



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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Delegated Report

Application Number: P/15/013/FUL
Recommendation: PER/DEL
Date: 20th March 2015
8 Week Target: 30/03/2015
Neighbours Notified on: 16/02/2015 **Expiry Date:** 09/03/2015
Site Address: Escallonia, 4 Sally Port,
Island: St Mary's
Development Proposed: Remove existing cedar shingle roof tiles and replace with slate.
No of Representations: 0

Planning History of the Site

This Site:

P109 – Erection of a bungalow – Permitted 24/06/1953

P122 – Construction of a garage – Permitted 06/07/1954

P142 – Greenhouse – Permitted 02/03/1956

P1335 - the provision of a sitting room in roof area and front and rear Dormer windows at No 4. Sally Port, St Mary's – Permitted 25/06/1974

P4097 - Replacement of greenhouse with conservatory extension to dwelling. – Permitted 04/10/1996

Adjacent Site:

None Relevant

National /Saved Local Plan Policies:

Isles of Scilly Local Plan (Adopted November 2005)

Policy 1 Environmental Protection

National Policy

NPPF – Paragraph 14, 132 and 134

Planning Assessment:

Site Description

No 4 Sally Port is located on the west side of Hugh Town directly to the east of the Garrison Walls. It is a detached bungalow with rooms in the roofspace situated in a modest private garden. The plot is in a significantly elevation position with extensive views over St Mary's.

Description of Development

The proposal is to remove the cedar shingle roof material with a substantial natural slate material (a sample of which has been submitted with the application). The slate is a natural grey slate (although provenance is not provided) measuring 20 x 30cm.

Consultations: None

Representations: None

Human Rights Considerations: Article 8 (Respect for private and family life) and First Protocol Article 1 (Protection of Property)

Assessment

The main issues for consideration are whether the proposal preserves or enhances the character of the conservation area and Area of Outstanding Natural Beauty designation. In addition it should not give rise to any significant harm to the privacy and amenity of existing neighbouring residential properties.

Impact upon the character of the area

The current dwelling is covered with a cedar shingle roofing material which appears to blend in with the surrounding properties on Sally Port. No information is provided about why the works are required (failing roof or damp etc). Many of the surrounding properties however are covered with natural slate roofing materials and it is not considered that replacing the shingle will result in any particular harm. I consider the proposal will preserve the character and appearance of the conservation area.

Impact upon neighbouring amenity

The removal of the existing cedar shingles may have a short-term construction phase impact upon immediate neighbours, however the replacement of the materials with slate will not have any permanent or significant impact upon either the privacy or amenity of neighbouring properties. Planning permission in this case is required due to the Island-wide coverage of the 1995 Article 4 Direction as well as by virtue of the Conservation Area and AONB designations. The construction phase impact could be controlled by a restriction of working on the implementation of the proposal to ensure that it did not disturb people when they are most likely to be at home. Overall however I am satisfied that the proposal is acceptable.

Other Considerations:

The ministerial Statement 'Planning for Growth' and the National Planning Policy Framework have been taken into account in assessing this scheme.

The proposal will not have any detrimental impacts upon the wider landscape or Area of Outstanding Natural Beauty.

Conclusion

I would recommend that listed building consent is acceptable.

Conditions

1. Standard 3 year time limit
2. Restriction of construction/demolition period
3. Submission of waste management plan

Signed

Date: