

Council of the Isles of Scilly Delegated Planning Report

Application Number: P/19/030/NMA
Received on: 13 June 2019
UPRN: 000192000686
Application Expiry date: 16 July 2019
Neighbour expiry date: 9 July 2019
Consultation expiry date: 9 July 2019
Application Expiry Date: 16 July 2019

Applicant: Mr Robert Francis
Site Address: 9 Little Porth
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JG

Proposal: Application for non-material amendment to planning permission P/18/072/FUL (Extensions and alterations to existing dormer bungalow) for the addition of 2 no. velux roof windows in new roof construction.

Application Type: Non Material Amendments

Constraints:

Recommendation

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1. That the Application is APPROVED.
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Site Description and Proposed Development

This is an application for a Non-Material Amendment to insert x2 high level roof lights in the rear extension, as approved under P/18/072/FUL. A full description of the approved development is available to read in the full council agenda pack [here](#) (Agenda Item 10). The plans approved are available online [here](#). The proposed plans of this current application are [here](#).

The proposed roof lights will face east and west and will provide light to the ground floor rooms below, which are a WC and utility room. The roof lights are approximately 0.7m x 0.7m in diameter and are situated 4 metres above the internal floor level of the rear extension.

Consultations and Representations

One letter of representation has been received from an existing neighbouring property. This raises concerns about overlooking.

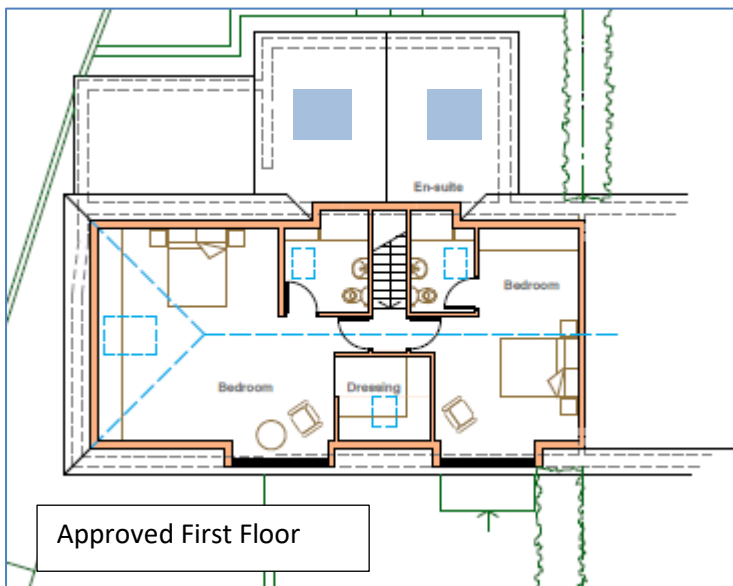
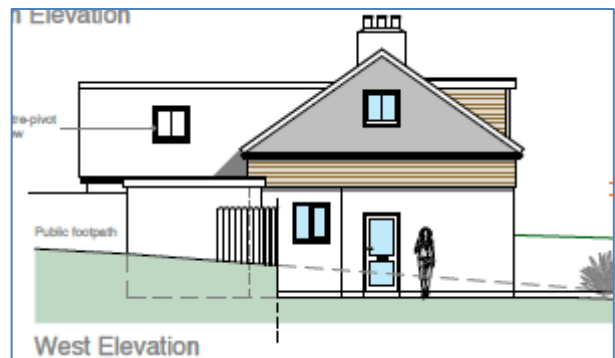
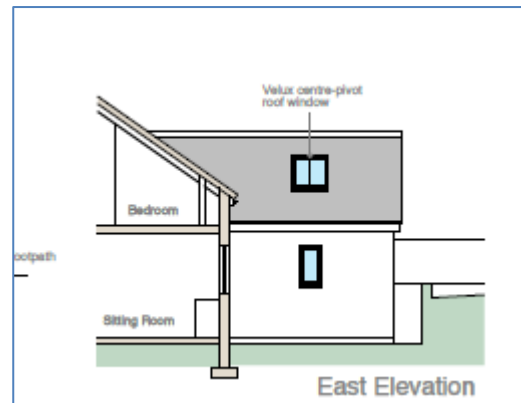
Planning Assessment

As the extensions and alterations have already been previously assessed and approved this assessment will focus only on the proposed x2 roof lights in the rear extension, facing east and west. One neighbour has raised an objection on the basis of being overlooked by the proposed roof lights. This property is situated to the west side of the dwelling at 9 Little Porth. It is a two storey end terrace on Sallyport that is on land that slopes up away from the application site, windows of this neighbouring property would look directly over the property at 9 Little Porth. The properties are around 13 metres apart with a gap of around 17 metres between the approved extension and the neighbouring properties to the west. It is noted that the two roof lights will not serve main habitable rooms and would be well above eye level for the rooms they serve. Any view from the neighbouring properties at 21 and 23 Sallyport would generally appear to be over this property with very oblique views into the spaces created by the rear extension. The approved rear extension does not contain any first floor accommodation as can be seen from the approved ground and first floor plans set out below.



On this basis it is not considered that the proposed roof lights, either in the east or west side of the approved extension roof slope, would result in any significant overlooking or loss of privacy for existing neighbouring properties.

The design is otherwise considered to be acceptable and would not give rise to any harm to the wider character of the conservation area or scenic beauty of the AONB.





The application for a Non-Material Amendment is therefore considered acceptable and recommended for approval.

Signed: 	Dated: 16/07/2019	Signed: 	Dated: 16/07/2019
Planning Officer		Senior Manager	