

Council of the Isles of Scilly

Delegated Planning Report

Householder/other application

Application Number: P/20/094/HH

Received on: 25 November 2020

UPRN: 000192002680

Application Expiry date: 21 January 2021

Neighbour expiry date: 18/12.2020

Consultation expiry date:

Site notice posted: 27 November 2020

Site notice expiry: 18 December 2020

Applicant: Lucy Jewson

Site Address: Auriga
7 Porthcressa Road
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JL

Proposal: Removal of existing conservatory, new rear extension,
window replacement and renovations to front elevation.

Application Type: Householder

Recommendation: Approve

Summary Conditions

1. Standard time limit
2. Adherence to plans
3. Hours of Operation for Construction Works

Site Description and Proposed Development

Auriga is an end-terrace two storey dwelling (with rooms in the roofspace that is located on the north side of Porthcressa Road, and to the rear of the property Shearwater, Church Street. The property is relatively modern in appearance and has a small front garden and a private rear yard area.

The proposal includes the removal of a later rear conservatory and replace this with a single storey rear extension. The application also includes replacement windows on the front elevation as well as areas of re-cladding. In addition the

plans show hard landscaping in the private rear yard which includes a new shed and built-in seating areas, which are not part of the application as these fall under permitted development.

The application notes that the project will include a complete overhaul of the front elevation. The existing windows will be removed and replaced with new timber windows. The large hallway window will be replaced with 2 smaller openings and the Living room and bedroom 1 windows will be formed into a new minimally projecting bay with horizontal cladding in between. The ground floor walls will be clad in natural granite cladding to match the neighbours on either side and the upper floor will be re-rendered. A small projecting timber canopy will sit above the reduced width entry porch. The second floor windows to the dormers will be in uPVC. These will be conservation windows in the same detail as the timber windows below.

The plans show an upgrade the private rear garden which includes a polymer render coating to the existing blockwork boundary walls and the inclusion of a timber open boarded screen raising 450mm above the current height of the boundary wall. It will also cover the neighbours extension. The details note that a small shed will be constructed in the private rear yard area, under permitted development, but the application notes that this will have a green roof to enable sedum and other suitable plants to cover the upper surface, as part of biodiversity enhancement of the site.

Property history notes that Auriga was previously operating as a guesthouse and in 2012 was formally converted to a self-contained holiday let, on the first and second floor, with a ground floor owners accommodation flat on the ground floor. In 2017 permission was applied for and granted to split off the ground floor from the flat above. This permission was approved subject to a S106 being applied to the ground floor flat. This permission was never formally implemented, and the accommodation remains as a single dwelling with a self-contained and linked holiday let above the ground floor owners flat.

Certificate: A

Other Land Owners: No

Consultations and Publicity:

The application has had a site notice on display for 21 days (27/11/2020 – 18/12/2020). The application appeared on the weekly list on 30th November 2020. Due to the nature of the proposal no external consultations are required.

Representations from Residents:

Neighbouring properties written to directly:

- 1-6 Hamewith, The Parade

- Trevesa & Shearwater, The Parade
- Roanoake, 9 Porthcressa Road

No letters of representation have been received in relation to this application.

Relevant Planning History:

App. No.	Description	Date
P.774	Conditional approval of planning permission for the erection of two bedroomed house with integral garage at the rear of Auriga	10.12.1968
P.5071	Conditional approval of planning permission to raise roof pitch and install dormers to provide owners accommodation.	20.11.2001
P.5126	Conditional approval of planning permission for the provision of dormer window.	26.03.2002
P/12/086	Conditional approval of planning permission for the Change of Use from Bed and Breakfast (Use Class C1) to a dwelling house (Use Class C3) including the provision of a self catering holiday annexe for visitors. Change of upper floor bathroom to kitchen.	18.09.2012
P/17/058	Conditional approval of planning permission for the removal of condition 4 on planning permission P/12/086/COU to allow the use of the 2 flats as independent units of accommodation. Subject to S106 restricting occupancy of one unit to those with a Specific Local Need. NOT IMPLEMENTED	04.01.2018

Constraints:

Shearwater to the rear is a GII Listed Building
The Historic Landscape Character is identified as 'Settlement'.

