

Council of the Isles of Scilly Delegated Planning Report

Application Number: P/20/064/ROV

Received on: 12 August 2020

UPRN: 000192001233

Application Expiry date: 14 October 2020

Neighbour expiry date: NONE CONSULTED

Consultation expiry date:

Site notice posted: 20 August 2020

Site notice expiry: 10 September 2020

Applicant: Mr & Mrs Jones

Site Address: Amaryllis
Buzza Hill
Hugh Town
St Mary's
Isles Of Scilly
TR21 0NQ

Proposal: Variation of condition C2 (Approved Plans) of planning permission P/20/016/FUL (Conversion and extension of existing garage to create retirement bungalow) in order to demolish more of the existing structure, relocate entrance, enlarge bedroom, amend the external wall finish. (Amended Plans & Description)

Application Type: Removal or Variation of Condition

Recommendation

1. That the Application is APPROVED for a variation of condition 2.
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Site Description and Proposed Development

The application seeks to vary the approved plans relating to planning permission reference P/20/016/FUL, which was granted 27 July 2020. That planning permission is for the construction of a single storey local need dwelling. This variation of condition seeks to demolish the structure fully and replace with one the same size but re-configuring some aspects including:

- The front gable has a centralised window and is now simply rendered (previously window was off-set and half the gable was vertical timber clad)
- The west elevation will now have French doors, centrally positioned and it will be timber clad, previously this was a single window, off-set and it was simply rendered
- A small porch feature added to the east gable elevation
- Render cladding on the rear, previously all rendered.

The assessment of the main assessment can be read [here](#) (agenda item 17) this was approved at Full Council in May 2020.

Planning Assessment

The main planning issues in respect of the proposal are considered to relate to the extent the proposed changes from the already approved, including any additional, impact upon the wider character and appearance of the area, including the impact upon the Conservation Area and Area of Outstanding Natural Beauty (AONB) and The impact on privacy and amenity of neighbouring properties is also a consideration.

The existing garage is well screened and it is not considered the changes proposed will have any particular wider impact in terms of the character and appearance of the area. It remains a single storey modest dwelling. The changes now proposed to rebuild the garage structure, as opposed to retaining it, and the changes to fenestration and mixing up of external finishes are considered acceptable.

All fenestration remains on the ground floor and no additional overlooking will arise from these changes. The impact upon neighbouring amenity remains acceptable.

In general there is a marginal increase in footprint and usable floorspace but overall this is negligible and would not exceed the 30% above the minimum space standards, as currently subject to consultation in Policy LC9 of the emerging Local Plan.

Other Considerations

The Ministerial Statement 'Planning for Growth' and the National Planning Policy Framework have been taken into account in assessing this scheme.

The development has been assessed against the provisions of the Human Rights Act, and in particular Article I of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human

Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third part interests/ the Development Plan and Central Government Guidance.

Conclusion

The proposed amendments to the approved scheme are judged to have an acceptable impact on the character and appearance the Conservation Area and AONB. The proposal is considered to comply with policies of the adopted Local Plan and the consultation draft Local Plan, it is, therefore, recommended that permission be granted. As the proposal is a revision of an existing planning permission, those conditions of the existing planning permission should be repeated where relevant.

Conditions

Conditions as per P/20/016/FUL with retention of existing 'time' condition – condition 1, but with Condition 2 revised as below and additional condition to secure details for 'living roof' as set out below:

New condition 2:

The development hereby approved shall be carried out in accordance with the approved drawings only, including

- Proposed Elevations, Drawing Number 1980-P06 Rev A
- Proposed Site Plan, Drawing Number 1980-P05 Rev B

Reason: For clarity and the avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

Print Name: Lisa Walton

Job Title: Senior Officer, Planning and Development Management

Signed:



14/10/2020

Authorised Officer with Delegated Authority to determine Planning Applications

Application Number:	P/20/064/ROV
Valid Date	19/08/2020
Date Decision	14/10/2020

Issued		
Approved	Refused	Withdrawn
DEL/LMP:	14/10/2020	COMM