



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
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Delegated Report

Application Number:	P/15/042/FUL
Recommendation:	PER/DEL
Date:	30th June 2015
8 Week Target:	22.07.2015
Neighbours Notified on:	10.06.2015 Expiry Date: 01.07.2015
Site Address:	6 Sally Port, Hugh Town,
Island:	St Mary's
Development Proposed:	Replacement of 3 no. windows on front elevation
No of Representations:	0
Chair and Vice-Chair:	Discussed with both Chair and Vice-Chair and both happy with a delegated decision

Development Plan Policies:

2005 Isles of Scilly Local Plan

Policy 1 – Environmental Protection

NPPF 2012

Paragraph 9: *"Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to): ...replacing poor design with better design;... improving the conditions in which people live, work, travel and take leisure..."*

2007 Isles of Scilly Design Guide

"The use of timber engineered to high specification is strongly recommended. This complements the Council's general preference to encourage the use of natural materials. It has the added benefits of being easily replaced and repaired. UPVC (unplasticised polyvinyl chloride, a rigid plastic material used for pipework and window frames.), is not acceptable in most Conservation Area locations. The effects of sand blow and high levels of daylight make UPVC a short life material" It is also stated that "Hugh Town in particular has suffered from poor window replacement to an extent that this single practice has done much to undermine the character of the place". "The use of timber engineered to high specification is strongly recommended. This complements the Council's general preference to encourage the use of natural materials. It has the added benefits of being easily replaced and repaired. UPVC (unplasticised polyvinyl chloride, a rigid plastic material used for pipework and window frames.), is not acceptable in most Conservation Area locations. The effects of sand blow and high levels of daylight make UPVC a short life material" (Page 86). .

Primary Legislation

The Planning (Listed Buildings and Conservation Area) Act 1990

The Countryside and Rights of Way Act 2000

Planning Assessment:

Within 21 days prior to the submission of this application the owner was the Council of the Isles of Scilly. However ownership changed from the Council to the application during the very early stages of the application. As the applicant is no longer the Council it is considered that it is acceptable to make a delegated decision in this case.

The principal consideration for this application is whether it preserves or enhances the character of the conservation area. No 6 Sally port is not a listed building but it is visible from many vantage points from Hugh Town. The traditional timber windows and doors are an important part of the character of older properties. The article 4 direction that covers the entire Isles of Scilly removed the permitted development right to make alterations to doors and windows, where these front a highway or waterway. It is on this basis alone that planning permission is required for the proposed work.

Impact upon the Character of the Conservation Area

I consider that all of the properties that make up Sally Port, with the exception of number 3 (the application site), have lost their original timber doors and windows. The application site, however, retains traditional tripartite sash windows. It is difficult to establish whether these are the original doors and windows, but they are of an appropriate design for the period of the property. The proposal is to replace the windows with a matching design but with double glazing in a upvc material, engineered to look like timber windows and a upvc door to match that on a neighbouring property. It is considered that the proposed change in windows and the front door, within a row of properties that do not sit in a visually prominent part of Hugh Town, particularly where all other properties in the row have different styles of windows, would not result in a significantly harmful form of development. Whilst it is preferable to retain, through repair of the existing windows, or replace with timber, in this instance it is considered that the change to upvc windows with a uniform design would be acceptable.

Impact upon Privacy and Amenity

The replacement of doors and windows would have no long-term detrimental impact upon the amenity of neighbouring properties. It is therefore considered that the proposal is acceptable in this respect

Other considerations

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

Conclusion

The proposal will not have any detrimental impacts upon the wider landscape or Area of Outstanding Natural Beauty. In light of the above assessment the proposal is considered to be acceptable and does not give rise to any harm. The application is recommended for approval.

Conditions

1. Standard 3 year time limit
2. Submission of waste management plan

Signed

Date: