Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
31/01/2024						
	23/02172/HOU	5 The Lanterns Sherbourne Street Bembridge Isle Of Wight PO35 5RU	Demolition of extension; proposed replacement single storey rear extension		Refuse	Refused
07/02/2024						
	23/02159/HOU	Stanwell Farm Peacock Hill Bembridge Isle Of Wight PO35 5PS	Proposed alterations and extension to porch.		Grant	Granted
	23/02160/LBC	Stanwell Farm Peacock Hill Bembridge Isle Of Wight PO35 5PS	Listed Building Consent for proposed alterations and extension to porch		Noted	Granted
	23/02161/FUL	Stanwell Farm Peacock Hill Bembridge Isle Of Wight PO35 5PS	Proposed field and implement store.		Grant	Granted
14/02/2024						
	23/02081/HOU	White House Ducie Avenue Bembridge Isle Of Wight PO35 5NE	Proposed single/two storey front extension; single storey rear extension; alterations and conversion of garage into home office/gym; alterations to include dormers on rear elevation; proposed detached store.		Grant	Granted
20/02/2024						
	24/00133/TW	East Cliff Love Lane Bembridge Isle Of Wight PO35 5NH	Woodland area immediately to left and right of 3no chalets on beach - to fell to original coppiced cuts near ground level (mostly sycamores) as a part of the woodland management.		Not Consulted	Granted
22/02/2024						
	23/01941/TW	4 Cavendish Close Bembridge Isle Of Wight PO35 5AG	T1; Corsican Pine - Fell to near ground level. Replacement Planting: Corsican Pine		Not Consulted	Refused
01/03/2024						
	23/02247/HOU	1 Forelands Field Road Bembridge Isle Of Wight PO35 5TP	Proposed single storey side extension, single storey front extension and alterations to include conversion of garage to form ancillary accommodation; decking to rear of dwelling.		Grant	Granted
08/03/2024						
	23/02269/TW	Pavement Outside 38 And 40 Foreland Road Bembridge Isle of Wight	T1(22240); Common Lime - Repollard. T2(22244); Common Lime - repollard.		Not Consulted	No Objection
	23/02053/TW	Seaglass Church Road Bembridge Isle Of Wight PO35 5NA	Amended proposal 21.02.2024: T1; Holm Oak - Pollard to around 10m - 50% of the tree's current height, whilst bringing the limbs in to match.		Not Consulted	No Objection
15/03/2024						
	24/00043/TW	Fuchsia Lodge Ducie Avenue Bembridge Isle Of Wight PO35 5NE	T1,2 and 3; Sycamore - 40% reduction of whole tree, to be taken down to just above gutter/roof level. T4 and T5: Twin Ash - 40% reduction of whole tree, to be taken down to just above gutter/roof level T6: Sycamore - take down T&&: Bay - 40 5 reduction of whole tree, to be taken down to just above gutter/roof level T8: Sycamore - take down.		Not Consulted	Granted
	24/00134/TW	51 Foreland Road Bembridge Isle Of Wight PO35 5XN	Eucalyptus (tree comprises one dominant stem in full crown (reduced within the last 4 - 5 years) and three sub-dominant stems of poor foem - Dominant stem to be removed, sub-doms to eb retained and establiished as low pollard, approx 2m and just above the top of the wall.		Not Consulted	No Objection
28/03/2024						
	24/00050/FUL	Marine Works Embankment Road Bembridge Isle of Wight	Proposed first floor extensions to workshop units 1, 2, 5 and 6 to provide storage space		Grant	Granted
	24/00178/HOU	19 Woodland Grove, Bembridge Isle of Wight PO35 5SG	Demolition of existing garage; Proposed single storey extensions to side and rear		Refuse	Granted
03/05/2024						
	24/00340/HOU	6 Fairhaven Close, Bembridge, Isle of Wight PO35 5SX	Demolition of front lobby; Proposed single storey front extension; alterations to fenestration and materials to include cladding		Grant	Granted
	24/00375/HOU	Lark Rise Heathfield Road PO35 5UW	Proposed single storey side extension; replacement raised roof to form additional living accommodation at first floor level; removal of chimney; alterations to include cladding		Grant	Granted

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17/05/2024						
	24/00431/HOU	Wighthaven, Swains Lane PO35 5ST	Demolition of sun room and removal of front bay window; proposed single storey rear extension with balcony over; proposed first floor side extension with terrace; alterations and conversion of garage to form additional living accommodation; alterations to fenestration; detached garage		Refuse	Granted
	24/00451/HOU	Seafold Station Road Bembridge Isle of Wight PO35 5NN	Proposed alterations to include Solar PV panels on southern roof plane; removal of chimney stack; render to all elevations; replacement windows doors; proposed reconfiguration of window on northern elevation; replacement of existing conservatory roof with opening roof vents; fixed roof window over existing WC on ground floor eastern roof plane; proposed Sun tunnel on northern roof plane; replace all fascia boards, soffits, gutters & drainpipes.		Grant	Granted
24/05/2024						
	24/00397/HOU	69 High Street Bembridge Isle of Wight PO35 5SF	Proposed construction of slatted enclosure for air conditioning unit and waste bin; change of hardstanding material to front and side of property to include retractable bollards.		Refuse	Granted
31/05/2024						
	24/00505/HOU	Woodpeckers Halt Swains Road Bembridge Isle of Wight PO35 5XS	Retention of detached garage - as built		Refuse	Granted
14/06/2024						
	24/00460/FUL	Highlands Lane End Road Bembridge Isle of Wight PO35 5SU	Proposed detached dwelling; formation of vehicular access		Grant	Granted
	24/00537/HOU	White House Ducie Avenue Bembridge Isle Of Wight PO35 5NE	Proposed single/two storey front extension; single storey rear extension; alterations and conversion of garage into home office/gym; alterations to include dormers on rear elevation; proposed detached store (revised scheme)		Grant	Granted
21/06/2024						
	24/00545/HOU	1 Howgate Close Bembridge Isle of Wight PO35 5TG	Proposed single storey extension to northeast elevation; porch.		Grant	Granted
28/06/2024						
	24/00698/TW	114 High Street Bembridge Isle Of Wight PO35 5SQ	T1; Leyland Cypress - Fell to near ground level. Primary bifurcation starting to fail. Visible split and gap within canopy.		Not Consulted	Granted
	24/00651/HOU	39 Meadow Drive Bembridge Isle of Wight PO35 5XU	Demolition of conservatory; proposed single storey rear extension		Grant	Granted
05/07/2024						
	24/00606/FUL	Bembridge Sailing Club, Embankment Road, Bembridge, Isle of Wight. PO35 5NR	Demolition of three existing storage/maintenance buildings; proposed replacement detached single storey storage/maintenance building; proposed detached Cadet building		Refuse	Granted
	24/00582/HOU	44 Steyne Road Bembridge Isle of Wight PO35 5UL	Proposed vehicular access and hardstanding		Refuse	Refused
12/07/2024						
	24/00966/TW	The Grove Kings Road Bembridge Isle Of Wight	**5 Day No□ce** T18 (Tag 097) Oak ; Fell (retain as a 5m stump for wildlife. Large v Poor condition with extensive crown die back. T52 (tag 103) Monterey cypress; Fell - Risk of collapse over road. Decayed stem with growth deformity.		Not Consulted	Granted

