**OFFICER REPORT – DELEGATED**

|  |  |
| --- | --- |
| **Application number: P/16/031/FUL** | **Expiry date: 20 June 2016** |
| **Received on: 8 April 2016** | **Neighbour expiry date: 16 May 2016** |
| **UPRN: 000192000682** | **Consultation expiry date:** |
| **Legal agreement:** | **Site notice posted: 25 April 2016** |
| **Departure:** | **Site notice expiry: 16 May 2016** |
| **Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?** |  |
| **Is this decision contrary to local council recommendation?** | |

|  |  |
| --- | --- |
| **Applicant:** | **Ms Sian Jones** |
| **Site Address:** | **5 Little Porth**  **Hugh Town**  **St Mary's**  **Isles Of Scilly**  **TR21 0JG** |
| **Proposal:** | **Replacement of existing UPVC windows on South elevation with UPVC of a different style.** |
| **Application Type:** | **Planning Permission** |

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

This is an application to replace 3 existing double glazed upvc windows with 3 double glazed upvc windows of the same dimensions but with a additional glazing bars that divide the windows in to multiple panes and include a small top-hung casement (on windows 1a, 2a and 3a) and a side hung casement (on windows 1a and 2a only).

An application is required because this elevation fronts a waterway and as such there are no permitted development rights to change these windows.

Located on Littleporth, Hugh Town on St Mary's, this is an existing mid-terrace bungalow, comprising 3 properties. Littleporth is located on the south side of Hugh Town and this property has a frontage on to the west side of Porthcressa Beach.

|  |
| --- |
| **Public representations:** |

Neighbouring properties have been written to directly and a site notice has been placed in a public location in the vicinity of the site for a period of 21 days. No representations have been received in relation to the proposed replacement windows. The Chairman and Vice-Chairman of Planning Committee have discussed this application, as an application identified to be determined under Delegated Authority.

|  |
| --- |
| **Consultee representations:** |

None

|  |
| --- |
| **Constraints and designations:** |

Conservation Area, AONB, Heritage Coast

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

2005 Isles of Scilly Local Plan

Polic1 Environmental Protection

2007 Isles of Scilly Design Guide SPD

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

The main consideration for this application is whether the change in design of windows has any detrimental impact upon the wider character of the area. It is also a material consideration to ensure the proposed development does not give rise to any harm to the amenity of adjacent residential properties.

Located in the built-up area of Hugh Town, where this is a high proportion of similar properties it is considered that the introduction of glazing bar divisions, to allow windows to be opened, will be seen very much within the context of existing residential properties, where there is a variety of window designs and materials. Windows are not uniform in this area and many have been changed over the years. It is not considered that the proposed windows will give rise to any harm to the scenic beauty of the wider AONB and the proposal will preserver the existing character of the Conservation Area on this part of St Mary's.

The proposal, outside the general installation of windows, will not have any long-term detrimental impact upon existing neighbouring properties and there will be no increase in overlooking of any neighbouring property.

It is considered that the application is acceptable.

|  |
| --- |
| **Recommendation:** |

Permit the development

**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.

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