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Planning, Design and Access Statement October 2022

Tregarthen's Hotel

JACKSON PLANNING

1. Introduction

- 1.1 This proposal is for some changes (minor material) to the detailed design of Unit 5 of the micro lodges approved under application P/20/090/FUL and subsequent approval PP/22/023/ROV.
- 1.2 The application has been implemented by virtue of the foundations constructed for the units.
- 1.3 This application follows changes that have arisen during the detailed design and manufacturing commissioning phase. The units remain as an off-site construction project with the ambition to increase the sustainable performance of the development.
- 1.4 The planning and design statement set out the considerations for this proposal.
- 1.5 The applicant is Tregarthen's Hotel Ltd.

The Proposal

- 1.6 The following drawings were approved under the original application P/20/090/FUL for the micro lodges.

	Grainge Drawing Description and Number	DATE STAMPED
1	Proposed Elevations (Unit 5), Drawing Number: I542/PL09 Rev B,	26/01/21
2	Proposed Elevations, Drawing Number: I542/PL05 Rev E,	26/01/21
3	Proposed Plans and Sections (Unit 5), Drawing Number: I542/PL08 Rev B	26/01/21
4	Proposed Plans and Sections, Drawing Number: I542/PL04 Rev E	26/01/21
5	REVISED Proposed Site Layout Plan, Drawing Number I542/PL03 Rev F	25/02/2021
6	Proposed Site Sections, Drawing Number I542/PL07 Rev A,	26/01/21
7	REVISED Sketch showing Impact upon Garrison Wall, Drawing Number I542/PL10,	26/01/2021

- 1.7 Approval P/22/023/ROV substituted the above plans with a new set of plans as follows.

1.8 Revised Approved Plans List - P/22/023/ROV

No	Simpson Hilder Associates Drawing Title	Drawing Number
1	Proposed Site Plan	9895 (10)002 Rev B
2	Plans and Sections Units 1-4	9895 (10)003 Rev B
3	Plans and Sections Unit 5	9895 (10)004 Rev D
4	Sketch showing impact on Garrison Wall	9895 (10)005 Rev C
5	Site Sections	9895 (10)006 Rev C
6	Materials Palette	9895 (10)007 Rev B
7	Elevations Units 1-4	9895 (12) 001 Rev C
8	Elevations Unit 5	9895 (21) 002 Rev E

Current Proposed Revised Plans List

No	Simpson Hilder Associates Drawing Title	Old Drawing Number	New Drawing Number
1	Proposed Site Plan	9895 (10)002 Rev B	9895.101 P1
3	Plans and Sections Unit 5	9895 (10)004 Rev D	9895.102 P1
4	Sketch showing impact on Garrison Wall	9895 (10)005 Rev C	9895.104 P1
8	Elevations Unit 5	9895 (21) 002 Rev E	9895.103 P1

2. The Proposal

2.1 The proposal is **minor material amendment (s73 application)** to alter the design of Unit **5 ONLY** of the proposed micro-lodges.

2.2 Unit 5 has now been designed with following changes:

- Replace single storey, with additional first floor and terrace
- Reverse accommodation with living at first floor
- Increase in accommodation by 10sqm GEA

Scale

2.3 Unit 5 is increased by 1.27m in height at the rear portion of the unit only – set back some 2.9m from the front elevation.

2.4 The GEA floorspace of the unit is increased by 34%

2.5 A terrace at first floor of 9sqm is proposed, this compares to the approved terrace of 3.42sqm

Appearance

2.6 The proposal has been designed to replicate the approved design of Units 1- 4, the only change being that the first-floor part is set back to maintain the important view to the Garrison Wall.

Rationale

2.7 The design changes are customer led following market appraisal for lettings. The benefits of the change are as follows:

- Overcomes the design compromise inherent in the original design
- Improves quality of offer to guests.
- Extends the season with a unit that lets better in the shoulder season when weather is likely to be less reliable.
- The above in turn feeds back into improvement in the contribution of the Hotel to the local economy, underpinning employment etc

3. Planning Assessment & Conclusion

Introduction

- 3.1 The assessment of the planning application is a balance of all the considerations associated with the proposal, the site and the local environment. Whilst planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act (1990) they must also pay regard to the guidance provided by the NPPF as a material consideration.
- 3.2 The proposal is consistent with the adopted policy WC5 of the Isles of Scilly Local Plan which supports new visitor accommodation where it improves the quality and choice of existing tourism and responds to the changing needs and expectations of visitors.
- 3.3 The principle of this development has already been agreed under planning application P/20/090/FUL and the approval P/22/023/ROV, the latter issued in May 2022.

Amenity Impacts

- 3.4 The previous approval of the designs for Unit 5 have established the principle of holiday accommodation in this location with integrated private terrace to serve the occupants.
- 3.5 The revised proposal now includes slightly bigger accommodation and terrace, but the occupancy will be same. The previous approval accepted any noise and disturbance from the unit on the basis of two occupants. Whilst the terrace is now proposed raised from its current approved position, any use will have no material difference than the terrace at ground floor level given the distance to the nearest neighbour. The impact on the adjacent Units 1-4 is not a concern to the Hotel, the management of the occupation unit through the Hotel staff can deal with any issues that arise.
- 3.6 The assessment of the previous scheme concluded the following on amenity:
- 3.7 *"The application site is contained well-within the hotel grounds. The nearest neighbouring property is within an elevated position to the west, on the opposite side of the Garrison Wall. It is not considered that the amendments now proposed will have any impacts upon neighbouring properties or adjoining land uses. Whilst new first floor windows are proposed as a means of escape in units 1-4, these are in excess of 20 metres from the nearest neighbouring property, set at a lower elevation and as such I do not consider these give rise to any overlooking or other amenity issues that would suggest the proposal would be unacceptable".*
- 3.8 The same level of impact the distance to the nearest neighbour is 20m and Unit 5, despite its increased height in the rear part stays at a much lower level than the neighbouring property.