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19/07/2024						
	24/00459/HOU	Beach House Beach House Lane Bembridge Isle of Wight PO35 5TA	Demolition of existing gym; proposed single storey extension to form gym with roof terrace over.		Grant	Granted
	24/00777/HOU	20 Harbour Strand, Bembridge, Isle of Wight. PO35 5NP	Proposed ground floor and first floor balconies	Fails to meet BNDP EH.1 (does not respond positively to the local character and does not demonstrate that the amenities of neighbouring property are not adversely affected), D.1.c (over-looking) and D.4. (Balconies only permitted if it can be demonstrated that no over-looking of neighbouring buildings or private garden space, also if it can be demonstrated no line of sight of users of the balcony from neighbouring windows or gardens).	Refuse	Granted
	24/00791/FUL	Skanor, Church Road, Bembridge PO35 5NA	Demolition of existing bungalow; proposed replacement bungalow with car barn and associated parking	Adheres to BNDP Policies D.1., D.3., EH.1, EH.2, GA.1. and OL.1. It was requested that all construction vehicles are parked on site and avoid parking in Church Rd.	Grant	Granted
26/07/2024						
	24/00813/HOU	Nutbourne, Lane End Road, Bembridge. PO35 5SY	Proposed new gable end pitched roof over existing bay window on principle elevation with overhang of 1.7m; cladding to front elevation; alterations to front elevation garage roof	Adheres to BNDP Policies D.1. and D.2.	Grant	Granted
06/08/2024						
	24/00828/HOU	6 Harbour Strand, Bembridge, Isle of Wight. PO35 5NP	Proposed extension at second floor level; proposed front and rear extensions; alterations to include cladding	Fails to meet BNDP policies EH.1 , D.1.c, D.4 and D.2	Refuse	Granted
	24/00873/CLPUD	54 High Street Bembridge Isle Of Wight PO35 5SF	Lawful Development Certificate for proposed single storey rear extension		Not Consulted	Granted
16/08/2024						
	24/00915/TW	West Cliff Pump Lane Bembridge Isle Of Wight PO35 5NG	T1; Holm Oak (Quercus ilex) - Crown Lift lower boughs to approximately 5m - 25-30%. T2 - Holm Oak - Reduce by approx 25%. T3 - Sycamore pollard to 4m. T4 - Turkey Oak prune to approx 25-30%. T5 - Scots pine dismantle to ground level.		Not Consulted	Granted
	24/00688/HOU	Hideaway Cottage, Preston Road, Bembridge Isle of Wight PO35 5UN	Proposed single storey rear extension; veranda extension to front elevation & alterations		Grant	Granted
23/08/2024						
	24/01179/TW	1 High Street Bembridge Isle Of Wight PO35 5SD	Sycamore Maple - Raise the crown by pruning the secondary and tertiary branches to achieve a clearance of 4m from grd level. The remaining crown be reduced by 1m from the branch tips back to good growth points.		Not Consulted	Granted
	24/00968/CLPUD	Finches Lane End Road Bembridge Isle Of Wight PO35 5SZ	Lawful Development Certificate for proposed gates		Not Consulted	Granted
30/08/2024						
	24/01022/TW	Woodlands Foreland Road Bembridge Isle Of Wight PO35 5RX	T1; Field Maple (Acer campestre) - Crown clean. T2; Field Maple (Acer campestre) - Dismantle. Tree has sever dieback, decay to the base and a torsional fracture. Tree is in close proximity to highway.		Not Consulted	Granted
	24/01021/TW	The Poplars Foreland Road Bembridge Isle Of Wight PO35 5UA	T1; Oak (Quercus robur) - Crown clean and reduce encroachment towards property, total approx 15-20%, T2; Field Maple (Acer campestre) - crown lift to approx 5m prune tertiary boughs connecting with 6x BT wires, T3; Beech (Fagus sylvvaca) - Crown lift to 5.5m over public highway, reduce tertiary bough encroachment to electric cable, total approx 10-15%.		Not Consulted	Granted
	24/00928/TW	The Grove Kings Road Bembridge Isle Of Wight	Please see tree survey for descrip□on of works.		Not Consulted	Granted
13/09/2024						
	24/01061/HOU	5 The Lanterns Sherbourne Street Bembridge Isle Of Wight PO35 5RU	Demolition of single storey rear extension; Proposed single storey rear extension	Meets BNDP policy D2	Grant	Granted
	24/01131/FUL	Lemon Cottage Lane End Road Bembridge Isle Of Wight PO35 5SZ	Demolition of dwelling; proposed siting of twin unit mobile home as replacement dwelling	Fails to meet BNDP policy D.1.a (complements surrounding development), D.1.b (reflects existing character), D.3 (reflect size scale ad character of existing dwelling) and GA.1 (Committee are sceptical of ability to provide two off road parking spaces).	Refuse	Granted
20/09/2024						

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Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
	24/01045/TW	Land Adjacent To 2 Harbour Strand Bembridge Isle Of Wight	T1; Monterey Cypress - Prune back crown on south west side to provide reasonable clearance to building, maintaining 5m radial crown spread; shorten damaged limb T2 Monterey Cypress - Prune back and tip pruneascending leaders but maintain 6m radial crown.		Not Consulted	Granted
27/09/2024						
	24/01218/HOU	39 Meadow Drive Bembridge Isle of Wight PO35 5XU	Proposed single storey rear extension	Conforms with BNDP Policies D1, D2 and EH1.	Grant	Granted
11/10/2024						
	24/01204/TW	Woodpecker Kings Road Bembridge Isle Of Wight PO35 5NT	T1; Elm - Remove T2 T3; 2 Stemmed Bays - to be felled T4; Bay - to be felled T5; Bay - Possible fell, depending on other removals. T6; Sycamore - to be felled		Not Consulted	Granted
18/10/2024						
	24/01271/HOU	Martindale Mitten Road Bembridge PO35 5UP	Demolition of garage/utility; proposed single storey side/front extension; external alterations to include cladding and new door (revised description)	Conforms with BNDP Policies D1 and D2.	Grant	Granted
01/11/2024						
	24/00539/FUL	Pilot House Embankment Road Bembridge Isle of Wight PO35 5NR	Demolition of dwelling & commercial building; proposed replacement dwelling (C3 (a) Dwellinghouses) & 19no. industrial units (B2 General industrial & B8 (storage or Distribution) (revised scheme)		Refuse	Refused
08/11/2024						
	24/01311/HOU	Brae Lodge, Swains Road PO35 5XS	Demolition of sunroom; proposed single storey rear extension; alterations and conversion of garage to form ancillary accommodation; alterations to include new dormer window on rear elevation; proposed detached garage with associated driveway and landscaping	Conforms with BNDP Policies D1, D2 , EH1 and GA1, however, garage is in front of building line and negative impact on sight lines.	Grant/Reject	Granted
22/11/2024						
	24/01266/TW	Windrush Swains Lane Bembridge Isle Of Wight PO35 5ST	T1; Turkey Oak (Quercus cerris). Prune overhang to garden approximately 20-30%. To reduce encroachment and excessive shading		Not Consulted	Granted
	24/01377/TW	13 St Lukes Drive Bembridge Isle Of Wight PO35 5XA	AMENDED DESCRIPTION 19/11/2024T1; Holm Oak - Li to approximately 4 metres and reduce overall to red line on photo concentrating on misshapen/bulbous area		Not Consulted	Granted
	24/01418/TW	The Garland Ducie Avenue Bembridge Isle Of Wight PO35 5NF	T1,2&3; Poplars - Pollard into main trunk at approx 8 metres.T4; Poplar - Reduce by approx 40%.		Not Consulted	Granted
	24/01384/TW	Lasserre House The Grove Kings Road Bembridge Isle Of Wight PO35 5AE	Tree 1 (T1); Holme Oak Crown lift of lowest branches to 20 feet adjacent to BB34. Tree 2 (T2); Sycamore - Remove 2 branches.Tree 3 (T3) Sycamore - Crown lifting of lowest branches to 20 feet.		Not Consulted	Granted
29/11/2024						
	24/01279/TW	Northwells Lodge Ducie Avenue Bembridge Isle Of Wight PO35 5NF	T1; Bay - Coppice to a low stump so it can be better managed in the future. T2; Bay - Remove.T3; Bay - Remove.T4; Norway Maple (variegated) - Remove. New tree will be planted within the frontage as part of future new landscaping.		Not Consulted	No Objection
06/12/2024						
	24/01499/HOU	25 Howgate Road Bembridge Isle Of Wight PO35 5QN	Proposed Dormer window on side elevation	Refuse - fails to meet BNDP Policies D1(c) in regard to overlooking and D2 in regard to lack of pitched roof.	Refuse	Granted
	24/01547/HOU	10 Kings Close Bembridge Isle Of Wight PO35 5NX	Proposed single & two storey extensions, terrace and roof mounted solar panels; roof light on east elevation; Juliet balcony on west elevation at first floor level; replacement of ground floor window to glazed doors	Refuse - fails to meet BNDP Policies D1(a), (b) and (c), D2 in regards to size and scale, D4 in regards to overlooking, EH2 in regards to unique characteristic of conservation area and GA1 in regards to parking provision	Refuse	SPLIT DECISION
10/01/2025						
	24/01674/HOU	10 Brook Furlong Bembridge Isle Of Wight PO35 5QR	Demolition of existing porch; proposed single storey extension to form entrance hallway and toilet	To recommend that IOWC **GRANT** the application as it complies with BNDP Policy D2, however the Parish Council note that the vertical larch is not in keeping with rest of property.	Grant	Granted
17/01/2025						
	24/01595/TW	West Cliff Pump Lane Bembridge Isle Of Wight PO35 5NG	T1) Bay(Prunus nobilis); Reduce sub canopy to hedge height(Approximately 2.5M)		Not Consulted	Granted
	23/01920/FUL	Land North Of Steyne Road And Land Served Off Mill Road And High Street	Proposed Residential Development of 130 dwellings, Means of Access, Ancillary Garages and Garage/Studios, Associated Landscaping and Ancillary Infrastructure (revised plans relating to means of access and multi-use access facilities, repositioning of plots 76, 77, 78 & 79 and associated parking areas, new build out crossing onto Steyne Road, revised layout plans and highway information) (additional information relating to air quality)(readvertised application)	See previous	Refuse	Granted

