**Delegated Report**

**Application Number:** P/15/039/DISCON

**Recommendation**: DISCHARGE/DEL

**Date**: 8th July 2015

**8 Week Target:**  26.06.2015

**Site Address:** Well Cross Yard, Wellcross,

**Island:** STMARY

**Development Proposed:** Application to discharge conditions 8 (sustainable measures), condition 17 (boundary fence) and condition 18 (mechanical ventilation and extraction system) for the approved residential conversion P/14/026/FUL

**Assessment:**

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| **Condition 8 of P/14/026/FUL:**  A detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and renewable energy generation. The scheme shall include precise details of the solar panels, including their positioning so as to maximize their efficiency and effectiveness. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted. As soon as the solar panels hereby approved are no longer required for their intended purpose, they shall be removed from the building and the roof reinstated to its former condition. |
| **Information Submitted:**  The drawings detail the sustainable measures including low energy led down lights, solar thermal panels on the south facing roof slopes, flow restrictors to limit water usage, dual-flush toilets and heat recovery units. Rainwater butts will be connected to downpipes for each of the two properties.  The intention of this condition is to ensure that energy and water usage associated with the dwellings, as approved, are as sustainable as possible. The information was not provided when the application was determined. This is not necessarily an incorrect approach as it allows for the developer to incorporate as many up-to-date measures as possible.  The agent has submitted Drawing Numbers:  DG-18022015\_E01 Rev P2 and DG-18022015\_M01 Rev P2 |
| **Assessment:**  In order to address the requirements of this condition the developer has stated that to reduce energy each dwelling will utilize solar thermal panels. These are designed to use the sun to heat water thereby reducing the need to use electricity to heat the water. This reduces both cost and carbon dioxide emissions. The shorter the distance between the panel and the source of water usage, the better it is to ensure heat is not lost through excessive pipes within the building. South facing roof slope positions will maximise the effectiveness of the panel.  In this case one solar panel is proposed for each dwelling. Measuring 1175mm (wide) x 2148mm (height). Each will be fixed directly on top of the roof slates, one above each unit of accommodation, on the south facing roof slope. It is considered that this is the most efficient position/location The panels have a thickness of 10cm and as such will not be unduly prominent visually.  The plans include the use of other more peripheral, but nonetheless important cumulative methods of reducing water consumption and energy usage. The solar thermal panels will be visible from the adjacent listed building but I consider that there are wider public benefits to reducing energy consumption to outweigh any perceived harm, as a result of the siting of this equipment.  I consider the details submitted, subject to being incorporated within the building in accordance with these details, is acceptable and sufficient to comply with the requirements of condition 8. |
| **Condition 17 of P/14/026/FUL:**  Prior to the first use of the development hereby permitted, screen walling/fencing/planting shall be erected on the southern boundary of the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved boundary walling/fencing/planting shall be retained and shall not be altered. |
| The applicant has submitted a plan to show the existing stone boundary wall with Lemon Hall. The stone wall is stepped with a lower section and a higher section. It is proposed to construct a timber panel fence to sit on top of the lower section to bring the overall height of the entire length of the wall up to the same height as the existing higher section. This is above the eaves height of the dwelling conversion and just above the height of the lower section of the rooflights. It is considered that proposed boundary fence along the south boundary will be acceptable without resulting in harm to the amenity of neighbouring properties or affecting the setting of the adjacent listed building. It is considered that the fence as proposed will not result in harm or loss of significance to the listed boundary wall and the means of attachment would ensure it could be removed without affecting the boundary wall. It is noted that the timber fence will attach to rails on the north side of the wall and the timber will be a green tanalised finish that will weather to a light brown. No other boundary planting or walls are proposed outside of the timber fence, as submitted. The information submitted is considered sufficient to discharge the requirements of condition 17 and subject to implementing in accordance with these details I consider this condition discharged. |
| **Condition 18 of P/14/026/FUL:**  If mechanical ventilation is required in connection with the approved dwellings, prior to its installation, the details including precise location, shall be submitted to and approved in writing with the Local Planning Authority. The installation of the mechanical ventilation shall be carried out in strict accordance with the approved details. |
| **Information Submitted:**  The Agent has submitted drawing number: DG-18022015\_M01 Rev P2  This plan includes the installation of a domestic extraction system of a Manrose brand heat recovery unit with boost controlled from lighting within the bathroom. The air intake/exhausts are located on the roof slope with two for one unit on the south roof slope and two on the west roof slope. The outlets comprise a roof slate vent. Each property will also have a Manrose brand single room heat recovery unit within the kitchen area. Both of these will outlet through the wall. One on the south wall between the rear wall of the unit and the boundary wall with Lemon Hall, the other on the west side wall, into the covered shared walkway. |
| **Assessment:**  The discreet vented slates and use of hidden locations will mean there will be limited external harm from noise or smells. The outlets will not result in any visual harm to the wider conservation area or harm to the setting of Lemon Hall as a Grade II Listed Building. I consider that the means of extraction using the proposed heat recovery ventilation system will provide a suitable means of removing moisture and smells from the accommodation, without any external harm. Subject to the installation of this system being in accordance with these details, it is acceptable and sufficient to comply with the requirement of condition 8. |
| **Conclusion:**  The information submitted is sufficient to discharge conditions 8, 17 and 18. All works shall be in accordance with the approved plans and details submitted only. |

**Signed Date:**