

Our Ref: 13849

26 July 2018

Council of the Isles of Scilly
Town Hall
St Mary's
Isles of Scilly
TR21 OLW

Dear Sir or Madam,

Application P/18/052

Householder planning application for first floor extension

At 2 Matthews Field, Church Road, Hugh Town, St Mary's, TR21 0NA

I am sending this letter in relation to an application for a house extension at 2 Matthews Field, Church Road, Hugh Town, St Mary's, TR21 0NA, application number: P/18/052. This will be an extension of a new first floor area on the existing ground floor flat roof by means of adding a pitched roof. The west elevation will remain the same pitch with the addition of 2 no. rooflights. A similar proposal was previously submitted under application reference P/18/026/FUL, with permission subsequently being refused. This letter will go through the relevant policies of the Local Plan and Design Guide and show how the new proposal accords with these, along with going through the reasons for refusal of the prior application and explain how these have been resolved.

Site Details

The application site is located on north-east side of Church Road within Hugh Town. The property is within the existing built up area of development that runs out of the town. The property is a semi-detached bungalow with first floor accommodation in the roof space. To the rear is a flat roof single storey extension which runs the width of the property. The property has a front garden sloping down to the edge of Church Road and a private rear garden extending an access road that runs to the rear of the property. Being located on the Isles of Scilly, the

property is subject to the Conservation Area and Area of Outstanding Natural Beauty (AONB) that encompasses the entire island.

The application in question concerns an extension of a new first floor area above the existing ground floor, with this adding two new en-suites into the property. This to be set at a pitch of 50 degrees to meet the requirements of the Local Design Guide. It is also set to add more usable floor space at the east elevation and 2 no. rooflights at the west elevation. The proposal will have a flat top, but from the south, it will look like a pitched roof extension, acting as a semi-pitched roof extension.

Local Plan

Through both the existing Isles of Scilly Local Plan: A 2020 Vision (adopted November 2005) and the Draft Local Plan 2015-2030, there are several policies that would apply to this extension. From the Isles of Scilly Local Plan: A 2020 Vision, these would be:

- Policy 1 – Environmental Protection
- Policy 2 – Sustainable Development

For the Draft Local Plan 2015-2030, these would be:

- Policy SS2 Sustainable Quality Design and Place-Making
- Policy LC9 Residential Extensions and Ancillary Accommodation

Policy 1 of the Isles of Scilly Local Plan: A 2020 Vision applies to this development through it setting out a requirement to *“preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings, including their features and settings.”* Since the entire island is a Conservation Area, this policy is applicable to all developments.

Policy 2 ensures that developments contribute to the sustainability of the islands environment through *“conserving or enhancing the landscape, coastline, seascape and existing buildings of the island through appropriate design including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping.”*

For the Draft Local Plan 2015-2030, Policy SS2 applies here by requiring that developments *“respect and reinforce an areas character and identity ... respond positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale building line, plot size, elevation treatment, materials, streetscape and rooflines to effectively*

integrate any new buildings into their local setting.”

Policy LC9 of the Draft Local Plan 2015-2030 relates specifically to the development of extensions. This policy sets out that *“Development to extend and/or alter a dwelling or any outbuilding ancillary to the main residential use will be permitted where the proposal: a) respects the scale, proportions, materials and overall design and character of the existing property; and b) does not harm the street scene or surrounding area; and c) avoids the material loss of privacy and amenity for the residents of neighbouring properties. Where a domestic extension results in an increase in scale (in relation to footprint and volume) of the original dwelling by 40% or more, an occupancy restriction will be imposed to retain the property as permanent residence.”*

Conformity with Local Plan

Policies 1, 2 and SS2 are addressed through the materials that are being used in the development. The proposal calls for the use of cement and rendered walls and a tiled roof topped with fibre glass to match what is currently there. This retains the same style as the other surrounding buildings, which in turn allows the character of the area to be retained. The scale of the proposal meanwhile is in fitting with the surrounding properties, working in conjunction with the neighbouring properties to ensure that the impacts are as limited as possible. Furthermore, the height of the proposal will be below the existing main building height, and that of neighbouring Cadwallon, and the width of the proposal will not exceed the existing building. As a result, the orientation of the new build will follow the same line of the existing ground level floor print.

The extension follows this policy through the materials being used fitting with the character of the area, as mentioned above, it does not harm the street scene or surrounding area through being developed in harmony with the surrounding area. For the loss of privacy, any new windows will not directly overlook the neighbouring property, Lowena. In order to retain privacy, only roof lights are proposed.

Due to this, this application conforms with the requirements set out in the Local Plan and therefore should be granted planning permission.

Local Design Guide

To complement the Local Plan and preserve the Conservation Area and character of the environment, the Isles of Scilly Design Guide applies to all developments that would be seen

throughout the island, with this guide taking on the role of a Supplementary Planning Document. There are several policies in this Design Guide that apply directly to extensions, with some of these policies being used as justification for the original application being refused.

In relation to the roofing, the Design Guide notes that “*Flat roofs are generally inappropriate and their use will be resisted,*” with one of the reasons for refusal for the original application being that the proposed roof was at a 10-degree pitch. For this application though, it has been proposed that the roof pitch will match existing to replace the original design of a flat roof. This complies with the Design Guide which states that roof pitches on the island are usually 30-55 degrees. Having a roof at a 50-degree pitch on this south elevation would be more in keeping with the character of the specific area than a flat roof.

