



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

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OFFICER REPORT – DELEGATED

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| Application number: P/16/005/FUL | Expiry date: 22 March 2016 |
| Received on: 25 January 2016 | Neighbour expiry date: 17 February 2016 |
| UPRN: 000192001304 | Consultation expiry date: |
| Legal agreement: No | Site notice posted: 27 January 2016 |
| Departure: NO | Site notice expiry: 17 February 2016 |
| Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan? | Y |
| Is this decision contrary to local council recommendation? No | |

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| Applicant: | Mrs Harriet Coates |
| Site Address: | The Mill House 2 Hospital Lane Hugh Town St Mary's Isles Of Scilly TR21 0NA |
| Proposal: | Addition of new dormer windows including the removal of existing chimney. |
| Application Type: | Planning Permission |

Description of site and development:

Description of Development

This is an application to remove an existing chimney feature and install two additional dormer windows that will link up to an existing central dormer on the front south elevation of this detached bungalow. The dormer windows will match the existing in terms of scale and materials.

Site Location

Mill House is a detached bungalow located on Hospital Lane on the edge of Hugh Town. It is the Corner property opposite the entrance to the Hospital and Medical Centre. It has an attached flat roof garage with a modest private front garden enclosed by a boundary fence and high leylandii hedge and a small private rear garden. The bungalow was constructed in the 1960s with no modifications since that time.

Public representations:

The neighbouring properties have been notified directly and a site notice has been displayed to the front of the site for a period of 21 days. No representations were received in support or against the proposed development.

Consultee representations:

No consultations were required

Constraints and designations:

Conservation Area, AONB and Heritage Coast, opposite a Scheduled Monument 'Platform Cairn' at Peninnis Head (within circus field). This would not be affected by the proposed development

Relevant policies, SPGs and Government guidance:**The 2007 Isles of Scilly Design Guide 2007**

Dormers are detailed on page 93, which states:

Whilst dormer windows are not a significant feature in traditional Scillonian cottage buildings, they are seen in later buildings from the 19th Century onwards. Dormers are a useful architectural device where a new building requires a low eave (part of a roof which projects out from the side wall) height in order to achieve a sympathetic scale in relation to adjacent buildings. Dormers can take different forms, but they should not have the effect of creating a 'boxy' or busy (cluttered) roofscape.

Appraisal/key issues and conclusion:

The principal considerations in relation to the proposed development are the visual impact of the dormer windows on the wider character of the area as well as the impact upon the privacy and amenity of existing residential amenity.

The Mill House is a 1960s bungalow that is situated on the edge of Hugh Town and is surrounded by similar properties along Hospital Lane, it is visible from Old Town Road to the south as a prominent dwelling at the top of the hill. From closer proximity the dwelling is less prominent and seen very much within the context of the built-up edge of Hugh Town. From the south west the property is very much screened by high leylandii hedging which grows on the south west corner of the boundary. Overall it is considered that the removal of the chimney feature and installation of dormer windows within the south roof slope will not result in a prominent or discordant extension. The proposed dormer windows will sit in line with the existing south facing dormer which will not result in any harm to the wider landscape.

The proposed windows will face south and overlook the applicant's own private garden beyond which is circus field, which is agricultural in nature. There would be minor oblique views over the garden of the neighbouring property to the east, Darien, but this would not give rise to a significant loss of privacy or amenity as a result.

Overall it is considered that the proposal is acceptable and would not result in any harm to the wider landscape or conservation area and would not result in harm to the privacy or amenity of neighbouring properties. The proposal is therefore recommended for approval.

Recommendation:

Conditionally Approve

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Proposed Dormer Windows including removal of existing chimney: Drawing Number: MH-PD-1A, dated January 2016

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| Signed:  | Dated: 03/03/16. | Signed:  | Dated: 3-3-16 |
| Planning Officer | | Senior Manager | |

Chair + Vice Chair both happy with a delegate decision to approve this proposal

