



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424350

✉planning@scilly.gov.uk

Delegated Report

Application Number: P/15/003/NMA
Recommendation: PER/DEL
Date: 29th January 2015
8 Week Target: 20/01/2015
Neighbours Notified on: 19/01/2015 **Expiry Date:** 02/02/2015
Site Address: Barn 8, Carn Friars Farm,
Island: St Mary's
Development Proposed: Non-Material Amendment to P/13/079/FUL to replace the granite finish on the barn extension with timber cladding.
No of Representations: 0

Development Plan Policies:

2005 Isles of Scilly Local Plan

Policy 1 Environmental Protection

Policy 3 – Housing

2012 National Planning Policy Framework (NPPF)

Paragraphs 28, 55, 61

Planning Assessment:

The conversion of an existing barn to a single residential property has been approved under P/13/079/FUL subject to conditions restricting to ancillary accommodation to be occupied by staff only in connection with Carn Friars Farm. This assessment therefore will relate only to the proposed minor amendment of cladding the conservatory extension with timber rather than granite. The conservatory extension was approved as part of the conversion.

Impact upon the Character of the Countryside, Conservation Area and AONB

The use of granite is a traditional and local product used in many of the older domestic and agricultural buildings. It is however also traditional to construct smaller agricultural buildings with timber. The use of vertical timber cladding for this smaller extension is considered wholly appropriate and would improved the relationship between the original stone barn structure and this later and smaller extension. I consider the proposal will result in an enhancement to the wider character of the countryside to the benefit of the Conservation Area and AONB.

Impact upon Residential Amenity.

The proposal to change the finish of the conservatory extension will not have any additional impact upon neighbouring land uses or existing residential amenity. The proposal is considered acceptable in relation to the amenity of the area.

Other Considerations:

The ministerial Statement 'Planning for Growth' and the National Planning Policy Framework have been taken into account in assessing this scheme. The proposal will not have any detrimental impacts upon the wider landscape or Area of Outstanding Natural Beauty.

Conclusion

The proposed non-material minor amendment to the approved conversion scheme is considered acceptable, in accordance with the development plan and it is recommended for approval.

Signed L Walton

Date: 9th February 2015