

Response ID ANON-76M6-6A7E-3

Submitted to **Area Plan for the North and West- Call For Sites**

Submitted on 2019-11-19 12:02:44

1. Personal details

Name

Name:

[REDACTED]

Address

Address (including postcode):

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Contact telephone number

Telephone number:

[REDACTED]

Email address?

Email:

[REDACTED]

May we publish your response?

No, please do not publish my response

2. Agent details (if applicable)

Name

Name:

n/a

Organisation

Organisation:

Address

Address (including postcode):

Contact telephone number

Telephone number:

Email address

Email:

3. Designation

I am...

Landowner

Other (please state in the comments box):

4. Site Information - Basic

Full site address

Site address:

"Alpines"
Curragh Road
St Johns
IM4 3LN

Location plan:

Alpines - Location Plan.pdf was uploaded

Site plan:

No file was uploaded

Parish or Local Authority the site falls within

Parish or Local Authority (state all if site crosses multiple):

German

Site area

Site area (hectares):

One Acre approx

If known please provide an Ordinance Survey based grid reference for the centre of the site.

X-Ref (easting):

54 degrees 11 minutes 45 secs

Y-Ref (northing):

4 degrees 38 minutes 03 secs

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

Residential and Field

Current Land Use

e.g. agriculture, employment, unused/vacant etc.:

House and Garden

5. Site Information - Detailed

Type of site

e.g. greenfield, brownfield (previously developed):

House and Garden

Ecological features and areas of biological importance

Ecological features :

Lawn, shrubs, and mature trees

Buildings on site

Buildings on site:

4 - bed bungalow, built 1972 with later extensions
mixed construction including timber frame cladding, and block work

Availability of access to the site

Availability of access to the site:

main road access off Curragh Road

Title Encumbrances

(caveats, estates, etc):

none

Relevant Planning History (if known – please include relevant planning application numbers)

Relevant Planning History :

circa 1994

extension to bungalow to provide two bedrooms
approved and built

12/01490/LAW 16 November 2012

lawful use application re 30-year old rear garden
refused with no right of appeal

12/01624/B 21 December 2012

extension to rear of bungalow with balcony above
approved, but did not proceed for financial reasons

6. Site Ownership (or my client)

What relationship are you to the site?

The sole owner of the site

If you are not the owner, or own only part of the site, do you know who owns the remainder?

Please provide full details:

[REDACTED]

Does the owner (or other owners) support your proposal for the site?

Yes

7. Proposed Future Uses and Capacity

Use (if mixed use, please tick all that apply)

Predominantly Residential

Basic Information – area/number of units/proposed floorspace/number of pitches:

low density detached residential
single relocated dwelling or four detached dwellings with private access off main road

8. Market Interest

Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.

Enquiries received

Please provide any comments:

In accordance with one aim of the Island's Strategic Plan to provide high quality housing on 'infill sites' in established residential areas, this site is suitable with established main road access; nearby service connections; mature tree screening; and no other feasible use other than as a garden that is too large to maintain.

There is established residential housing on two sides of the site, and established village facilities, shop, school, two restaurants, good bus services, local employment.

Informal interest has been expressed in the site as being very suitable for a small number of 'executive' style houses with private access. 'Estate agents' have also stated that the site would be of great interest to a professional developer.

9. Infrastructure

Please tell us what infrastructure is available at or near the site

Mains water supply

Yes

Mains sewerage

Yes

Electrical supply

Yes

Gas supply

Unsure

Public highway

Yes

Telecommunications

Yes

Public Transport

Yes

Other**Please specify :**

Local school; shop; two restaurants; local community halls; local employment; arboretum; TT course; Tynwald Fair & Ceremony; civic amenity site; public gardens, forestry walks (DEFRA); improved cycle route to Peel & Douglas; Cricket grounds and sports field; livery stables; Tynwald Mills out-of-town shopping centre; high scenic value countryside.

All within one mile of site, or 10 to 15 minutes walk.

10. Please provide any details of how any improved or new infrastructure requirements could be provided.**Improved or new infrastructure requirements****Please provide any comments:**

Mains sewerage is about 150 - 200 metres distant, and subject to permissions or wayleave a gravity connection could be made.

11. Please explain any issues affecting deliverability**Such as physical constraints, ownerships, conservation areas, flooding issues****Please provide any comments:**

No physical constraints known

No ownership issues

No ecological /flooding issues

Only issue is a defunct field designation on the rear of the site, a site which has been in continuous use as a garden for over 30 years, and constantly maintained as such. The so-designated 'Field' having no means of access other than through the residential house area. Also that the 'Local Area Plan' boundary crosses through the site, creating an artificial constraint.

12. When would the site be available for development?**Please indicate the approximate timescale for availability****Please provide any comments:**

Subject to necessary permissions, immediate.

13. Housing**Is the site proposed as a predominantly residential site?**

Yes

What type of housing do you envisage the site being suitable for? (e.g. family housing, apartments, older persons housing etc.):

A small number (no more than four) 'executive style' individually designed family homes, with private shared drive access, utilising the existing main road access (within the existing 30 mph speed limit).

How many dwellings do you consider could be built on the site? (Allow for roads and open space provisions):

Four

The Cabinet Office will take into account the provisions of Housing Policy 5 as set out in the Isle of Man Strategic Plan 2016. Do you consider that this site could have a higher proportion of affordable housing i.e. more than 25%?:

No

14. Employment

Is the site proposed as an employment site?

No (go to Section 15)

Which employment uses do you envisage the proposed site accommodating? Please tick the appropriate boxes (tick as many as apply)

Additional details (if relevant):

n/a

15. Mixed Use

Is the site proposed for Mixed Use?

No (go to Section 16)

What mix of uses do you propose on this site?

A proposal site identified for 'Mixed Use' would normally be identified in a development plan as being suitable for a variety of uses which would be compatible with each other and the area generally. Development Briefs may restrict development of 'Mixed Use' Sites to certain uses/types of development if deemed appropriate.:

n/a

16. Open Space/Special Use

Is the site proposed for Open Space/ Special Use?

No (go to Section 17)

Please provide any comments:

n/a

17. Additional information

Please use this box to provide additional information or further explanations on any of the topics covered in this form

Provide any comments:

Another use for the site will become inevitable with the passage of time, and the sympathetic-to-the-surroundings & neighbours, and high-quality use proposed will also provide the current owner/occupiers with an opportunity to remain on-site in a more manageable and modern home.

18. Data Protection and Processing

We require your permission to hold your contact details on our database. In signing this form, I agree that the Cabinet Office, Isle of Man Government can hold contact details and related responses and I understand that they will only be used in relation to planning matters.

Please tick this box to confirm your permission, note that submissions that are not ticked will not be accepted.:

Yes