**OFFICER REPORT – DELEGATED**

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| **Application number: P/16/018/FUL** | **Expiry date: 27 April 2016** |
| **Received on: 23 February 2016** | **Neighbour expiry date: 23 March 2016** |
| **UPRN: 000192002404** | **Consultation expiry date:**  |
| **Legal agreement: n** | **Site notice posted: 3 March 2016** |
| **Departure: n** | **Site notice expiry: 24 March 2016** |
| **Complies with Development Plan? Y/NIf not, ensure you cover in the report how material considerations outweigh the plan?** | **y** |
| **Is this decision contrary to local council recommendation?**  |

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| **Applicant:** | **The Co-operative Group The Co-operative Group** |
| **Site Address:** | **Co-operative Retail Services Ltd****Hugh Street****Hugh Town****St Mary's****Isles Of Scilly****TR21 0LL** |
| **Proposal:** | **The reconfiguration of the existing entrance door and the installation of a new auto-sliding exit door and adjacent shop-front/stallriser section to accommodate.** |
| **Application Type:** | **Planning Permission** |

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| **Description of site and development:** |

This is an application for planning permission to reconfigure the existing entrance door to remove the step in to the shop and create a ramp within. The exit door will have a new auto-sliding door. The doors will be retained in their current position and provide access and egress from the Shop on to Hugh Street. No external steps, handrails or ramps are proposed on the narrow pavement outside the Co-op store.

The application site is located at the existing Co-op supermarket on Hugh Street, on the north side of the road within Hugh Town on St Mary's. No other extensions are proposed to the front of the shop.

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| **Public representations:** |

None

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| **Consultee representations:** |

NONE

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| **Constraints and designations:** |

Conservation Area, Heritage Coast, AONB

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| **Relevant policies, SPGs and Government guidance:** |

General Policy 1 of the Isles of Scilly Local Plan 2005 relates to Environmental Protection and requires that development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment.

Policy 4 relates to Economic Development and seeks to support employment and economic activity by providing opportunities for businesses to support viable communities.

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| **Appraisal/key issues and conclusion:** |

The principal consideration for this application is whether the proposal amounts to significant harm to the wider amenity and character of the area or whether the it would result in a preservation or enhancement of the conservation area. It is not considered necessary to assess the impact of the proposals on residential amenity as the modifications are primarily internal with only external changes being made to the existing doors of the co-op. Similarly it is not considered necessary to assess the impact of the proposal on the setting of the listed buildings opposite and in the general vicinity of this site.

Impact upon the character of the area.

The Co-op store is a 2 storey building on the end of a terrace of existing properties on the north side of Hugh Street. It is asymmetrical in terms of fenestration with large shop windows and two doors on the ground floor, windows on the first floor and dormer windows in the roofspace. It is a cream rendered building attached to a row of flat-roof granite properties to the north west side. The main access in to and exit out of the co-op are immediately to the back edge of the pavement. The entrance steps up from the pavement and the exit steps down. Both doors open inwards.

It is considered that the reconfiguration of the existing doors will enable customers, particularly those with wheelchair and pushchairs, using the store to enter and leave the store without impediment and without any significant changes to the external appearance of the shop.

It is considered that the application will preserve the wider character of the conservation area and will not result in any harm to the wider amenity and public realm of Hugh Town.

The application is recommended for approval

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| **Recommendation:** |

Conditionally Approve

**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Proposed Details: Drawing Number: 3045.03 dated Feb '16

Block Plan, Drawing Number: 3045.01 dated Feb '16

**ANY ADDITIONAL INFORMATION:**

In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

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| Signed: | Dated: | Signed: | Dated: |
| Planning Officer | Senior Manager |