no issues of overlooking, owing to there being no windows on the side of the building where it would be adjacent to the proposed extension.

At the time of writing this report, there have been no objections submitted by members of the public or statutory consultees.

RESOLVED:

THAT Ryde Town Council raises on objection to the application.