



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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Delegated Report

Application Number:	P/15/040/NMA
Recommendation:	PER/DEL
Date:	12th June 2015
8 Week Target:	1 st June 2015
Neighbours Notified on:	20 th June 2015 Expiry Date: 3 rd June 2015
Site Address:	Land Adjacent To Trefusis, Pungies Lane,
Island:	St Mary's
Development Proposed:	Application for a non-material minor amendment to approved dwelling as approved under P/13/043/FUL including the increase in size of the Juliet balcony from a single door to a double door opening on the first floor west elevation and the repositioning of the bi-fold doors on the ground floor north elevation from west side of the building to the centre

No of Representations: 0

Development Plan Policies:

2005 Isles of Scilly Local Plan

Policy 1 Environmental Protection

Policy 3 – Housing

2012 National Planning Policy Framework (NPPF)

Paragraphs 28, 55, 61

Planning Assessment:

A new dwelling at this site was approved in 2013. The applicant is seeking to amend some minor aspects of the development. In particular the increase in size of the Juliet balcony on the first floor west facing gable elevation from a single door to double doors. On the rear facing north elevation it is proposed to reposition the bi-fold door from the west side to the centre of the rear elevation. It is considered that these alterations are acceptable in principle. Key considerations are whether the amendments give rise to any impacts upon neighbouring residential amenity or harm to the wider character of the area.

Impact upon Residential Amenity.

As the west elevation does not overlook any neighbouring properties it is considered that the increase in width of the Juliet balcony will not give rise to harm to the privacy or amenity of adjacent residential properties. It will have views over Decca Lane and Bants Carn to the west, where there are no other residential properties. I am satisfied that this is acceptable in terms of impact upon amenity. In relation to the proposed north elevation then I consider the repositioning only of an approved bi-fold doors from the west side of the approved dwelling to the centre, at ground floor, will not result in any additional impact compared to the position as approved. The Bungalow, to the north, is around 36m away and will not be affected by the repositioned door. Similarly the property to the east at Trefusis will not suffer any change in their privacy or amenity as a result of this amendment. A door located on the ground floor will be separated by domestic boundary treatments and as such I am satisfied that this amendment is similarly acceptable.

Impact upon the Character of the Countryside, Conservation Area and AONB

The approved dwelling is a modern property located on the edge of the housing development at McFarlands Down. The principal change to the wider character of this area is the first floor west facing Juliet balcony. Within the context of this area I am satisfied that the widening of this window will not harm the wider character of the conservation area or AONB landscape. I consider the proposal will preserve the wider character of the countryside to the benefit of the Conservation Area and AONB.

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.

The Vice-Chairman of Planning and Development Committee is aware of this change and is happy with a delegated decision to approve this non-material minor amendment. No other letters of representation have been received.

Conclusion

The proposed non-material minor amendment to the approved conversion scheme is considered acceptable, in accordance with the development plan and it is recommended for approval.

Signed: L Walton

Date: 12/06/2015