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	24/01778/FUL	Bembridge Point Off Embankment Road Bembridge Isle Of Wight	Continued use of land for storage, sorting and distribution of gravel and associated plant	To recommend that IoWC GRANT the application with a maximum term of 5 years.	Grant	Granted
24/01/2025						
	24/01781/CLPUD	Sand Cove Beach Road Bembridge Isle Of Wight PO35 5NQ	Lawful Development Certificate for proposed outbuilding		Not Consulted	Granted
31/01/2025						
	24/01815/HOU	2 Locksleigh Cottage Dennett Road Bembridge Isle Of Wight PO35 5XF	Demolition of workshop structure & conservatory; Proposed single storey extension and replacement windows	To recommend that IoWC GRANT the application as it complies with BNDP Policy D2, but that recommendations for Island Roads should be adhered to.	Grant	Granted
07/02/2025						
	24/01847/TW	Myrtle House Ducie Avenue Bembridge Isle Of Wight PO35 5NE	Leylandii hedge (3m x 80m) - Remove.		Not Consulted	Granted
	24/01507/TW	Flat 1-2 The Red House 76 Meadow Drive Bembridge Isle Of Wight PO35 5XU	Holm Oaks x 2 - Trimming small branches that are low by approx. 10%		Not Consulted	Granted
21/02/2025						
	25/00020/TW	Wet Woodland West Of The Embankment Footpath Land At Harbour Strand And Embankment Road Bembridge Isle Of Wight	Poplar - Remove, to stump. A number of young willows and alders have also been impacted by the collapse. These will be coppiced.		Not Consulted	Granted
	25/00081/4BCPA	Plot B Land Rear Of 5 To 7 Meadow End And To The South Of Love Lane Bembridge Isle Of Wight	Prior notification for Schedule 2, Part 4, Class BC permitted development under The Town and Country Planning (General Permitted Development) (England) Order		Not Consulted	Split Decision
07/03/2025						
	24/01714/TW	Bembridge Coast Hotel Fishermans Walk Bembridge	T1; Pedunculate Oak - Reduce Crown in Height (by 3m) and shape T2; Monterey Cypress - Reduce Crown in Height (by 3m) and Shape. Reduce stem by a further 5m		Not Consulted	Granted
14/03/2025						
	25/00010/HOU	66 Howgate Road Bembridge Isle Of Wight PO35 5QP	Proposed two storey rear extension with reconfiguration of conservatory to include new roof; alterations to fenestration; proposed sky lights	To recommend that IoWC REFUSE the application as it fails to meet Bembridge Neighbourhood Development Plan Polices D.1.(c) and D.2.	Refuse	Granted
	24/01580/HOU	Northwells Lodge Ducie Avenue Bembridge Isle Of Wight PO35 5NF	Proposed vehicular access onto New Road and hardstanding; removal of sheds and outbuilding, blocking of an existing access	To recommend that IoWC REFUSE the application as they share the concerns as stated in Island Roads' objection.	Refuse	Granted
	25/00051/HOU	6 Nightingale Close Bembridge Isle Of Wight PO35 5YP	Proposed single storey rear extension, side conservatory and porch	To recommend that IoWC planning REFUSE the application as it contravenes Bembridge Parish Council Neighbourhood Development Plan Policy.D.2. 'New roofs are to be pitched unless this is out of keeping with the existing building'.	Refuse	Granted
21/03/2025						
	25/00035/TW	Land Adjacent To 54 Lincoln Way Bembridge Isle Of Wight	1. Acer platanoides 'Crimson King' - cut back dead branches.2. Acer platanoides 'Crimson King' - cut back dead branches. 5. Populus nigra - Sever ivy to 1.5m. (See report). 9. Salix babylonica - Cut back dead, dying and diseased. 11. Salix caprea - Two branches and one stem to be removed: lowest branch extending southwest removed to raise the crown of the tree. The removal should be to the first major growth point below the woodpecker hole. The remaining tree will be crown cleaned incorporating the reduction of over extended branches or exposed branches removed as a result of the branch removal. 12. Salix Alba - Re pollard. (See report).		Not Consulted	Granted
28/03/2025						
	25/00127/HOU	79 Foreland Road Bembridge Isle Of Wight PO35 5UD	Demolition of one chimney, conservatory and lean to; Proposed single storey front, side and rear extensions and two storey rear extension including Juliet Balcony; Proposed chimney; Alterations to include additional window openings on front elevation and replacement/new fenestration to all elevations	To recommend that IoWC planning GRANT the applications as it meets Bembridge Neighbourhood Development Plan Policies D.1., D.2. D.4. and EH.1.	Grant	Granted
	25/00030/TW	Pitt House Ducie Avenue Bembridge Isle Of Wight PO35 5NF	1. Remove the overgrown leylandii & evergreen oak hedge running east / west across the land, and the boundary hedge running approx North / south on the east edge of the land. (marked as "leylandii hedge on the plan)2. Remove the heavily leaning eucalyptus tree marked as T8, 3. Remove the decaying and poor cherry marked as T154. Clear the yew & laurel marked as G85. Clear bamboo & laurel around G36. Remove single conifers and previously pollarded trees from sunken garden area to the north of G2 with a view to replan ng.7. Remove all under storey from right hand side of entrance (from Love Lane, main gates).		Not Consulted	No Objection

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	25/00062/TW	80 High Street Bembridge Isle Of Wight PO35 5SF	T1; Lime - Re-pollard at previous points. TG2; Cherry - Remove the lead stem at the first bifurcation (the cherry tree that is most north in the group and closest to the dwelling). Further sympathetic pruning of any branches in close proximity to the dwelling to allow 0.5-1m clearance around the balcony. See a ached photos.T3; Ash - Remove at ground level. T4; Red Oak - Reduce eastern crown laterally by approximately 2m to improve asymmetry and decrease further bias to the east. T5; Oak - Remove deadwood and prune smaller branches to the east (over the road High Street) by 1-2m laterally. See the photos attached.		Not Consulted	Granted
	25/00102/TW	5 Woodnutt Close Bembridge Isle Of Wight PO35 5YF	Hornbeam - Removal of lower 5 limbs on the south side, back to trunk.		Not Consulted	Granted
	25/00040/TW	Silver Sands Court Church Road Bembridge Isle Of Wight PO35 5AA	(T1) Bay tree at the southeastern corner closest to Church Road will be reduced by one-third and shaped. (TG2) Two self-seeded sycamores to be removed.(T3) Pi osporum will be reduced by one-third and reshaped. (T4) Maple; crown will be cleaned by removing deadwood and crossing branches; this tree will be retained. (T5) Bay tree, leaning toward the neighbour's house should be removed at ground level.(TG6) Three poor quality self-seeded sycamores will be removed at ground level.(T7) Bay tree with a bracket at the base, which is at risk of failure, will need to be removed at ground level. (TG8) Large clusters of bay and red robin require reduc on to approximately 6 (fence height).(TG9) Bay and laurel; reduce these to approximately 6 (fence height).(T10) Ash saplings - Remove.(T11) Yew in the far southwest corner - Cut back the overhang.(TG12) The trees will be cut back on the eastern side with 1-2m lateral growth to be more in line with the boundary fence line. This will be done at the most appropriate pruning point at a maximum of 1/3rd the diameter of the adjacent branch; the final distance will be set by the most appropriate pruning point and not the fence line.		Not Consulted	No Objection
04/04/2025						
	25/00186/TW	Lane End House Lane End Road Bembridge Isle Of Wight PO35 5SZ	Holly tree; Remove the right trunk to encourage growth of the remaining part of the tree. 11x Sycamores ; Pollard to previous pollard points.		Not Consulted	Granted
	25/00187/TW	6 Meadow End Bembridge Isle Of Wight PO35 5YB	T1; Sycamore - Remove tree to ground level. T2; Lime - Cut back overhanging branches back to previous cuts i.e boundary line.T3; Plum - Remove tree to ground level.		Not Consulted	Granted
11/04/2025						
	25/00162/FUL	Houseboat Petrenda Embankment Road Bembridge PO35 5NS	Proposed replacement houseboat with associated steel frame, mooring poles and sewerage holding tanks to include solar panels	To recommend that IoWC planning authority **GRANT** the application as it meets BNDP Policy D.5.	Grant	Granted
	24/01798/FUL	Westwings Ducie Avenue Bembridge Isle Of Wight PO35 5NF	Proposed self-contained annexed accommodation	To recommend that IoWC planning authority **REFUSE** the application as it fails to meet BNDP Policies GA.1. (car parking provision) and D.1. (complements and enhances...density and access of existing surrounding developments). BPC also noted that as an 'annexe' to Westwings, access should be via the existing access to Westwings and not via a new pedestrian gate directly from Ducie Avenue to the new property.	Refuse	Refused
18/04/2025						
	24/01663/FUL	Kingsmere Lane End Road Bembridge Isle Of Wight PO35 5TB	Proposed demolition of existing building and replacement with new building to provide café with outside seating area, car parking, bin and bike storage (revised scheme)	To recommend that IoWC planning authority **REFUSE** the application as it fails BNDP policies GA.1. (insufficient parking provision), WS.5. (adverse impact on character and appearance of the locality), T.1. (Parking facilities must be provided) and EH.1. (adverse impact on neighbouring properties). BPC note and concur with the conclusions of the Island Roads' report dated 25th Feb 2025. If this application were to proceed in its current form, then IoWC must act as a priority on the recommendations for Lane End Road as detailed in the Bembridge, Brading and St Helens LCWIP (route number: EWW11).	Refuse	Granted
	25/00259/HOU	Moreton Lodge Ducie Avenue Bembridge Isle Of Wight PO35 5NE	Proposed dormer window and alterations to detached garage/annex building to provide one additional bedroom	To recommend that IoWC Planning Authority **GRANT** the application as it complies with BNDP Policies D.1, D.2 and E.H.1.	Grant	Granted
25/04/2025						
	No Decisions					
02/05/2025						