Planning Assessment

Ground floor flat

Internal Floorspace	No of Storeys/floors	No of Bedrooms	Calculation Provided by applicant	Calculation (Provided or calculated by case officer)	NDSS	%above or below NDSS
Existing	1	1	No	59.05m ²	50 m ²	18% above
Proposed	1	1	No	65.7 m ²	50 m ²	30% above

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	Y
Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?	Y
Would the materials, details and features match the existing dwelling	Y

and be consistent with the general use of materials in the area?	
Would the proposal leave adequate garden area and green space to prevent the proposal appearing as an overdevelopment of the site and to ensure an adequate level of amenity?	Y
Is the parking and turning provision on site acceptable?	n/a
Would the proposal generally appear to be secondary or subservient to the main building?	Y
Is the scale proposed in accordance with NDSS	Yes

Amenity	YES OR NO
Is the proposal acceptable with regard to any significant overlooking/loss of privacy issues?	Y
Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact?	Y
Is the proposal acceptable with regard to any significant change or intensification of use?	n/a

Heritage	YES OR NO
Would the proposal sustain or enhance the character and appearance of the Conservation Area?	Y
If within the setting of, or a listed building,	Y
a) Will the development preserve the character and special architectural or historic interest of the building?	Y
b) Will the development preserve the setting of the building?	
Within an Archaeological Constraint Area	N
Other Impacts	n/a
Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety?	
Impact on protected trees	n/a
a) Will this be acceptable	
b) Can impact be properly mitigated?	
Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has been demonstrated to be unavoidable?	n/a
Does the proposal conserve and enhance the landscape and scenic beauty of the AONB	Y
Are the Water connection/foul or surface water drainage details acceptable?	n/a

If sited within a Critical Flood Risk Area (low lying land below the 5m datum) is the application accompanied by an acceptable Flood Risk Assessment?	n/a
Are there external lights	No

Protected Species	YES OR NO
Does the proposal include any re-roofing works or other alteration to the roof	N
Does the proposal include any demolition	Y
Does the proposal include tree or hedge removal	N
Is an assessment of impact on protected species required	N
Has an assessment been provided that adequately assesses the site and includes mitigation, enhancement and timing requirements	N
Are biodiversity enhancement measures required	N
Is a condition required to provide biodiversity enhancement measures	N

Waste Management	YES OR NO
Does the proposal generate construction waste	Y
Does the proposal materially increase the use of the site to require additional long-term waste management facilities	N
Does the proposal include a Site Waste Management Plan	Y
Is a condition required to secure a Site Waste Management Plan	Y

Sustainable Design	YES OR NO
Does the proposal materially increase the use of the site to require additional sustainable design measures	N
Does the proposal include any site specific sustainable design measures	N
Is a condition required to secure a Sustainable Design Measures	N

Analysis: The proposal includes the installation of a front projecting bay window which will introduce a greater degree of view to the front, Porthcressa Road facing elevation. This elevation already has a ground floor window with a projecting window and the proposal will bring the upper floor out in line with the existing projection. It is not considered, however, that this shallow bay window feature will give rise to any greater degree of overlooking relative to the existing front facing window, which overlooks the street. Roanoke is the nearest neighbour, attached to the east, with Southerly, Number 2 Porthcressa Road, opposite and Hamewith immediately to the west side, which sits slightly further forward than Auriga and the rest of the terrace.. It is not considered that the proposed bay window will give rise to any additional overlooking towards these

existing neighbouring properties.