Heritage Impacts

- 3.9 The proposals will have only very minor additional impacts on the historic built environment, than those impacts already deemed as acceptable under the previous approval.
- 3.10 In March 2022 Historic England commented on the previous revision and concluded as follows:
- 3.11 *"In relation to previous schemes, we had concerns that the proposals would cause a change to views towards Garrison Hill and partially obscure a section of the rubble walls which are important in understanding the significance and the broader setting of the Garrison Gate and Star Castle. We recommended that the layout of the lodges within the kitchen garden was amended to address this blocking effect. The layout of the holiday lodges was slightly altered, and one lodge (closest to the wall) was reduced in height to reduce its blocking effect on the Garrison Hill wall. We considered that the blocking effect previously raised as a concern had been reduced and the rubble wall behind the lodges appeared as a continuous and unbroken line in most views, emphasising the significance of both it and Garrison Hill.*
- 3.12 *After amendments made to address our heritage concerns, the most recent 2020 scheme was approved subject to conditions. The current proposals increase the height of the lodges, but they are set further down into the ground to compensate for this, meaning that their additional height in relation to the garrison wall is negligible. We therefore do not consider this height to change our previous position.*
- 3.13 *Historic England therefore considers that it is for your authority to carry out a balancing exercise between the public benefits of the proposal and (as per the previous scheme) any residual low levels of harm (National Planning Policy Framework (NPPF), paragraph 196). We also remind your authority of the need for a proportionate and appropriate scheme of archaeological monitoring and recording to be carried out, as recommended by your own archaeological advisors."*
- 3.14 The conclusion by the statutory consultee was to defer to LPA to make the planning balance and assessment, but they noted that the change was 'negligible'.
- 3.15 The same is true of the current proposal. Whilst there is increased height of part of unit 5 this is limited to the rear portion of the unit. This allows that the rubble wall behind the lodges will still appear as a continuous and unbroken line in most views, so does impact the heritage significance in this case. Indeed, by stepping back the small first floor element the proposal has only very minor blocking effect from most views. A comparison of drawings 9895 (10)005 Rev C and 9895.104 PI confirm this.
- 3.16 In terms of heritage impact in relation to views to the Garrison Wall there is no additional material harm, from the public vantage points the change would not be perceptible given the overall scale of the Garrison Wall. This can therefore be considered neutral in terms of the consideration of the application. The previous heritage statement remains accurate in terms of the material impact of the proposal.

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- 3.17 When last assessed by the LPA the overall conclusion was as follows:
- 3.18 *The proposals, as amended in this application, will result in higher structures overall, thus an additional obscuring of the Garrison Wall will occur as a result of the amendments. This visual result of this will very much depend on the viewers' vantage point and relative proximity to the site, but overall an increase of 1.6 m is not likely to give rise to significant further obscuring as a result.*
- 3.19 In this case the additional height is 1.27m but this is set back and with the tiny proportion of Garrison Wall that will be obscured from a very limited number of vantage points at some distance it is considered that this does not amount to substantial harm to the heritage assets when compared to the previous approval.
- 3.20 As with the previous approval it concluded therefore that in relation to the impact upon the historic environment the proposal is considered to be in accordance with Policy OE7 of the Isles of Scilly Local Plan 2015-2030.

Impact on AONB, Conservation Area and Historic Environment

- 3.21 The previous assessment confirmed:
- 3.22 *As per the previously concluded report for application P/20/090/FUL the construction of the five lodges, as now amended, on the north side of the hotel creates a positive form of development that would enhance the existing under-used north side of the Tregarthen's complex. The structures will partially obscure some of the less sympathetic buildings, which are directly adjacent to the Garrison Walls, without obscuring the wall to any perceptibly greater degree than the previously approved lodges. Although the design breaks from the white render structures of Tregarthen's, I consider that the proposal would result in positive benefits that will enhance the character of this area as a result.*
- 3.23 Given the very minor nature of this proposal, it is concluded that the assessment remains overall the same as the previous conclusion.

Fallback

- 3.24 The previous consents for Unit 5 have established a fallback for the current scheme and are a significant material consideration in favour of the current proposal.

Conclusion - The Planning Balance and Recommendation

- 3.25 In coming to a conclusion on the proposal the planning authority must consider whether the proposal constitutes sustainable development and consider the balance of harms and benefits of the proposal given legislation, the development plan policy framework and guidance in the NPPF as a material consideration.
- 3.26 The proposal as described and assessed in this statement has shown no harm to the amenity of adjacent residents or any other harms to any public interest. The scheme has overall compliance with National and Local Policy and with no demonstrable harms that outweigh the considerable benefits, assessed against the policies of the Framework as a whole and the

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previous fallback consents which are material considerations the applicant respectfully requests that planning permission should be granted without delay.