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Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
	25/00359/HOU	Corkbeg House Swains Road Bembridge Isle Of Wight PO35 5XR	Proposed two storey and single storey extension on rear elevation, proposed garage conversion, demolition of front elevation porch; proposed portico; alterations to include additional windows to southwest and northeast elevation; new door with porch canopy to southwest elevation; rear terrace area	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D.1. D.3. and EH.1. The BPC note the addition of a flat roof but felt that due to its position in the plan it was unobtrusive.	Grant	Granted
	25/00026/TW	Windrush Swains Lane Bembridge Isle Of Wight PO35 5ST	T1; English Oak (Quercus robur) - Prune overhang to garden approximately 20-30%.		Not Consulted	Refused
09/05/2025						
	No Decisions					
16/05/2025						
	No Decisions					
23/05/2025						
	25/00403/FUL	Little Hearn Swains Lane Bembridge Isle Of Wight PO35 5ST	Demolition of outbuilding; Proposed self-contained annexe for ancillary use to the main dwellinghouse	To recommend that IoWC GRANT the planning application as it meets BNDP Policies D2 and GA1. Similarly to the BPC response to previous application 23/01931/FUL they recommend that conditions are added as follows: 1) No permitted development rights should be allowed on the annex and 2) The annex should be tied to the main property.	Grant	Granted
	25/00428/ADV	25 High Street Bembridge Isle Of Wight PO35 5SD	1x externally illuminated projecting sign; 1 x externally illuminated fascia sign	To recommend that IoWC GRANT the planning application as it meets BNDP Policy W.S.4	Grant	Granted
	25/00512/HOU	The Shielings Swains Road Bembridge Isle Of Wight PO35 5XS	Proposed single storey rear extension	To recommend that IoWC GRANT the planning application as it meets BNDP Policy D.1. They note that it fails part of Policy D.2. on flat roofs but accept that on this occasion a pitched roof would be impractical.	Grant	Granted
	25/00470/HOU	Shell Cottage Ducie Avenue Bembridge Isle Of Wight PO35 5NE	Retention of wall and pillars	To recommend that IoWC REFUSE the planning application as it fails BNDP Policies D.1.b (reflecting existing character), E.H.1 (responds positively to the local character) and E.H.4 (loss of hedgerows). They also feel that Island Roads should be consulted on the impact on visual display from Darts Lane and disagree with point 8.2. in the Design Access Heritage Statement	Refuse	Refused
30/05/2025						
	25/00343/TW	Dolphin House Beach House Lane PO35 5TA	G1; Mixed species hedge - Reduce to approximately 3 metres. Lime and Sycamore trees - Reduce to below old pollard points (aprox 2m below th ecurrent pollard) T1; Oak - reduce to approx 30% overall back to good growth points.		Not Consulted	Split
	25/00606/TW	Mimosa House Northclose Road Bembridge Isle Of Wight PO35 5XP	Eucalyptus tree - Remove to ground level.		Not Consulted	No Objection
06/06/2025						
	No Decisions					
13/06/2025						
	No Decisions					
20/06/2025						
	25/00638/TW	14 Foreland Road Bembridge Isle Of Wight PO35 5XW	Eucalyptus tree. Remove 3 branches as detailed in submitted photograph.		Not Consulted	No Objection
27/06/2025						
	25/00214/FUL	Ely Place Swains Road Bembridge Isle Of Wight PO35 5XR	Demolition of bungalow and outbuildings; proposed replacement dwelling, back storage/gym building to include roof mounted solar panels (revised plan) (readvertised application)	To recommend that IoWC Planning Authority GRANT the application as per previous comments. However, the Parish Council would like it noted that all construction parking should be contained to on-site and not in Swains Road.	Grant	Granted
	25/00610/HOU	Beach House Beach House Lane Bembridge Isle of Wight PO35 5TA	Proposed single storey extension to form gym/wellness centre with roof terrace over (revised scheme)	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D.1, D.2, D.4, E.H.1 and E.H.4.	Grant	Granted
04/07/2025						
	25/00652/FUL	Holy Trinity Church, Church Road. PO35 5NA	Alterations to existing church entrance porch; Installation of glazed double doors, improved entrance porch floor, heating and lighting.	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policy E.H.2. The BPC also ask if Listed Building Consent is required and if so then should this be included with the application documentation?	Grant	Granted
11/07/2025						
	25/00689/RVC	6 Nightingale Close Bembridge Isle Of Wight PO35 5YP	Variation of condition 2 on 25/00051/HOU to allow alterations to side Conservatory structure to include solid roof	To recommend the IOWC Planning Authority GRANT the application as it meets BNDP Policies D1, D2 and EH1.	Grant	Granted
18/07/2025						
	25/00758/TW	Balure Ducie Avenue Bembridge Isle Of Wight PO35 5NE	Amendment to proposed works (08/07/2025): T1; Ash - Fell/dismantle to ground level. T2; Bay (situated near corner or the property) - Reduce the height by approx 12ft.		Not Consulted	Granted
25/07/2025						

Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
	25/00612/TW	Pitt House Ducie Avenue Bembridge Isle Of Wight PO35 5NF	Amended proposal 23/06/2025:The following trees are covered by TPO or Coservation Area: T1; Sycamore - Remove ivy, remove larger deadwood over verge. T2; Sycamore - Fell to ground level. T3; Sycamore - Fell to ground level. G4; 5 x Holm Oak - Pollard to 8 metres. T4a; 2x Holm Oaks - Remove T5; Holm Oak - Pollard whole tree to c 3m above ground 2x partially fallen smaller dead stems - rmove both from the verge.		Not Consulted	Granted
	25/00646/TW	Pitt House Ducie Avenue Bembridge Isle Of Wight PO35 5NF	Additional Proposed Works Trees A-F 22/06/2025:The following trees are covered by TPO or Conservation Area: 1;Conifer - Remove. 2; Laurel and Bay - Remove. 3; Conifer - Remove 4; Ash - Remove. 5; Sycamore - Re pollard to 3m 6; Beech - Remove. 7; Remove Laurel and Bay throughout area A Sycamore (to LHS of elctricity station) - Remove. B; Beech - Remove. C; Cherry - Remove. D; Hazel - Coppice,Maple - Pollard, Camillia - Reduce to open area around the chilean myrtle. E; Dead tree and 2x sprouting shoots - Remove F; Dual trunk Sycamore - Remove both		Not Consulted	Granted
	25/00705/HOU	Green Gates Heathfield Road PO35 5UW	Proposed single storey extension on front elevation and additional fenestration to south elevation	To recommend the IOWC Planning Authority **GRANT** the application as it meets BNDP Policies D1, D2 and EH1.	Grant	Granted
01/08/2025						
	No Decisions					
08/08/2025						
	No Decisions					
15/08/2025						
	25/00850/TW	Foreland House Lane End Road Bembridge Isle Of Wight PO35 5SZ	T1; Monterey Cyprus - Dismantle tree down to a 10-15ft stump as a habitat trunk.		Not Consulted	Granted
	25/01118/TW	114 High Street Bembridge Isle Of Wight PO35 5SQ	**5 DAY NOTICE** T1; Horse chestnut - Fell to safe height. Dead dying and dangerous roadside co-dominant.		Not Consulted	No Objection
22/08/2025						
	25/00832/TW	Blue Buoys House Lane End Road Bembridge Isle Of Wight PO35 5SZ	T1; Oak. Reduce two over-extending branches back to natural crown line. Prune approx 1.5m - 2m from the tips of the lateral branch on lane side. Crown thin 20% and crown clean. Remove epicormic trunk growth.		Not Consulted	Granted
	25/00928/HOU	2 Paddock Drive Bembridge PO35 5TL	Demolition of garage; proposed side extension with dormer windows; extension to dormer windows on front and rear elevations; alterations to fenestration; alterations to vehicular access	**Resolved:** To recommend that IOW Planning Authority GRANT the application as it complies with BNDP Policies D.1 D.2 EH.4 and GA.1. BPC would also like to see the conditions set by Island Roads complied with and recommend the use of porous materials on the driveway.	Grant	Granted
29/08/2025						
	No Decisions					
05/09/2025						
	25/00931/TW	Dolphin House Beach House Lane Bembridge Isle Of Wight PO35 5TA	T1; 4x Lime trees within hedge/group - Repollard maintaining knuckles, with removal of immature basal growth. T 2 Scots Pine - halo thin and crown clean. T3 2x Sycamore - Fell to near grd level. H1 rear boundary hedges reduce height(30%) and trim back hard. H2 east boundary hedges to be trimmed back to boundary. H3 Western boundary hedges trimmed back towards boundary and reduced in height to 3 m.		Not Consulted	Granted
12/09/2025						
	25/00837/LBC	East Wing, North Wells, Ducie Avenue, Bembridge PO35 5NF	Listed Building Consent for proposed replacement of windows	To recommend that IOW Planning Authority **GRANT** the application as it meets BNDP Policies D.1 and D.2.	Grant	Granted
19/09/2025						
	25/01114/TW	The Coach House Love Lane Bembridge Isle Of Wight PO35 5NH	T1; Silver Birch. Reduce to previous points maintaining natural form where possible.		Not Consulted	Granted
26/09/2025						
	25/01057/FUL	Land Adjacent Access Road From Embankment Road To Bembridge Point, off Embankment Road,	Proposed replacement kiosk	To recommend that IOWC Planning Authority **GRANT** the application as it meets BNDP T1. The BPC would however, like to see consideration given to the safety of queuing customers on the access road.	Grant	Granted
03/10/2025						
	25/01080/FUL	Church Row, High Street. PO35 5SE	Replacement of external windows and doors, and replacement of soffits and fascia	To recommend that IOWC Planning Authority **GRANT** the application as it meets BNDP D2. The BPC would however like to point out that the description of the windows is inconsistent between the Design and Access statement and the Heritage statement.	Grant	Granted
	25/01139/HOU	3 Meadow Drive, PO35 5XZ	Demolition of outbuilding & previous extension; proposed single storey & two storey extension (including roof-space accommodation), box dormer extension on east elevation, replacement windows & internal alterations; landscaping including raised rear	To recommend that the IOWC Planning Authority **GRANT** the application as it meets BNDP policies D1, D2 and EH2. However, BPC highlight a failure of Policy D2 concerning the proposed flat roof.	Grant	Granted

Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
	25/01153/HOU	Myrtle House, Ducie Avenue. PO35 5NE	Retention of fencing.	To recommend that the IOWC Planning Authority GRANT the application.	Grant	Refused
10/10/2025						
	25/01142/HOU	35 Steyne Road, PO35 5SL	Proposed formation of vehicular access and hardstanding	To recommend that the IOWC Planning Authority GRANT the application, providing all conditions set by Island Roads are fully met.	Grant	Granted
17/10/2025						
	25/01067/TW	Pitt House Ducie Avenue Bembridge Isle Of Wight PO35 5NF	T1; Sycamore - reduce canopy by approximately 30% to reduce weight and sail effect. Cavity at base,close to building and client would like to retain. T2; Holm Oak - dismantle to near ground level. Heavy stem decay and very sparse foliage cover. T3; Sweet Chestnut - reduce canopy by approx 20%. Crown dieback, thin foliage cover and woodpecker holes below main fork. T4; Beech - dismantle to near ground level. Crown dieback, thin foliage cover, heavy stem decay and cavity at main fork. T5; Beech - remove top section of stem to strong growth pointc below cavity.		Not Consulted	Granted
	25/01116/TW	Northclose House Northclose Road PO35 5XP	T1; Tulip - Whole crown reduction of approximately 30% to bring in any over extended branches and to reshape; crown thin of approx 20% mainly deadwood, rubbing branches and epicormic growth;raise the lower crown to approx 3m from ground level.		Not Consulted	Granted
	25/01136/TW	Bourne Leisure Limited The Bembridge Coast Hotel	10 (tag no:4562); Monterey pine - Remove broken/hanging branch branch Willow - Dismantle to ground level, Pendunculate Oak - Remove dead wood over footpath only, Pendunculate Oaks - Remove deadwood.		Not Consulted	Granted
24/10/2025						
	No Decisions					
31/10/2025						
	25/01196/TW	The Garland Ducie Avenue Bembridge Isle Of Wight PO35 5NF	T1; White Poplar - Reduce by approximately 40%. T2; Sycamore - Reduce overall height by approximately 5 metres		Not Consulted	Split Decision
	25/00534/FUL	Houseboat Poem 25 Embankment Road PO35 5NS	Retention of storage shed.	To recommend that IoW Planning Department REJECT the application as it fails to meet BNDP Policy D.5.	Refuse	Granted
	25/01225/TW	1 Orchard Park Swains Road Bembridge Isle Of Wight PO35 5XR	Maple Tree; Remove		Not Consulted	Granted
	25/01238/TW	Magnolia House Ducie Avenue Bembridge Isle Of Wight PO35 5NE	T1; Mimosa - Remove. T2; Bay - Reduce by 50% (1/2 in height). T3; False Acacia - Remove for safety. T4; Sycamore - Remove first low limb over Ducie Avenue		Not Consulted	Granted
	25/01292/HOU	30 Howgate Road, Bembridge PO35 5QW	Proposed porch; single storey rear extension	BPC recommend that the IOWC Planning Authority REFUSE this application as it fails BNDP Policy D2 (Flat roof element of application 'flat roofs are to be pitched unless it is out of character with the existing building) NOTE: BPC have also recommended that IOWC GRANT the proposed porch elemnt of the application as it meets with BNDP Policies.	Refuse	Granted
07/11/2025						
	25/01261/TW	41 And 43 High Street Bembridge Isle Of Wight PO35 5SE	T1; Mulberry - Crown reduction of approx. 20% back to previous areas, taking off 1/1.5 metres back to good growth points; Lift up canopy to 2m from ground level. T2; Leylandii (T2 is situated in property of 43 High St) - Remove dead/dying tree to ground level.		Not Consulted	Granted
	25/01271/TW	14 The Ruskins Bembridge Isle Of Wight PO35 5NY	4x Eucalyptus trees (overhanging from neighbouring garden) - Prune back to boundary		Not Consulted	Granted
	25/01233/CLPUD	33 Forelands Field Road Bembridge Isle Of Wight PO35 5TR	Lawful Development Certificate for proposed roof mounted solar panels		Not Consulted	Granted
14/11/2025						
	25/01262/TW	The Small Cottage Lane End Road Bembridge Isle Of Wight PO35 5SY	Amendment received 23.10.2025: 1. Sweet chestnut tree (1st on the left hand side of driveway) - Reduce northerly fork at top by 3m back to growth point so it matches southerly top of tree; Reduce by 3m the lateral branch which is pointing east oer driveway. 2. Dead sweet chestnut tree (2nd on teh left hand side of driveway) - Remove.		Not Consulted	Split Decision
21/11/2025						
	25/01344/TW	Beach House Beach House Lane Bembridge Isle Of Wight PO35 5TA	This applica□on includes trees covered by TPO and Conserva□on Area: T1; Beech (TPO) - 30% crown reduction, being to all sides; Replace existing cable bracing if necessary. T2 & T3 Dead tress (Conservation Are) - Remove.		Not Consulted	Granted
28/11/2025						
	No Decisions					
05/12/2025						
	25/01452/FUL	Flat 4, Old Bembridge House, Kings Road PO35 5NT	Retention of 5 replacement windows	To recommend that IoWC Planning GRANT the application as it meets BNDP Policy D2.	Grant	Granted

Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
	25/01279/HOU	Smoke Tree Lane End Close, PO35 5UF	Demolition of existing conservatory; Proposed single storey rear and side extensions	To recommend that IoWC Planning GRANT the application as it meets BNDP Policies EH1, and D1 but note that the flat roof element of the application fails to meet BNDP Policy D2.	Grant	Granted
12/12/2025						
	25/01569/HOU	Mill Reach, Kings Road PO35 5NT	Proposed single storey front extension; single storey side extension; new window at ground floor level on side elevation; proposed external staircase on side elevation; conversion of exiting garage	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D1, D3 and EH1.	Grant	Granted
19/12/2025						
	25/01476/TW	Little Hearn Swains Lane Bembridge Isle Of Wight PO35 5ST	T1; Horse Chestnut - Reduce canopy by approximately 30%. Reason: To maintain size		Not Consulted	Granted
	25/01759/TW	Beach House Beach House Lane Bembridge Isle Of Wight PO35 5TA	**5 Day No□ce** T1; Beech - Fell to ground level Reason: Suffering from extensive and established decay infection of the lower bole, main fork and buttresses. Health and safety grounds as discussed with LPA Arb Officer on site.		Not Consulted	Granted
	25/01596/TW	Blue Beach House Lane End Road Bembridge Isle Of Wight PO35 5SZ	T1; Sycamore - Remove. Reason: Tree is becoming too dominant and over the building causing nuisance and concerns for the root proximiity to the drains.		Not Consulted	Granted
	25/01160/HOU	Hill Corner, Kings Road PO35 5NB	Retention of replacement two French doors and one Sash window	To recommend that IOWC Planning Authority GRANT the application as it meets BNDP Policies D.2 and E.H.2	Grant	Granted
02/01/2026						
	25/01555/HOU	Fuchsia Lodge, Ducie Avenue. PO35 5NE	Two carports attached to existing garages	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D1, D2 and EH1.	Grant	Granted
	25/01616/TW	East Cliff Cottage Love Lane Bembridge Isle Of Wight PO35 5NH	T1 and T2; Silver birch - Thin and reduce both crowns by approx. 30%. Reason: Reduce impact on neighbouring properties and improve appearance. T3; Pitosporum - remove and replace with a more appropriate variety. Reason: Casts considerabl and unwelcome shade over a number of adjeacent properties.		Not Consulted	Split Decision
	25/01457/TW	Land Adjacent To 2 Harbour Strand Bembridge Isle Of Wight	Amendment to proposed works (received 10.12.2025): 23972 and 23976 Monterey Cypress - Collapsed limb to be tidied; reduce height of both trees by 2m to form a unified canopy; reduce western side canopy of tree 23972 by 2m; reduce the southern upper limb back to healthy side shute, this reduction is about 3m and raise the crown to 3m.		Not Consulted	Granted
09/01/2026						
	25/01528/TW	Tyne Hall Love Lane Bembridge Isle Of Wight PO35 5NH	T1; Sycamore - Remove. Reason: Safety. T2; English oak - Reduce by approx 3m Reason: Safety. T3; Beech - Remove longest extended limb Reason; Safety. T4 & T5; 2 x Beech - remove Reason: Both trees infected with Maripilis Giganteus. T6; Eucalyptus - Remove lowets 3-4 limbs Reson: Safety. T7; Horse Chestnut - Remove Reason: Heavily decaying and hollow.		Not Consulted	Granted
16/01/2026						
	No Decisions					
23/01/2026						
	25/01701/HOU	120 Howgate Road	Proposed alterations to roof; roof lights; proposed dormer extension to rear elevation with balcony; front elevation porch; alterations to include external finishing materials	To recommend to IoWC Planning Authority that it REFUSE the application as it fails to meet BNDP policies D.1., D.4. and E.H.1.	Refuse	Granted
	25/01680/HOU	Northwells Lodge Ducie Avenue Bembridge Isle Of Wight PO35 5NF	New boundary wall topped with section of fencing, brick piers and entrance gates to New Road frontage	To recommend to IoWC Planning Authority that it REFUSE the application as it fails to meet BNDP policies E.H.2, and the Parish Council shares the concerns and objections raised by The IOWC Public Rights of Way Service.	Refuse	Granted
	25/01704/TW	Beach Side Beach House Lane Bembridge Isle Of Wight PO35 5TA	Oak tree - Crown reduce by 20% and crown thin by 20% (see photo A). Removal of all arising. Reason - bring back to a more controllable shape.		Not Consulted	Refused
30/01/2026						
	25/01779/TW	Clock Cottage Ducie Avenue Bembridge Isle Of Wight PO35 5NE	Amendment received 19.01.2026:This applicaϴon includes trees covered by TPO and Conservation area. T1; Kazan Cherry - Remove (leaning into chalet). T5; Silver Birch - 20% thin, 2m side reduction. T6; Variegated Sycamore - Remove branches where leave reverted, 20% reduction with 20% thinning out. T7 and T8; Bays - Reduce. T9; Sycamore - Remove 3 overhanging branches and reduce 20%. T10; Mix of Magnolias and Bay - reduce T11; Kazan Cherry - light reduction 20%		Not Consulted	Granted
06/02/2026						
	25/01772/HOU	48 Lincoln Way, Bembridge PO35 5RR	Demolition of conservatory and shed; proposed single storey rear/side/link extension; roof mounted solar panels	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policy D.2. However, the BPC feel that the plans were not clear and hold reservations regarding flat roof, but acknowledge existing flat roof and similar designs in area.	Grant	Granted
	25/01760/HOU	1 Locksleigh Cottage, Dennett Road. PO35 5XF	Demolition of conservatory; proposed single storey rear/side extension and porch; new and replacement windows and doors	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policy D.2.	Grant	Granted

Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
13/02/2026						
	25/01742/HOU	Hill Cottage, Kings Road, PO35 5NB	Proposed single storey rear extension	BPC recommend that IoWC Planning Authority REFUSE the application as it fails BNDP Policies D.2. (flat roof) and E.H.2 (Conservation Areas).	Refuse	Granted
	25/01693/TW	21 Howgate Road Bembridge Isle Of Wight PO35 5QN	Amendment (Annotated Photo) received 04.02.2026: T17 & T18; Oaks - Removal of lower overextended limbs, raise canopy to match neighbouring side.		Not Consulted	Granted
20/02/2026						
	No Decisions					
27/02/2026						
	No Decisions					
06/03/2026						
	25/01193/TW	East Cliff Love Lane Bembridge Isle Of Wight PO35 5NH	This application includes trees covered by TPO and Conservation Area: T1; Sycamore - Fell to grd, remove stump, replace with 2 Prunus Incisa. T2; Holm Oak - lift crown. T3 and T4; 2 x youung turkey oaks - fell to grd replace with similar to wood east of estate. T5; Deciduous Magnolia - reshape and reduce by 2-3 metres. T6; 8x Malus Everest - reduce and rechape by 1/3rd. T7; 4 x apple trees - reduce and rechape by approx 1/3rd, 3x plum trees - reduce and reshape by 1/3rd, 1xbramley apple tree - remove.T8: Holm Oak - Crown lift to 2.4m. T9; Oak - remove all deadwood.		Not Consulted	Granted
13/03/2026						
	26/00040/HOU	7 Egerton Road, PO35 5RF	Proposed replacement porch and alterations	To recommend to IoWC Planning Authority to GRANT the application as it meets BNDP policy D.2.	Grant	Granted
20/03/2026						
	26/00135/TW	Pitt House Ducie Avenue Bembridge Isle Of Wight PO35 5NF	Amendment to proposed works (Received 12.03.2026): The following trees are covered by TPO or Coservation Area: 1 Leylandii - Remove to allow surrounding trees to grow, 2: Sycamore - Pollard to 4m 3: Sycamore - Pollard, 4: Double Trunk sycamore - Reduce crown by 30% to manage stress 5: Small Holm Oak - Remove due to rotting base, 6 Sycamore - reduce crown. G1: Group of Holm Oaks - pollard, G2: Fig and 2 x apples - Remove.		Not Consulted	Granted
	26/00091/HOU	41 Meadow Drive, PO35 5XU	Demolition of existing conservatory; proposed single storey rear extension, changes to external materials and fenestration	To recommend that IoWC Planning Authority GRANT the application based on it meeting BNDP Policies D.1. and EH.1. Parish Council note flat roof but as per Policy D.2. feel that a pitched roof would be 'out of character'.	Grant	Granted
27/03/2026						
	25/01820/HOU	Aiken Drum, Lane End Road. PO35 5SZ	Demolition of garage; proposed two/single storey side extension to include roof terrace over single storey element; alterations to include roof mounted solar panels	BPC recommend that IoWC Planning Authority REFUSE the application as it fails BNDP Policies D.1.c (loss of light) and D.2 (subservient in size).	Refuse	Granted
03/04/2026						
	No Decisions					
10/04/2026						
	26/00219/FUL	The Green, Fishermans Walk Bembridge	Change of use of land for the temporary siting of a tea trailer for a period of three years (2026 to 2028)	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policy T1.	Grant	Granted
17/04/2026						
	No Decisions					
24/04/2026						
	26/00213/TW	Shorelands Kings Road Bembridge Isle Of Wight PO35 5NB	1; Sycamore - Fell to ground level.Reason: Normal thinning process.		Not Consulted	Granted
	26/00236/HOU	Crab Cottage 12B Forelands Field Road PO35 5TP	Proposed garage/boat store	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D.1 and D.2. However, they would like to see the garage/boat store remain part of Crab Cottage.	Grant	Granted
	26/00284/TW	The Garland Ducie Avenue Bembridge Isle Of Wight PO35 5NF	Amendment to proposed works 20.04.2026:T1; White Poplar - Pollard to approx 50% in line with adj Poplars. Reason: heavily leaning. T2; White Poplar - Pollard to approx 50% Reason; Heavily leaning		Not Consulted	Granted
01/05/2026						
	26/00216/HOU	1 Port St Helens, Embankment Road PO33 1XG	Proposed single storey side extension with roof terrace and external staircase; alterations to fenstration; cladding; alterations to vehicular access	To recommend that IOWC Planning Authority REFUSE the application as it fails to meet BNDP Policy D.4. – 'no overlooking of neighbouring buildings or private gardens'.	Refuse	Granted
08/05/2026						

Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
	26/00346/4BCPA	Sallys Riding Stables Forelands Field Road Bembridge PO35 5TR	Prior notification for Schedule 2, Part 4, Class BC permitted development under The Town and Country Planning (General Permitted Development) (England) Order for a Pop-Up Campsite		Not Consulted	Granted
	26/00158/TW	Northwells Lodge Ducie Avenue Bembridge Isle Of Wight PO35 5NF	T1; Yew - Remove and replace. Reason: Tree appears to be in decline/dying.		Not Consulted	Granted
15/05/2026						
	26/00249/FUL	134 High Street Bembridge PO35 5SD	Continued occupation of the building as ancillary accommodation associated with the main dwelling at Mill Farm	To recommend that IoWC Planning Authority GRANT the application.	Grant	Granted
	25/01695/TW	11 The Brambles Bembridge Isle Of Wight PO35 5QH	Amendment to proposal 06.05.2026: T1; Macrocarpa - LiÕ canopy to approx. 5.5m above ground level. Remove 1x decayed stem leaning towards house. Reduce height by approx. 2-3m to maintain size of canopy and reduce overextending lateral limbs bringing back in line with main canopy.Reason: To reduce weight and minimise risk of failure.		Not Consulted	Granted
	26/00538/TW	Tyne Hall Love Lane Bembridge Isle Of Wight PO35 5NH	Amendment to proposed works (13.05.2026): T1; Sycamore - 90% dead and collapsing onto the beach.Reason: Remove for safety.T2; Horse Chestnut (collapsing onto the beach) - Pollard to 2.5m.Reason: To stabilize.T3; Sycamore (collapsing onto the beach) - Pollard to 1.8m. Reason: To stabilize. T4; Sycamore (collapsing onto the beach) - Pollard to 1.8m. Reason: To stabilize. G1; Mixed row Holm oak & Sycamore on the cliff edge and roots being undermined by erosion. Where the root plate is exposed and extending over the edge by 50% (+) will be felled for safety. Reason: Safety.		Not Consulted	Granted
	26/00459/TW	Oak House Lane End Road Bembridge Isle Of Wight PO35 5SZ	Horse Chestnut - Pollard to previous pollard points. 6 x Lime - Pollard to previous pollard points (in line with neighbour's lime tree height). Reason: Maintenance.		Not Consulted	Granted
22/05/2026						
	26/00402/CLPUD	78 Meadow Drive Bembridge Isle Of Wight PO35 5XU	Lawful Development Certificate for demolition of workshop; proposed single storey side/infill extension to form porch and single storey rear extension to garage for utility room		Not Consulted	Granted
29/05/2026						
	No Decisions					
05/06/2026						
	26/00332/HOU	Seacroft Lane End Road. PO35 5UE	Demolition of shed and entry vestibule: Proposed single storey rear extension; dormer extension on west elevation; new covered entryway; replacement shed; alterations; landscaping; access gate within highway facing boundary	To recommend that the IOWC Planning Authority REFUSE this application as it fails to meet BNDP Policy D.2. on over development of site.	Refuse	Granted
	26/00469/TW	Alton Cottage Swains Lane Bembridge Isle Of Wight PO35 5ST	Amendment to proposal 21/05/2026:Large mulϴple stem conifer hedge (front driveway, boundary with Swains Lane) - Reduce in height by approx 3.5-4m and trim both faces in by approx 0.5-1m.Pine tree (right hand boundary in front of pool) - 30% reducϴon and crown clean.Reason: Prevent dropping of needles into pool.		Not Consulted	Granted
	26/00351/TW	Pitt House Ducie Avenue Bembridge Isle Of Wight PO35 5NF	Amendment to proposed works 22.05.2026:1. Larch - Remove.Reason: Poor specimen.2. Conifer - RemoveReason: Growing inside the branches of a false acacia but not supporϴng it, therefore restricϴng the growth.3. 2 x Sweet chestnut - To have tops and protruding branches reduced by up to a metre to prevent over loading.Reason: Poor specimens.T5; Beech -Remove.Reason: Significant fungal decay and cracking at lower levels.T6; Beech (next to T5 to the east) - To have the top reviewed when tree surgeons are dealing with T5, with a view to reducing height by up to 6 m if necessary.H; Holly tree - Remove. Reason: Poor specimen which hasn't improved at all over the last 18 months.		Not Consulted	No Objection
12/06/2026						
	26/00523/HOU	Blue Beach House Lane End Road PO35 5SZ	Proposed single storey front extension and porch; alterations to include new door; proposed vehicle turn table in front driveway.	To recommend that the IoWC Planning Authority GRANT this application as it meets BNDP Policy D2, EH1 and GA1.	Grant	Granted
19/06/2026						
	26/00118/FUL	Land Rear Of Avalon Heathfield Road And Adjacent To 62 Steyne Road Bembridge	Proposed dwelling formation of vehicular access, parking, turning area and landscaping	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D.1 and D.2. However, the Committee believe that the conditions imposed by Southern Water should be met before commencement of development. Committee also notes comments from Island Roads, although similar concerns should have also been raised for the building of 62a.	Grant	Granted

Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
	26/00594/TW	Laburnum Cottage Station Road Bembridge Isle Of Wight PO35 5NN	Amendment to proposed works (04.06.2026): T1; Yew - Reduce as much as possible whilst retaining some growth points (crown reduction of around 1 - 1.5 metres). Reason: Reduce dominance and overhang of neighbour's garden. T2; Two pollarded Ash trees (in the front garden) - Remove. Reason: Prevent them becoming a nuisance.		Not Consulted	No Objection
	26/00579/TW	Hill Corner Kings Road Bembridge Isle Of Wight PO35 5NB	Amendment to proposed works (10.06.2026): Self seeded tree - Remove. Reason: Prevent future damage to house and damage to neighbour's windows. Yew tree - Trim by 0.5m. Reason: Avoid buses and lorries causing it or themselves damage. Reduce overhang to neighbours.		Not Consulted	No Objection
	26/00662/TW	Greylands House Ducie Avenue Bembridge Isle Of Wight PO35 5NF	T1; Bay (Multi stemmed group) - Remove largest stem infected with a Ganoderma decaying fungi. T2; Bay (MulΘ stemmed group) - Remove stem encroaching towards the house and over the paΘo. Reason: Trees are becoming too dominant within the area causing nuisance with shade, shadow and litter.		Not Consulted	No Objection
	25/01663/FUL	**Land Adjacent Access Road From Embankment Road To Bembridge Point**	Change of use of land to provide food and beverage kiosks and leisure/wellness/tourist facilities; alterations to parking and landscaping	To recommend to IoWC Planning Authority that it GRANT the application as it meets BNDP policies T.1., E.H.3 and O.L.2.	Grant	Granted
	26/00540/OWC	**Land North Of Steyne Road And Land Served Off Mill Road And High Street Bembridge Isle Of Wight**	Ordinary Watercourse Consent for proposed headwall discharging surface water from proposed wetland basin into an existing ditch to the south of the site		Not Consulted	Granted
26/06/2026						
	No Decisions					
03//07/2026						
	26/00514/HOU	Hedgerow Heathfield Road PO35 5UQ	Proposed replacement of thatched roof with slate roof to include removal of chimney, new dormer windows on front elevations and extension to dormer windows on rear elevation.	To recommend that the IoWC Planning Authority GRANT the application as it meets BNDP Policies D1, D2 and EH1.	Grant	Granted
	26/00626/HOU	3 Meadow Drive PO35 5XZ	Demolition of outbuilding & previous extension; Proposed single storey & two storey extension (including roof-space accommodation), box dormer extension on east elevation; alterations to include replacement windows; change of external finishing materials to all elevations and gable end; landscaping including raised rear patio (revised application)	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D1, D2 and EH4.	Grant	Granted
10/07/2026						
	25/01534/RVC	**Land North Of Steyne Road And Land Served Off Mill Road And High Street**	Variation of condition 2 on 23/01920/FUL to allow for revisions to house type design and site layout	To recommend that IoWC Planning Authority REFUSE this planning application based on the fact that it fails to address previous Parish Council objections and, in some respects, intensifies them. Agreed that an official letter will be submitted to the planning authority alongside original objections to the planning application 23/01920/FUL which still apply.	Refuse	Granted
17/07/2026						
	26/00676/HOU	Pitt House Ducie Avenue PO35 5NF	Proposed internal and external works to include: internal reconfiguration, new windows including a new bay window and dormer windows, installation of a new standing seam roof and loft conversion, new orangery in existing garage footprint, ground floor terrace and bedroom balcony, external alterations, pergola and outdoor kitchen; associated hard and soft landscaping works and revised driveway.	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies EH1, EH2 and EH4.	Grant	Granted
	26/00659/TW	Plantation House The Grove Kings Road Bembridge Isle Of Wight PO35 5AE	T1; Grey Poplar - Remove heavily descending limb from upper crown, remove 2-3 secondary limbs from the end of the crown encroaching towards the Field maple tree.Reason: Heavy lean and shed branches in the past. T2; Field maple - Containment prune the mid/lower crown byreducing the crown spread by approximately 3m. Thin the lower/mid crown by 25% and raise crown to 2m in height. Reason: Becomingdominant within garden and starting to suppress and shade out other trees and amenity planting.		Not Consulted	Granted
24/07/2026						
	No Decisions					
31/07/2026						
	26/00735/TW	**Northwells Lodge Ducie Avenue Bembridge Isle Of Wight PO35 5NF**	Small Juniper tree - Remove and re-plant with a new medium sized tree as part of landscaping works.Reason: Thin crown and declining. Sound arboriculture works.		Not Consulted	Granted

Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
	26/00756/TW	Bembridge Coast Hotel Fishermans Walk Bembridge Isle Of Wight	T4; White poplar - Remove Broken/Hanging BranchT12; Holm oak - Fell to ground level and ground out stump.T17; Monterey cypress - Remove broken hanging branch. Approximately 8m on East Side of crown.T32; Pedunculate oak - Reduce large lateral limb growing northwest towards the overhead lines by approx. 3m to suitable growth point.T145; Monterey cypress - SelecΘvely prune to clear building by at least 1m.T175; Pedunculate oak - Remove broken branch.		Not Consulted	Granted
	26/00802/TW	114 High Street Bembridge Isle Of Wight PO35 5SQ	T1; English Oak - Remove.Reason: Tree is in heavy decline (80%+ dead) and overhanging the road. Works are for safety as adjacent trees had previously blown over.		Not Consulted	Granted
	26/00457/HOU	1 The Drive, Bembridge PO35 5XL	Proposed 2 storey extension to rear and single storey side extension; alterations and extension to dormers on front and rear elevations; porch; alterations to external appearance and extension to raised decking area to rear	To recommend that the IoWC Planning Authority REFUSE the application as it fails to meet BNDP Policies D1 (size, height, scale and mass), D2 (Subservient in size) and D4 (overlooking).	Refuse	Granted
	26/00734/TW	Medyne House Ducie Avenue Bembridge Isle Of Wight PO35 5NE	T1; London Plane - Reduce one long limb that extends over the garden by approximately 2/3rd in length back to sound growth position; Remove 2 secondary limbs from above the removed limb secΘon to shape.Reason: Limb is starting to dominate the area and suppress growth to both a large lime tree and young sycamore. Pruning is for sound arboricultural maintenance.		Not Consulted	Refused
07/08/2026						
	No Decisions					
14/08/2026						
	26/00202/FUL	53 High Street Bembridge PO35 5SE	Proposed replacement of four windows and two doors at ground level	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies WS4 and EH2.	Grant	Granted
	26/00842/TW	East Cliff Love Lane Bembridge Isle Of Wight PO35 5NH	T1; Monterey cypress - Fell to near ground level. Reasons: Moribund with no prospect of recovery, loss of amenity value, future risk of failures.Proposed ReplanΘng: Magnolia grandiflora, to compliment the adjacent ornamental gardens		Not Consulted	Granted
21/08/2026						
	26/00844/HOU	Corkbeg House, Swains Road PO35 5XR	Proposed single story extension on rear elevation, proposed garage conversion; side veranda, to include pitched roof and rear terraced area (revised scheme)	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D1, D2, GA 1 and EH1.	Grant	Granted
	26/00920/TW	Woodland Adjacent To Shorelands Church Road	Cypress Tree - Remove dead branches. Reason: Risk of the dead branches falling - a risk to the public and damage to property.		Not Consulted	Not Consulted
	26/00870/TW	22 Harbour Strand Bembridge Isle Of Wight PO35 5NP	T1; Sycamore - Remove and replant further to the east with an Upright Hornbeam - 'Frans Fontaine' Reason: Sycamore has become too dominant for the small front garden, giving darker shade and litter, has required regular maintenance to contain it's growth in the past. Replacement tree will be less maintenance and more fitting in the small garden.		Not Consulted	Refused
28/08/2026						
	26/01012/TW	Camellia House Love Lane Bembridge Isle Of Wight PO35 5NH	T1; Pin Oak - Reduce overall by approximately 30% to good growth points. Crown clean, including dead, dying and dangerous limbs removed. Removal of Ivy.		Not Consulted	No Objection
04/09/2026						
	26/00951/TW	West Cliff Pump Lane Bembridge Isle Of Wight PO35 5NG	Various treeworks - Poplars, Sycamores , Holm Oaks, Moterey Cypress and Bay.		Not Consulted	Granted
11/09/2026						
	No Decisions					
18/09/2026						
	26/01153/TW	Pitt House Ducie Avenue Bembridge Isle Of Wight PO35 5NF	G1; Group of Holm oaks - Pollard to approximately 7 metres in height. Reason: Arb management.		Not Consulted	Granted
	26/00950/TW	St Denis 58 High Street Bembridge Isle Of Wight PO35 5SF	G1, G2 and G3; 3x ash trees in each group - Fell T7, T11, T12, T14, T15, T16, T18, T19 and T20 - Ash - Fell. T13; Sycamore - Fell. T17; Oak tree - Fell. Reason: Some of the trees are totally dead and others in varying stages of Dieback. Wood would remain on site as access for machinery is limited and we would hope to leave some trees at a reduced height for woodpeckers etc. A number of the trees threaten fencing, Greenhouse and neighbouring properties if they were to blow down in the winds. Currently elements frequently break off and fall, as many trees are very brittle.		Not Consulted	Granted
	26/01028/RVC	Marine Works Embankment Road Bembridge Isle of Wight	Variation of condition 2 on 24/00050/FUL to enable roof height increases and other alterations to units 5 & 6	To recommend that IOWC Planning Authority GRANT the application as it meets BNDP Policies D1, EH1, EH2, OL1, WS5 and WS7.	Grant	Granted

Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
	26/01247/TW	Swains House Swains Road Bembridge Isle Of Wight PO35 5XT	**5 Day NoΘce** T1; White Poplar (Populus alba) - Remove large snapped/hanging bough; reduce overhanging bough back from beach as specified on picture. Reason: To make the tree safe.		Not Consulted	No Objection
	26/00984/CLPUD	120 Howgate Road Bembridge Isle Of Wight PO35 5QZ	Lawful Development Certificate for Proposed swimming pool		Not Consulted	Refused
25/09/2026						
	26/01271/TW	Seaglass Church Road Bembridge Isle Of Wight PO35 5NA	**5 Day NoΘce** TG1: 10 Ash trees with ash dieback - Remove to ground evel. Identified as pink dots on the map. Retain ash tree (pink dot circled in red, furthest east). Reason: Dead/severely declining ash trees.		Not Consulted	Granted
	26/01324/TW	The Lynchens 60 High Street Bembridge Isle Of Wight PO35 5SF	**5 Day NoΘce** T1; Ash - Remove. T2; Ash - Remove. T3; Ash - Remove. TG2 2x Oak - Remove. Reason for T1 - T3: Trees are dead or at least 50% dead. Reason for TG2: Trees have failed at the root plate and are supporting each other over boundary fence.		Not Consulted	Granted
	26/01048/HOU	Villa Maria Dennett Road PO35 5XF	Retention of ground and first floor cladding on southeast side elevation	To recommend that IOWC Planning Authority REFUSE the application as it fails BNDP Policy EH2 – positively conserve and enhance the unique characteristics of conservation area.	Refuse	Refused
04/10/2026						
	26/01053/HOU	31 Downs View Road PO35 5QT	Demolition of conservatory; Proposed two storey and single storey rear extension with pitched roof; proposed pitched roof onto existing front porch; alterations in materials	To recommend that IOWC Planning Authority GRANT the application as it meets BNDP Policies D1, D2 and EH1.	Grant	Granted
11/10/2026						
	No Decisions					
18/10/2026						
	No Decisions					

Bembridge Parish Council

Planning decisions

Decision date:	Reference No.	Location:	Details:	Comments:	BPC Recommendation:	IoWC Decision:
Awaiting notification of decisions:						
	26/00379/11BPA	Harbour Farm Embankment Road	Prior approval for demolition of 2 buildings (Harbour Farm house with garage and Bailiffs Cottage).	To recommend that the IoWC Planning Authority GRANT the application. BPC continue to wish to see protection be given to the orchard on site, and that the lease for the land (which was purchased with taxpayers' money) be offered to the market rather than automatically be given to the RSPB.	Grant	
	26/00273/FUL	Raffles 58 Steyne Road PO35 5SL	Proposed development of pair of semi detached houses and two detached chalet bungalows with associated landscaping, parking and alterations to vehicular access (readvertised application)	To recommend that the IoWC Planning Authority REFUSE this application as the BPC notes and supports the continued objection from Island Roads, and considers that the application remains contrary to Island Planning Policy DM2 in relation to safe and suitable access parking provision and highway safety. The BPC therefore recommend continued refusal until the applicant can demonstrate to the satisfaction of Island Roads that the identified access and parking concerns have been fully resolved.	Refuse	
	26/00566/FUL	107 Howgate Road, PO35 5TW	Demolition of outbuilding; Proposed dwelling and formation of vehicular accesses	To recommend that IoWC planning Authority GRANT the application as it meets BNDP Policies EH1, D1 and D3. However, the BPC agrees that recommendations from Island Roads and Southern Water should be fully complied with.	Grant	
	26/00989/FUL	33 Beachfield Road, PO35 5TN	Demolition of existing dwelling and detached outbuilding; proposed replacement dwellling; landscaping	To recommend that IOWC Planning Authority GRANT the application as it meets BNDP Policies D1 and D3.	Grant	
	26/01033/FUL	Gainsborough Court Lane End Road PO35 5SZ	Retention of detached self-contained annexe	To recommend that IOWC Planning Authority REFUSE the application as this application should be a retrospective application rather than a 'retention'. If Authority is minded to grant the application then the BPC request that the following conditions apply – that there is no sub division and the property remains as ancillary accommodation to Gainsborough Court, and that access remains via Gainsborough drive and NOT Swains Lane.	Refuse	
	26/01121/HOU	Stratton House Heathfield Road PO35 5UQ	Proposed single storey rear extension; alterations and conversion of detached garage into ancillary accommodation; new external cladding	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP policies D1, D2 and EH1.	Grant	
	26/01196/RVC	Fuchsia Lodge Ducie Avenue PO35 5NE	Variation of condition 2 on 25/01555/HOU to change from part pitched/part flat roof to all flat roof to carport	To recommend that IoWC Planning Authority REJECT the application as it fails to meet BNDP Policy D.2.	Refuse	
	26/00989/FUL	33 Beachfield Road PO35 5TN	Demolition of existing dwelling and detached outbuilding; Proposed replacement dwelling; landscaping (revised plans)(readvertised application)	To recommend that IoWC Planning Authority GRANT the application as it meets BNDP Policies D.1. and D.3.	Grant	