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Planning and Design and Access Statement

Calico Jack, The Bank

St. Mary's, Isles of Scilly.

Summary

Paul Osborne has been instructed by Tony Dingley on behalf of Mr Richard Pender to submit an application for full planning permission to the Council of the Isles of Scilly. This statement forms part of that submission.

The application is within the administrative boundary of the Isles of Scilly and thereby considered under there relevant Development Plan Policies.

The proposed application comprises of the change of use from Retail Shop (Use Class A1) to Local Need Accommodation (Use Class C3)

1. Introduction

1.1 This Planning and Design and Access Statement is submitted in support of the full planning application seeking permission to change the use from a Retail Shop Use Class A1 to a Local Need Accommodation Use Class C3

1.2 The Statement sets out the main planning considerations and justifications for the scheme. In support of the application, this statement demonstrates that the proposed scheme is acceptable in principle and impact on the Isles of Scilly Conservation Area and ANOB, impact on character and appearance and amenity impacts.

1.3 The application submitted comprises of the following plans and documents

- Site Location Plan
- Site Plan
- Existing Plan and Elevations
- Proposed Plan and Elevations

1.4 This statement should be read in conjunction with the plans and documents that make up the application as a whole.

2. Site and Surroundings

2.1 The application site is located at The Bank, St. Mary's, Isles of Scilly situated within Hugh Town, St. Mary's close to the access to St. Mary's quay.

2.2 The proposed is located on the first floor within Quay House, The Bank, St. Mary's; the building also comprises of the Pilots Gig Restaurant on the Ground Floor, floor with separate accommodation on the second and third floors.

2.3 Access to the building for the accommodation and existing shop is from the south elevation through a communal door which leads to the main stairs, access to the Píolots Gig Restaurants is by either a stepped access from the south elevation or by the rear access on the ground floor.

The building is accessed from the main highway.

2.4 The character of the surrounding area is mainly accommodation residential and holiday accommodation with the exception of some retail outlets, R. Douglas and Sandpiper. The character of the buildings are mainly granite faced of traditional local Scillonian design.

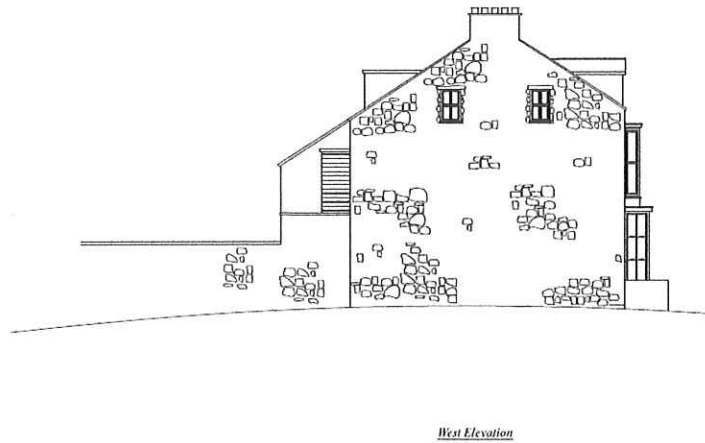
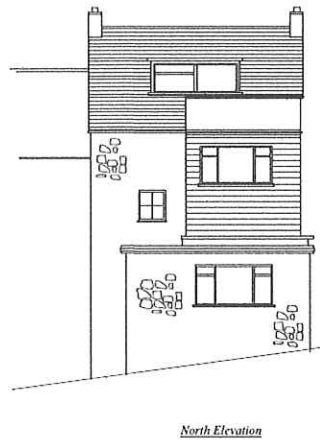
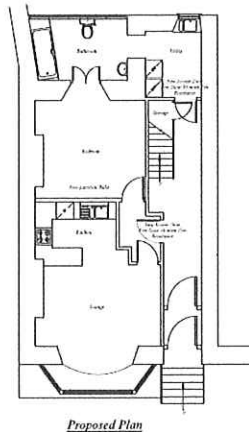
2.5 The site is located within the envelope of Hugh Town and in policy terms, within the Isles of Scilly ANOB and Conservation Areas.



3 Development

3.1 The application seeks planning permission to convert the existing retail shop previously trading as 'Calico Jacks' (Use Class A1) to a single bedroom Local Need Accommodation (Use Class C3)

The proposed plan Below



3.2 The proposed accommodation is a single bedroom flat, comprising of a front lounge with adjoining kitchenette, to the rear is a bedroom leading to the bathroom and utility/storage room.

