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IWC Ref 25/00046/REF
Your Ref

Contact Appeals Team
Date 8 January 2026

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

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|------------------------------------|--|
| Site Address: | Land Adjacent 11 Moorgreen Road, Cowes, Isle Of Wight |
| Description of development: | Demolition of garage; proposed semi-detached dwelling (revised scheme) |
| Application Reference: | 24/01628/FUL |
| Appellant's name: | Mr T Robinson |
| Appeal Reference: | 6002790 |
| Appeal Start Date: | 02.01.2026 |

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 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://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>
If you do not have access to the internet, you can send your comments to:

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

All representations must be received by 06.02.2026. 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://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

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 development would have a very detrimental impact on the residential amenities of No. 13 Moorgreen Road, which relies on a reasonably open aspect to the southeast to provide natural light to a ground floor dining room, the kitchen and to a first-floor bedroom. The proximity of the proposed two storey dwelling from the southeast wall of No.13 Moorgreen Road would be overbearing, there would be a significant loss of light to habitable rooms and an almost complete loss of outlook. The proposals would therefore be contrary to Paragraph 135(f) of the NPPF and Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.
2. The rear upper windows of Nos. 23 and 25 Albert Street would directly overlook the back of the proposed dwelling from a distance of only 15m into the rear private yard, ground floor kitchen/ diner and first floor bedroom. The level of overlooking combined with an inadequate level of private rear amenity space would not provide for the health and wellbeing of future occupiers. This would be contrary to Paragraph 135(f) of the NPPF and Policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.
3. A contribution towards affordable housing provision is required from this development proposal in accordance with the requirements of Policy DM4 (Affordable Housing) of the Island Plan Core Strategy and the Council's adopted Affordable Housing Contributions Supplementary Planning Document. In the absence of such an agreement to provide for affordable housing contribution under Section 106 of the Town and Country Planning Act 1990 (as amended), it is considered that the proposal would be contrary to the aims of Policy DM4 (Locally Affordable Housing) of the Island Plan Core Strategy and the Council's SPD.
4. The application site is located within the Solent Special Protection Area (SPA) buffer zone and the proposal has the potential to result in increased recreational disturbances to the interest features of the Solent SPA alone and in combination with other development projects. To mitigate for these potential impacts to the Solent SPA, the applicant is required to enter into a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure a contribution from the development towards the Solent Recreation Mitigation Strategy. In the absence of such an obligation or any other proposed measures to mitigate for these potential impacts, it is considered that the proposal would be contrary to the aims of Policy DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy and the National Planning Policy Framework.