



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
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OFFICER REPORT – DELEGATED

Application number: P/17/057/NMA	Expiry date: 28/08/2017
Received on: 31/07/2017	Neighbour expiry date: 14/08/2017
UPRN:	Consultation expiry date: N/A
Legal agreement:	Site notice posted: N/A
Departure:	Site notice expiry: N/A
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:	Lady K. Marian Berkeley
Site Address:	South Tinks, Holy Vale, St Mary's Isles of Scilly
Proposal:	Application for non-material amendment to planning permission P/15/082/FUL (Change of 3 bedroom dwelling) to increase width of windows on South and East elevations.
Application Type:	Non material amendment

<http://www.scilly.gov.uk/planning-application/planning-application-p17057>

Description of site and development:

The application site is located to the west of the highway and within the southern area of the Island of Bryher on the eastern side. The development relates to the existing buildings on site which are set back from the highway. Mature vegetation bounds the site and the immediate land to the north, west and south of the site is agricultural.

This application is for a non-material minor amendment to the approved application for the conversion of an attached boathouse into residential accommodation to extend the habitable space of the existing two storey dwelling known as 'The Boathouse' approved at Planning Committee under P/16/107/FUL and a subsequent application to vary condition 2 of P/16/107/FUL to allow minor changes to one of the approved drawings under application P/17/012/VAR which was also approved at planning committee. The minor amendment includes the addition of a ground floor window on the west elevation to match windows on the north elevation.

Public representations:

No public representations have been received in respect of this application for a non-material amendment to a previously approved scheme.

Consultee representations:

None

Relevant policies, SPGs and Government guidance:

ISLES OF SCILLY LOCAL PLAN (2005)

Policy 1 Environmental Protection

Policy 2 Sustainable Development

Policy 3 Housing Development

The National Planning Policy Framework is also a material planning consideration.

Appraisal/key issues and conclusion:

This application seeks a non-material minor amendment to application ref. P/17/012/ROV which was approved on 21st March 2017 for the proposed installation of an additional window on the west elevation. The window would measure 1.09m x 0.79m, be double glazed in a grey painted timber casement frame and top hung. The window would match those proposed and already approved in the north elevation.

The proposed alteration is minor in nature and is not considered to alter the substance of the application and the effect of the change does not materially alter the consideration or matters raised under the approved scheme.

It is judged that the proposed alteration would not detract from the character or appearance of this building.

The Boathouse has one existing neighbouring property, 'Samson Hill Cottage'. Mature vegetation bounds the site and the immediate land to the north, west and south of the site is agricultural. The amendments would not result in causing any adverse harm to neighbouring amenity and no letters of public representation have been received. The amendments do not impact upon the wider character of the Conservation Area, AONB or Heritage Coast in accordance with Policies 1 and 2 of the adopted Local Plan.

The proposed amendments are considered to be acceptable.

Recommendation:

The proposed amendments are considered to be acceptable.

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Drawing number: 1621-D04E date stamped 31 July 2017

CONDITIONS:

None applicable

Signed: A KING	Dated: 30.08.2017	Signed: C DRYDEN	Dated: 30.08.2017
Planning Officer		Senior Manager	