**OFFICER REPORT – DELEGATED**

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| **Application number: P/16/085/FUL and P/16/086/LBC** | **Expiry date: 10 October 2016** |
| **Received on: 15 August 2016** | **Neighbour expiry date: 5 September 2016** |
| **UPRN: 000192002114** | **Consultation expiry date:**  |
| **Legal agreement:**  | **Site notice posted: 15 August 2016** |
| **Departure:**  | **Site notice expiry: 5 September 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 Nigel Young**  |
| **Site Address:** | **Bottom Flat****Riviera House****The Parade****Hugh Town****St Mary's****Isles Of Scilly****TR21 0LP** |
| **Proposal:** | **Application for renovation to 1970s Kitchen extension including re-roofing, reduced angle on the pitch through an increase in eaves height, re-roofing with slates, installation of x2 rooflights and internal modernisation including rendering of blockwork around the kitchen** |
| **Application Type:** | **Planning Permission** |

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

This is an application for planning permission and listed building consent to retain the works carried out to a single storey rear extension on the bottom flat of this Grade II Listed Building in Hugh Town. The property has a 1970s single storey lean-to extension and the proposal is to increase the eaves height, re-roof the building in slate, install x2 rooflights and internally redecorate and modernise the interior with a modern kitchen. Works have commenced but are incomplete. Riviera House (or Rivera House) was added to the statutory list in 1959 and is described as:

*House. C18. Coursed and squared granite; gabled slate roof, with scantled slate roof to rear wing; rendered end stacks. L-plan with rear left wing.3-unit plan including central staircase. 2 storeys; symmetrical 3-window range. C20 gabled porch. Flat arches with voussoirs over late C19/C20 8/8-pane sashes. Hipped dormers with similar horned 6/6-pane sashes. Early C19 3-storey rear wing with 6/6-pane sashes. Interior not inspected.*

Property history

Planning History for this property starts in 1972 with the submission and approval of **P1114** for the change of use of a restaurant with a flat above: The change of use from that of Class XI (Boarding House) to Class I (Shop, Restaurant etc) under the Use Classes Order, 1963, amended; for the ground floor of Riviera House. Also in 1972 a further application was submitted **P1130** and approved for the conversion of Riviera House, The Parade, St Mary's (Ground Floor Section) into a restaurant thereby being Class 1 of the Use Classes order 1963 as amended.

In 1973 an application **P1191** was submitted and approved for the provision of a store to the rear of the bottom flat. In 1981 an application was submitted under **P1989** and approved for an extension to the shop including a change of use from yard to shop. In 2002 an application for listed building consent was submitted under **P5222** and conditionally approved for the removal of an outside shed. In 2009 an application for listed building consent was submitted under **P/09/027/FUL** was **refused** for replacement front and side windows: in white upvc. In 2015 applications for both planning permission **P/15/027/FUL** and listed building consent **P/15/028/LBC** were **approved** for like for like timber windows on the first floor flat.

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| **Public representations:** |

None

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| **Consultee representations:** |

 None

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| **Constraints and designations:** |

Listed Buildings ID: DCO14334. Grade: II. Name: RIVERA HOUSE

Conservation Area

AONB

Heritage Coast

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

2005 Local Plan

Policy 1 – Environmental Protection

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

As a result of the above policies the principal consideration to permit the retention of the works is whether they give rise to any harm to the significance of this property as a grade II listed building. As alterations to an existing extension it is also a material consideration to ensure the extensions do not give rise to harm to the privacy or amenity of existing neighbouring properties.

**Impact upon the listed building**

From the property history above, it is unclear when the single storey rear extension was permitted, it is not referenced in the listing description, but the applicants refer to it being a 1970s extension. It does appear in aerial photographs that are dated to 1995. It is a breeze block construction with timber doors and windows. It is constructed in what would have been the private garden of Rivera House. Only small walk-ways provide access to the much reduced outside space of the bottom flat. The applicant is proposing to replace the roofing material with natural slate and whilst the exposed breeze block render finish it is stated that this is to be rendered. Overall it is considered that the modest increase in eaves height, rendering and re-roofing works proposed will have a positive impact upon the existing structure, which is a small breeze-block construction, particularly once rendered. It is concluded that the alterations will not harm the significance of this grade II listed building to warrant refusing the proposed alterations.

The works to the lean-to extension are well screened from wider public vantage points and as such it is considered that there will be no wider impact upon the Isles of Scilly Conservation Area or AONB Designations.

**Impact upon Amenity.**

The alterations include the installation of two roof lights, which will provide internal light for the kitchen. The lights are above eye level and as such do not permit views through to neighbouring properties. Doors and windows are existing and it is considered that the modest increase in eaves height will not result in any loss of privacy or impact upon amenity to warrant a refusal of this application. The proposal is considered to be acceptable in terms of the impact it will have upon existing neighbouring properties.

Overall it is considered that the alterations to this existing rear lean-to extension are acceptable and permission should be granted to retain the works.

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| **Recommendation:** |

Conditionally Approve

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