The application follows the Design Guide for extensions through the extension being subservient to the original building. It further ensures that the new joints for the roof intersect with the old ones in a way that ensures that the joints remain invisible and does not overpower the original building through them being hidden by extending the eaves and thus keeping the gable original existing lines and shape. The location for the extension meanwhile is in the logical place for a first-floor extension to ensure a suitable degree of room for better and more usable living space.

Through this, the application meets the guidance set out in the Design Guide and should not be refused planning permission on these grounds.

Previous Application

The previous application (number P/18/026/FUL) was refused at committee on 25th May 2018. The committee report highlighted a number of issues with the application that resulted in refusal, which I will now go through and explain how the new application has addressed these issues to ensure that this application is approved.

Point 22 raised concern over the increase in floor space, stating that there would be an increase from 117.95 square metres to around 145.75 square metres. The committee believed this to be a 90% increase from the original considering that the current floor space is already an extension from the original floor space of 76.55 square metres, with this being seen as not in accordance with Policy LC9.

In response to this point, firstly, this revised extension has been kept to a reasonable size to fit upon the existing ground floor footprint of the building. Secondly, since Policy LC9 is an emerging policy, it holds limited weight for this application. Thirdly, the policy is reliant on the

Technical Housing Standards which set out the minimum space standards for housing. Since the space standards raised in the Committee Report focus on a maximum level of space, the Technical Housing Standards have been mis-applied in this situation.

Point 23 raised concern over the element of Policy LC9 requiring the owners to enter into a legal agreement to ensure that the property was retained for local occupation. The committee raised the issue that an increase in the property size making it less likely to be available to the community in the future. This emerging policy carries limited weight for decision making for the Isles of Scilly since the Local Plan it relates to has not been adopted yet, a fact that the committee themselves raised within this point. Furthermore, this policy only applies to extensions that extend an existing home by 40% or more. Since this revised extension has been kept to a reasonable size to fit upon the existing ground floor footprint of the building, this new scale means that this element of the policy does not apply in this case. As a result, this point in the committee report has been addressed.

Additionally, as policy LC9 is not within an adopted Local Plan it can not be given anything more than limited weight. Thus it is wholly inappropriate to require a S106 obligation to restrict the use of the dwelling which is currently unrestricted.

Point 26 related to Page 74 of the Design Guide, specifically relating to scale and massing stating that *“To a certain extent the scale of development should be relative to the existing surroundings i.e. the size of a house relative to those in the vicinity or the size of a conservatory or a door relative to the type of house in which it is placed. The general form of the building should echo the pattern of the traditional buildings in the area, i.e. have a rectangular plan and relatively low profile. This does not mean that the building has to look exactly like traditional cottages, but it should not for example have a deep plan or exaggerated roof profiles.”* For this application, the proposed development does now echo the pattern of the traditional buildings in the area with the height of the proposal being below the neighbouring Cadwallon and the width of the proposal will not exceed the existing building.

The development of Cadwallon's gable further relates to points 27, 28 and 29 of the Committee Report, focusing on inappropriate massing, claiming that the proposed development has a busy and boxy appearance and as such is keeping out of character of the area, giving the property a significantly deeper plan, along with this going against the character of the Conservation Area. This re-submitted application addresses this through the greater pitch now being proposed, which would be set back by 600mm from the south elevation gable by way of extending the eaves. Furthermore, the fact that many other buildings in the area have roof lights and flat roofs

ensures that the proposal in question fits the character of the Conservation Area.

Point 30 relates to the pitch of the roof and how the 10-degree shallow pitch proposed would be in conflict with the Design Guide. This has been addressed in this application through the new pitch matching the existing dwelling, which is in keeping with the design guidance.

Point 31 raises the issue of privacy with the rear windows of the proposed extension having views directly towards the side facing windows of Lowena, resulting in an overlooking issue. The new application has addresses this concern through the use of roof light only. This further addresses the issues raised in Points 32 and 33, regarding the distance between neighbours and the design of the extension. The original extension was believed to be below adequate standards that would be expected to prevent harm to privacy and amenity through room-to-room facing windows. In the case of this application, most of the room-to-room windows have been replaced with rooflights.

Point 35 again raises the issue of privacy, raising areas that could be utilised to avoid the privacy impact, including the removal of the closest rear bedroom window. This has been addressed with roof lights being used as a source of light only.

The new application therefore resolves the issues that led to the prior application being refused and, as a result, should be granted planning permission.

Summary

Overall, this application for the extension at 2 Matthews Field resolves the issues that led to the refusal of the original application P/18/026/FUL. By incorporating a pitched roof, the extension will be in keeping with the character of the existing area, with this character retention being further enforced by the use of materials that are in keeping with the materials used for the neighbouring properties.

The local character, roof and privacy issues that led to the original application being refused have been addressed in this application, with the floor space increase not justifying a refusal on its own. Through addressing these issues, along with the materials used being complementary to the existing character, means that the extension will comply with the policies of the Local Plan and Design Guide.

Given the above it is hoped that the revised proposal will receive full officer support.

Yours sincerely

For and on behalf of Evans Jones Ltd

A handwritten signature in black ink, appearing to read 'Mark Campbell', written in a cursive style.

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