



Planning Application (Briefing Note)

11 The High Street Sandown

Date 21 October 2024

Prepared by Town Clerk

1. BACKGROUND

- 1.1 There are currently three applications under consideration for 11 High Street, PO36 8DA and two historic applications:

Current Applications

- 1.2 [24/01313/FUL](#) (Closing date for comments 25 October 2024)

Proposed alterations and conversion of ground floor and new first floor extension to form assisted accommodation for adults; provision of roof terrace

- 1.3 [24/01234/FUL](#) (Closing date for comments 17 October 2024)

Proposed change of use of rear ground floor to form one residential unit to include extension at first floor level and alterations

Town Council Comments – 19 September 2024 The Town Council discussed this application at its recent meeting and would like to draw attention to the reasons highlighted by the Planning Authority for refusing a previous application for a residential unit, that future occupants of the proposed flats would be subject to noise and disturbance from a neighbouring bakery use, which would result in poor living conditions for these occupants and that the proposed development would therefore fail to provide a good living environment for future occupants and would be likely to conflict with the existing use of adjacent sites contrary to the aims of the National Planning Policy Framework and policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.

Previous applications:

- 1.4 [24/01074/FUL](#) Proposed change of use from solicitors to launderette

Status: Granted (3 October 2024)

- 1.5 [P/01671/12](#)

Alterations and conversion of ground floor from solicitors office (A2 use) to mixed use as solicitors office and two flats (revised description).

Status: Application refused

Reason for refusal: the noise from this extraction system would be likely to cause disturbance to those living within the proposed flats, which would result in unacceptably poor living conditions

(in conflict with DM2 Design Quality for New Development) for future occupants of the proposed flats and/or could result in conflict between the occupants of the proposed flats and this existing business in the future.

2. SUMMARY OF CURRENT APPLICATIONS

2.1 11 High Street is located between Viv's Cooking (a Café) and The Bay Vegan Deli and Coffee House.

2.2 [24/01313/FUL](#) (Proposed alterations and conversion of ground)

- The proposed application uses the terminology "Assisted Living Accommodation for Adults". We have sought from Adult Services at Isle of Wight Council their definition of "Assisted Adult Accommodation 08-Oct-24. They have responded as Appendix A with a number of definitions but do not provide a definition of Assisted Adult Accommodation.
- The Plan submitted does not include communal facilities as required by building standards. The application indicates the extension in the second application would contain these (kitchen/dining room and lounge). It is unclear where bathrooms will be located.
- The application indicates the accommodation will be supervised 24/7.

2.3 [24/01234/FUL](#) (extension at first floor level and alterations)

- There are no details in addition to the above application available online.

3. RELEVANT LEGISLATION

2.4 Relevant Legislation includes (list is not exhaustive):

- Section 17 of the **Crime and Disorder Act 1998** requires all local authorities to exercise their functions with due regard to their likely effect on **crime** and disorder, and to do all they reasonably can to **prevent crime** and disorder
- [National Planning Policy Framework - Guidance - GOV.UK \(www.gov.uk\)](#)
- [Neighbourhood Planning Act 2017 \(legislation.gov.uk\)](#)
- [Town and Country Planning Act 1990 \(legislation.gov.uk\)](#)
- [Housing Act 2004 \(legislation.gov.uk\)](#)

4. POSSIBLY RELEVANT MATERIAL CONSIDERATIONS

2.5 That development will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (National Planning Policy Framework 127: Making effective use of land 11:127).

2.6 Is the proposed use of the land acceptable appropriate for the site.

2.7 Incompatible or unacceptable uses.

2.7..1 The effect of the development on Crime and Disorder (Crime and Disorder Act 1998 s17 and (National Planning Policy Framework: 12: Achieving Well Designed Spaced)

- 2.7..2 The application has previously been refused as it did not comply with DM2 of the local planning strategy (Design Quality of New Development)
- 2.8 Section 7.3 of the Island Planning Strategy (2023) or DM3 of the 2013 Island Core Planning Strategy.
- 2.9 If the relevant standards been met (natural light, minimum sizes) for the type of accommodation proposed.

Appendix A

This is the definition from the islands independent living strategy which can be found here

[5256ASC Independent Island Living Strategy -Final.pdf](#)

Extra care housing is accommodation that is age and/or disability-friendly in design and décor and features the availability of care and support on site around the clock, usually provided by an onsite care service which is registered with the Care Quality Commission.

The facilities at extra care schemes generally comprise of:

Fully self-contained properties where occupants have their own front doors; these might be rented, leased, or bought. This gives people security of tenure and the right to control who enters their home.

- Assistive technology designed to promote the independence and assist the people who live there. This could include call-buttons, telecare, community alarms, fall detectors, smart technologies, etc.
- Safety and security are built into the design including fob or person-controlled entry.
- Access to onsite care and support services 24 hours a day.
- Some may also have a restaurant or dining room where people may choose to have their meals.
- A range of communal or shared facilities are available enabling group or community social activities. These could be open to the public too.
- Extra care housing can also include leisure facilities like gym, hair salon, etc.
- There can also be guest flats or bedrooms, where visiting family or friends can stay