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**IWC Ref** 25/00045/REF  
**Your Ref**

**Contact** Appeals Team  
**Date** 5 January 2026

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

<b>Site Address:</b>	Cowes Town Central Shopping Arcade, 104 High Street, Cowes, Isle Of Wight, PO31 7AT
<b>Description of development:</b>	Proposed raised rear seating area
<b>Application Reference:</b>	25/00491/FUL
<b>Appellant's name:</b>	Steve Tewkesbury
<b>Appeal Reference:</b>	6002661
<b>Appeal Start Date:</b>	23.12.2025

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 02.02.2026.** 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 proposed development by virtue of its scale, design, materials, height and the elevated position of the platform would appear incongruous in the street-scene and from the seascape and would have a unacceptable impact on the Cowes Conservation Area. The proposal would therefore fail to meet the requirements of S72 Planning (Listed Buildings and Conservation Areas) Act 1990, Paragraphs 208, 210 and 215 of the NPPF and policies DM2 (Design Quality for New Development), DM11(Historic and Built Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.
2. The site lies within an area of archaeological potential. The application has been supported by insufficient information to assess the possible impact on below ground archaeological deposits nor does the applicant consider the condition and significance of the existing boundary walls. The application is therefore contrary to policies DM2 (Design Quality for New Development), DM11(Historic and Built Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.
3. The site lies close to several listed buildings. The application has been supported by insufficient information to assess the impact on the setting of these listed buildings which could result in an impact on their significance. The application is therefore contrary to paragraph 207 of the NPPF and policies DM2 (Design Quality for New Development), DM11(Historic and Built Environment) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.