

**AONB Planning Consultative Panel  
Report to Chief Planning Officer  
September 7<sup>th</sup> 2012**

**Commentary on Planning Applications for Determination  
by Planning and Development Committee on September 18<sup>th</sup> 2012**

**P/12/085 (Full) The Old Cottage Flat, Garrison Hill, St Mary's. Addition of extension to improve accommodation by the addition of a bedroom and a lounge/kitchen.**

While PCP does not consider that the proposed development would adversely affect the character and setting of the adjacent Garrison Walls (Grade I Listed Building), PCP recommends that, should planning consent be granted, an archaeological recording condition should be applied because of the proximity of the proposed development to a heritage asset of national importance.

PCP notes the applicant's intention to remove the retaining wall between Garrison Hill and the Old Cottage Flat garden in order to facilitate access during the building process. While this wall does not have significant historic value, PCP recommends that the wall should be rebuilt in like-for-like manner in order to retain the character of this part of the AONB and Conservation Area. However, a more significant issue is the fact that a small stand of Elm trees, which would form part of the screening for the completed development, grow behind and within the retaining wall. Therefore, PCP strongly recommends that removal of the wall should be limited to those sections that would not affect the health and viability of the Elm trees.

In relation to the design and scale of the proposed development, PCP considers that the scheme represents an overall improvement of this part of the AONB and Conservation Area.