

DP1319 Wabbi - Planning Application Meeting presentation 14.11.13

Thank you for the opportunity to address the panel this morning.

As you may recall the principle of this planning application has been reviewed by the panel previously in 2012.

We are here again primarily due to the fact that throughout the life of this project, positive comments and advice has been received from parties involved in the planning process, which has provided encouragement to the application progression. At no point during the process has our client received a resolute no.

As noted in the officer's report the principles of the earlier scheme were supported in correspondence received from the previous Minister and further support expressed by the current Minister.

As you may recall previous comments from the panel acknowledged the intentions of the scheme however, identified that the previous scheme although largely concealed in the landscape, was:

- too far into the south west corner of the site, isolated from the existing house, presenting an independent appearance.
- the reduction in mass in proposed demolitions on the site was deemed insufficient to counterbalance the argument, and the presumption against development was maintained.

The scheme before the panel today has been developed to address those earlier concerns:-

- Key in the understanding of the parameters of this application is the fact that the proposed building **replaces** an existing unit of accommodation on the site. It does not create an additional unit of accommodation.
- The revised proposed building is located adjacent to the existing Beau Rivage, it is considered an inter-dependent unit of accommodation intrinsically and physically linked to Beau Rivage, serving the single household, set within the domestic curtilage of the existing property.
- The footprint area of proposed demolitions now proposed has been increased and is greater than that created.

In response to comments from The National Trust, in which it was suggested that the building would be highly visible. A response was returned in this regard.

- Significant landscape improvements have been proposed over and above that which existed or had been historically approved demonstrating the

contribution to the restoration of the landscape character, including the consolidation of the surface parking, perimeter landscape enhancement and reinforcement. The building is fully integrated into its surrounding landscape and remains almost entirely concealed from public view.

- The proposed building is acknowledged by the planning officer to be in accordance with the principles of 'good design', presents a sustainable and potentially low carbon solution in line with the Minister's directives for an environmental exemplar.
- We consider that this scheme is not significant in scale, does not generate any visual harm to the landscape character, rather it is fully integrated and absorbed into the landscape, with no impact to neighbours. The enhanced landscape reinforcement makes a positive contribution to the restoration of the landscape character of the site boundary in full acknowledgement of the intentions of the Coastal National Park policy.
- Stephanie- CNP policy....