A accommodation will be accessed from the communal hall way through a new doorway, this door will be compliant of all Building Regulations with regard to Fire Resistance and Disability Access.

3.3 There will be no alterations to the external character of the existing building.

3.4 The proposed development will meet all Building Regulations required to meet the resistance of sound and separation of a dwelling, as required by Part E of Building Control Regulations.

4. Planning History

4.1 Application P/09/055 June 2009 related to a similar application to change of use from Retail Shop Use Class A1 to Local Need Accommodation Use Class C3. The application was to incorporate a single bedroom unit of accommodation with new windows on the west elevation, including a single bathroom with utility. As below



4.3 The application was refused on the single reason

‘The proposed would lead to an increased and unsustainable demand on the foul sewerage system in the area (known as the “Mermaid Run”) and which is currently at capacity, contrary to Policy 6 of the Local Plan.

4.4 The reason for this decision was partly due to the capacity of sewerage from the Tregarthens Hotel situated up stream the proposed dwelling.

4.5 The application P/18/031/FUL for Tregarthens Hotel was approved with the condition of a Sewage Break Tank Condition (C12) which stated

“Prior to the implementation of units 1-3 of Phase 4 of P/16/113/ROV precise details of the make and model and capacity of a foul drainage break tank and potable water-tank including details and specification of grease traps, the position and finished levels and control mechanisms (for foul discharge timings) shall be submitted to and approved in writing by the Local Planning Authority. The grease traps and sewerage/ water break tank solutions supply and sewerage network as appropriate. prior to the first use of the development, whichever is the sooner. The water and sewerage connections shall be maintained as approved thereafter.”

5. Planning Considerations

5.1 Having regard for the proposed development history; the relevant planning policy context; and all other materials; the main planning considerations for the determination of this application relate to the principle of development, impact on the Isles of Scilly Conservation and ANOB, impact on character and appearance and amenity impacts.

5.2 These are discussed below

Principle of Development

5.3 The main policy consideration relating to the principle of development are set out by Policy 3 of the adopted Local Plan. While point (1) of that policy makes it clear that no general open market housing will be permitted, point (2) does provide, that ‘residential development will only be permitted where it is required to meet...(a) an identified and

recognised local need or to accommodate a key worker whose needs cannot be met by the existing housing stack.”

5.4 In this instance the applicant is applying for a Use Class C3 which meets the provision of 106 affordable homes over the period 2015-2030 pursuant to emergency Policy LC1 of the Draft Local Plan.

5.5 Policy 6 of the Local Plan requires that any proposal must either improve existing infrastructure or impose no unsustainable burden upon it in the context of the significant constraints facing the islands. In considering this proposal against Policy 6, in the previous application P/09/055 June 2009 regard was given to the additional impact on the foul sewerage system in the area (known as the ‘Mermaid Run’), which is currently at capacity and subject to an embargo as advised by the Chief Technical Officer at the time.

With the application P/18/031/FUL for Tregarthen’s Hotel considering Condition 12 of the approval of this application, the Sewerage Break Tank installed now vastly reduces the impact on the sewerage system known as the Mermaid Run, this system now stores the foul water from this development and releases it into the ‘Mermaid Run’ at a time that is timed to be of minimal impact on this system. With this system now in effect the addition of an accommodation that will only cater for a maximum of two persons the additional impact would not be detrimental to this system.

The term ‘subject to an embargo’ on the system known as the Mermaid Run would now seem not to be in existence.

5.6 Application P/09/055 received representation with regards to access doors to the proposed dwelling; the proposal clearly states that the existing doorway will be blocked off and a new access door will be created within the communal hall way, this door will meet with current fire regulation with a minimum of 30 minutes fire resistance, this will also be the case relating to the door leading to the utility room at the end of the hall way.

5.7 A representation with regard to the disturbance, and the transfer of noise to the patrons of the restaurant ‘Pilots Gig’ on the ground floor were raised; The dwelling will be subject to and comply with Part E (Resistance of Sound) of Building Regulation, resolving this issue.

Design and Access Concepts

Use

The proposed is a first floor one bedroom unit of accommodation

Amount

The proposal comprises of a single first floor dwelling

Layout

The layout comprises of a lounge and kitchenette, with a single bedroom leading to a bathroom and utility.

Scale

The proposal is within the existing building of Quay House.

Appearance

No alterations to the external character of the building is proposed

Access

Access is to be obtained as per the existing entrance to the main building from the main highway known as The Bank. Access to the proposed accommodation will be through a new fire door within the communal hall of Quay House, and via the existing rear access to the unit via the communal hall not he proposed utility room.

