**OFFICER REPORT – DELEGATED**

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| **Application number: P/16/074/FUL** | **Expiry date: 19 September 2016** |
| **Received on: 20 July 2016** | **Neighbour expiry date: 15 August 2016** |
| **UPRN: 000192002694** | **Consultation expiry date:**  |
| **Legal agreement:**  | **Site notice posted: 27 July 2016** |
| **Departure:**  | **Site notice expiry: 17 August 2016** |
| **Complies with Development Plan? Y/NIf not, ensure you cover in the report how material considerations outweigh the plan?** |  |
| **Is this decision contrary to local council recommendation?**  |

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| **Applicant:** | **Mr & Mrs Mac & Tracy Mace**  |
| **Site Address:** | **The Moorings****South'ard****Bryher****Isles Of Scilly****TR23 0PR** |
| **Proposal:** | **Replacement of timber window on South West elevation with larger UPVC timber grain effect window.** |
| **Application Type:** | **Planning Permission** |

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

This is an application to enlarge an existing gable window in this rebuilt former agricultural building on Bryher. The proposal is to enlarge the existing 1 metre wide 4 over 4 sash effect timber window with a double width upvc replacement window.

The Moorings on Bryher was approved as an ancillary suite of accommodation providing much needed disabled facilities for the applicant’s guest house at Bank Cottage. Originally approved as a conversion the application was resubmitted as it required a complete rebuild due to the lack of foundations.

Located on the west coast of Bryher the application site faces directly on to the beach at Great Par. It is a granite building with slate roof and a timber clad side extension.

**Property History**

Planning history for Bank Cottage starts in 1983 when application (**P2135**) was submitted and approved for a bathroom and wc. In 1885 an application was submitted (**P2371**) and approved for a rear extension. In 1990 an application for dormer windows and general improvements (**P3089**) was submitted and approved. In 2005 an application (**P5682**) was submitted and **refused** for the conversion of the outbuilding in to 2 self-catering units. Later in 2005 this application was resubmitted but amended to the conversion of an out building to garden suite. This was subsequently approved. In 2006 this proposal was resubmitted again (**P/06/035**) as the building to be converted required demolishing and rebuilding to incorporate foundations. This was approved as a disabled facility suite, as opposed to a self-catering unit, in connection with Bank Cottage.

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| **Public representations:** |

All neighbouring properties sharing a boundary with the site have been written to directly and a site notice has be placed in a public location within the vicinity of the site for a period of 21 days. A letter of support has been received from a neighbouring property. The Duchy of Cornwall have advised the LPA that in this exceptional case they are prepared to allow the use of upvc in this leasehold property, due to the sea spray conditions of this exposed location. Ordinarily they would only permit the use of timber windows.

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| **Consultee representations:** |

 NONE

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| **Constraints and designations:** |

Conservation Area, AONB and Heritage Coast

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

**Isles of Scilly Local Plan 2005**

Policy 1 relates to Environmental Protection and aims to ensure that the quality of the islands environment, including its natural and historic character, is maintained and enhanced. The overall intent of the Local Plan, as reflected in Policy 1, is to protect its environment and keep development to the minimum required for sustaining viable communities.

Policy 2 relates to Sustainable Development and requires proposals to positively relate to the character of the landscape, seascape and built form of the islands through relationship to, inter alia, siting, design and use of materials.

**Isles of Scilly Design Guide SPD 2007**

Page 86: The use of timber engineered to high specification is strongly recommended. This complements the Council's general preference to encourage the use of natural materials. It has the added benefits of being easily replaced and repaired. UPVC (unplasticised polyvinyl chloride, a rigid plastic material used for pipework and window frames.), is not acceptable in most Conservation Area locations. The effects of sand blow and high levels of daylight make UPVC a short life material.

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

In light of the above policies it is considered that the principle consideration is whether the wider sized window opening proposed on this gable in upvc is in keeping with the wider character of the conservation area of Bryher.

The reconstructed former agricultural building does not appear to have been constructed in accordance with the approved plans. The original agricultural building is recorded in the Agricultural Buildings Survey 1995/6 where it is advised that a conversion should be resisted. Photographs in this survey show the original building level with the access track immediately to the front, whereas the building appears to have been raised up as it now has 8 steps up from the road, leading to an enclosed raised patio area before the building itself, suggesting it also been moved back from the road. Additionally the approved window is a mock sash top hung casement with leaded glazing. The approved timber clad porch appears to have been enlarged from that originally approved and is used as a kitchen. The building would appear to be wholly self-contained self-catering unit. It would appear that the building re-constructed is much altered both in use and in appearance compared to the pre 2005 agricultural building. Whilst some of the alterations are unfortunate it is concluded that with the passage of time the building is unlikely to be restored back to its original appearance. It is therefore accepted that the re-built former agricultural building is now a residential structure. The 0.8m increase in width of the gable window will result in some additional loss of original character but overall the proportions of the proposed wider window will retain the vertical emphasis in this gable elevation and as such it is concluded that it will not result in harm to the wider character of the area. The proposal is therefore considered to result in a preservation of the existing character of the conservation area of Bryher.

The current materials of the window are of a non-traditional appearance, in that they contain domestic features such as the use of leaded glazing bars, and whilst they are timber it is considered that the use of a replacement but mock-timber upvc window will not be significantly harmful to this reconstructed building. The plans submitted show this window will be recessed to the same position as the current window and on-balance it is considered that the window will preserve the existing character of the conservation area.

The proposal will not result in any wider harm to the privacy or amenity of adjacent residential properties or neighbouring land uses. It is considered therefore that, on balance, the proposal is acceptable.

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| **Recommendation:** |

Conditionally Approve.

Drawing number: BC-S-3B proposed plans and elevations as Amended Sept 2016.

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