

Bembridge Parish Council

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**IWC Ref** 25/00026/REF  
**Your Ref**

**Contact** Appeals Team  
**Date** 6 August 2025

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

**Site Address:** Shell Cottage, Ducie Avenue, Bembridge, Isle of Wight, PO35 5NE  
**Description of development:** Retention of wall and pillars  
**Application Reference:** 25/00470/HOU  
**Appellant's name:** Mr S Allocca  
**Appeal Reference:** APP/P2114/D/25/3370207  
**Appeal Start Date:** 06.08.2025

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 1 of The Town and Country Planning (Appeals)(Written Representations Procedure)(England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, 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 withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by 3rd September 2025. You can do so on the Planning Portal <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can write to:

Jenni Ball  
Room 3C Temple Quay House, 2 The Square, Bristol, BS1 6PN

The appeal documents are available to view for inspection on the council website via public access 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 by appointment basis only.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made the decision will be published online at <https://acp.planninginspectorate.gov.uk>

**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 proposal, by reason of its position, size, height, design and external appearance is a visually intrusive and incongruous development that would have a serious adverse impact on, and would fail to complement, the character of the area, as well as longer views between the character areas of Bembridge Conservation Area. Therefore, the proposal would be contrary to policies D1 (Design Criteria), EH02 (Conservation Areas) and EH04 (Woodland, Trees and Hedgerows) of the Bembridge Neighbourhood Development Plan 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, fails to take into account the guidance within sections 12, 15 and 16 of the National Planning Policy Framework and fails to reflect the requirements of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).