EIA: Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Proactive working: In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable for planning approval to enable the grant of planning permission.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy: Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of December 2005, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2005: a 2020 vision and following submission to the Secretary of State in September 2019 and subsequent Examination in Public (January 2020) significant weight is now given to the submission draft Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

Isles of Scilly Local Plan, adopted December 2005

Policy 1 Environmental Protection ✓

Policy 2 Sustainable Development ✓

Policy 3 Housing ☐

Policy 4 Economic Development ☐

Policy 5 Transport ☐

Policy 6 Infrastructure for Sustainable Communities ☐

Policy 7 Fish and Livestock Processing ☐

Policy 8 Safeguard Power Station, St Mary's ☐

Policy 9 Waste Disposal ☐

Policy 10 Air Travel Infrastructure, St Mary's and Tresco ☐

Policy 11 Uninhabited Islands ☐

Proposal A Housing Sites St Mary's ☐

Proposal B Employment Land, St Mary's ☐

Proposal C Sport and Recreation Facilities, St Mary's ☐

Proposal D Quays ☐

Proposal E Mixed Use Development Tresco ☐

Submission Draft Isles of Scilly Local Plan 2015-2030

Sustainable Scilly

Policy SS1 Principles of Sustainable Development ✓

Policy SS2 Sustainable quality design and place-making ✓

Policy SS3 Re-use of Buildings ☐

Policy SS4 Protection of retailing, recreation and community facilities ☐

Policy SS5 Physical Infrastructure ☐

Policy SS6 Water and Wastewater Management ☐

Policy SS7 Flood Avoidance and Coastal Erosion ☐

Policy SS8 Renewable Energy Developments ☐

Policy SS9 Travel and Transport ☐

Policy SS10 Managing Movement ☐

Outstanding Environment

Policy OE1 Protecting and Enhancing the landscape and seascape ☐

Policy OE2 Biodiversity and Geodiversity ☐

Policy OE3 Managing Pollution ☐

Policy OE4 Protecting Scilly's Dark Night Skies ✓

Policy OE5 Managing Waste ☐

Policy OE6 Minerals ☐

Policy OE7 Development affecting heritage ☐

Living Communities

Policy LC1 Isles of Scilly Housing Strategy to 2030 ☐

Policy LC2 Qualifying for Affordable Housing ☐

Policy LC3 Balanced Housing Stock ☐

Policy LC4 Staff Accommodation ☐

Policy LC5 Removal of Occupancy Conditions ☐

Policy LC6 Housing Allocations ☐ Choose an item.

Policy LC7 Windfall Housing: ☐ Choose an item.

Policy LC8 Replacement Dwellings and Residential Extensions ✓

Policy LC9 Homes in Multiple Occupation ☐

Working Communities

Policy WC1 General Employment Policy ☐

Policy WC2 Home based businesses ☐

Policy WC3 New Employment Development ☐

Policy WC4 Alternative Uses for Business or Industrial land and buildings ☐

Policy WC5 Safeguarding Serviced Accommodation ☐

- *Site Waste Management Plan: Conditioned*
- *Sustainable Design Measures: N/A*
- *Biodiversity Enhancement Measures: Provided in the PEA Not required*

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Recommended Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Location and Block Plan, Drawing Number: AU01 Dated Nov 2020**
 - **Proposed Plans, Drawing Number: AU04 Dated Nov 2020**
 - **Proposed Elevations and Sections, Drawing Number: AU05 Dated Nov 2020**
 - **Existing and proposed garden elevations, Drawing Number: AU06 Dated Nov 2020.**
- These are stamped as APPROVED.**
Reason: For the clarity and 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 adopted Isles of Scilly Local Plan 2005 and Policy OE1 and OE7(5) of the Submission Draft Isles of Scilly Local Plan 2015-2030.
- C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**
Reason: In the interests of protecting the residential amenities of neighbouring properties.

Print Name:	Lisa Walton	13/01/2021
Job Title:	Senior Officer, Planning and Development Management	
Signed:		
Authorised Officer with Delegated Authority to determine Planning Applications		