

Council of the Isles of Scilly

Delegated Planning Report

Other application

Application Number: P/23/019/FUL

UPRN: 000192001188

Received on: 15 March 2023

Valid on: 15 March 2023

Application Expiry date: 10 May 2023

Neighbour expiry date: 7 April 2023

Consultation expiry date: N/A

Site notice posted: 17 March 2023

Site notice expiry: 7 April 2023

Applicant: Mrs Lesley Jones
Site Address: 1 Porthcressa Terrace
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JW

Proposal: Replacement of existing scantle roof covering to the main elevation and dormers at the rear of the property and the adjoining property (2 Porthcressa Terrace) using dry laid natural slate.

Application Type: Planning Permission

Recommendation: PER

Summary Conditions:

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

Reason for Delegated Decision

No Councillor has requested that the application come to the Full Council. The decision defaults to the level of Delegated:

- Not a Councillor ✓
- Not a Senior Officer (or Officer with influence over planning Decisions) ✓
- No relation to a Councillor/Officer ✓
- Not Major ✓
- Not Council's own application ✓
- Not a departure from the Development Plan ✓
- Not Called in ✓

Lead Member Planning Agreed

Name: Dan Marcus

Date: 24/03/2023

Site Description and Proposed Development

This is an application to replace the roof covering on two dwellings, 1 & 2 Porthcressa Terrace. They form the north end of a terrace of for 1.5 storey dwellings running from north to south between Church Street and the Porthcressa/Buzza area at the entrance to Rams Valley.

The terrace is of a relatively uniform appearance from the west/front elevation constructed of bricks and concrete with dormer windows and rendered chimney stacks. The doors and windows are of a mixed white timber/UPVC construction and the doors have white decorative pillars either side. To the rear of the terrace there is a variety of single storey flat roof extensions. The front roof slope of all the dwellings is a dry laid natural slate and the rear scantle slate except for number 3 which is dry laid natural slate.

The current wet laid scantle slates on the rear roof slope and dormers of the two properties are proposed to be replaced with dry laid natural slate stated to be a 500mm x 250mm Spanish slate secured with stainless steel fixings. The applicant has evidenced damage to the existing rear roof slope.

Certificate: B

Other Land Owners: Mrs J Ottery, 2 Porthcressa Terrace

Consultations and Publicity

The application has had a site notice on display for 21 days (17/03/2023–07/04/2023). The application appeared on the weekly list on 20th March 2023. Due to the nature of the proposal no external consultations are required.

Representations from Residents:

Neighbouring properties written to directly:

- 2 & 3 Porthcressa Terrace
- The Holt, Leeward & Captains Cabin - Rams Valley

[0] letters of objection have been received

[0] letters of support have been received

[0] letters of representation have been received.

Relevant Planning History:

Planning history relevant under previous Local Plans (note that this covers similar applications for the whole of Porthcressa Terrace):

- P5176 & P5178: (3 & 4 Porthcressa Terrace) Replace front elevation of roof with dry laid slate. GRANTED 27.08.2002
- P5452: (2 Porthcressa Terrace) Extension to provide for ground floor bedroom and conservatory. 24.03.2004
- P/14/058: (3 Porthcressa Terrace) Replace all existing roof slates to the main elevation of the rear of the property using diminishing Spanish slates. GRANTED 18.12.2014

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast
- Flood Prone Land – St Mary’s
- Flood Zone 3 – Environment Agency

- Grade II Listed Buildings
 - Bell Rock Hotel – 12m
 - White Cottage – 35m
 - Wharoonga – 20m
 - Buzza Tower – 140m
- Archaeological Constraint Area – Buzza Hill – 65m
- Scheduled Monument – Round Cairn Buzza Hill – 100m

Planning Assessment

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	YES
Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?	YES
Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area?	YES
Would the proposal leave adequate garden area and green space to	N/A

prevent the proposal appearing as an overdevelopment of the site and to ensure an adequate level of amenity?	
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?	YES

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

Heritage	YES OR NO
Would the proposal sustain or enhance the character and appearance of the Conservation Area?	YES
If within the setting of, or a listed building, a) Will the development preserve the character and special architectural or historic interest of the building? b) Will the development preserve the setting of the building?	N/A
Within an Archaeological Constraint Area	NO
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 a) Will this be acceptable b) Can impact be properly mitigated?	N/A
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?	YES
Does the proposal conserve and enhance the landscape and scenic beauty of the AONB	YES
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	N/A

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

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

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

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/imposed conditions 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 with Section 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 March 2021, the development plan for the Isles of Scilly comprises the 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, 2015-2030

Policy	Tick if Used ✓
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	
Policy OE1 Protecting and Enhancing the landscape and seascape	✓
Policy OE2 Biodiversity and Geodiversity	
Policy OE3 Managing Pollution	
<i>Policy OE4 Protecting Scilly's Dark Night Skies</i>	
Policy OE5 Managing Waste	
Policy OE6 Minerals	
Policy OE7 Development affecting heritage	
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	
Policy LC7 Windfall Housing:	
Policy LC8 Replacement Dwellings and Residential Extensions	✓
Policy LC9 Homes in Multiple Occupation	
Policy WC1 General Employment Policy	
Policy WC2 Home based businesses	
Policy WC3 New Employment Development	
Policy WC4 Alternative Uses for Business/Industrial land and buildings	
Policy WC5 Visitor Economy and Tourism Developments	

Info Requirements	Submitted (LVC)	Not Submitted	Condition Required
Site Waste Management Plan	Y	N	N
Sustainable Design Measures	N	Y	N
Biodiversity Enhancement Measures:	N	Y	N

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.

In discharging their functions, must have “due regard” to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

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:

- **Plan 1 Location Plan 1**
- **Plan 2 Site Plan 1**
- **Plan 3 Site Waste Management Plan (& Slate Spec)**
- **Plan 4 Appendix 1 of the Preliminary Roost Assessment, Ref: 23-1-2 dated 15th January 2023 (Precautionary Method of Works)**

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 OE1 and OE7 of the Isles


of Scilly Local Plan (2015-2030).

- C3 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of the islands.

- C4 Following the completion of the development, hereby approved, measures to promote biodiversity enhancements, in accordance with the recommendations for birds on page 2 of the Preliminary Roost Assessment, dated 15th January 2023 (Ref: 23-1-2 by IOS Ecology), shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.**

Reason: To promote measures to enhance biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

Print Name:	Lisa Walton	04/05/2023
Job Title:	Chief Planning Officer	
Signed:		
Authorised Officer with Delegated Authority to determine Planning Applications		