



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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Delegated Report

Application Number:	P/15/051/FUL
Recommendation:	PER/DEL
Date:	12th August 2015
8 Week Target:	19.08.2015
Neighbours Notified on:	09.07.2015 Expiry Date: 30/07/2015
Site Address:	Hugh Town, St Mary's, Isles of Scilly, TR21 0JT Trewince House, Trewince Lane,
Island:	St Mary's
Development Proposed:	Demolition of existing conservatory and construction of new conservatory.
No of Representations:	0

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;...replacing poor design with better design and improving the condition in which people live, work, travel and take leisure”.*

2007 Isles of Scilly Design Guide

“Building materials should be long lasting and from renewable resources. Scillonians have been replacing materials from old buildings and shipwrecks for centuries” (Page 86).

Primary Legislation

The Planning (Listed Buildings and Conservation Area) Act 1990

The Countryside and Rights of Way Act 2000

Planning History (CA Conditionally Approved, A Approved and R Refused)

P972 – New roof and extensions – CA 14.01.1971

P1403 – Porch and Garage – CA 07.01.1975

P1464 – Rear extension – A 18.12.1975

P2825 – Front conservatory – R 15.11.1988

P2865 – Revised front conservatory – CA 05.01.1989

P3751 – Extension – CA 06.12.1994

P4582 – Garage and store room – CA 25.05.1999

P/11/058 – Demolition of existing conservatory and construction of new – CA 25.07.2011

Planning Assessment:

The proposal is a re-submission of a conservatory approved in July 2011. This permission was not implemented and as such expired in July 2014. The principal consideration for this application is whether it preserves or enhances the character of the conservation area. It is also a material planning consideration to ensure the proposal does not give rise to any harm to

the amenity of neighbouring properties. The proposal must not give rise to any harm to highway safety or the natural environment, including protected species.

Impact upon the Character of the Conservation Area

Trewince House is located along a small road, off the east side of Telegraph Road (A3110). This is towards the west side of the central but towards the north of St Mary's. The property is located to the north side of this small road. It is a detached house located to the south east of Trewince Cottage and to the north of Harbour View, Trevarrick and Bucaneer, where the road terminates. Between these properties are agricultural fields with mature tree and hedgerow running along the edges of the roads and between the fields. The proposed conservatory will replace an existing conservatory of similar dimensions on the south elevation of this property. It will be a lean-to style with a cut around the first floor windows. It will extend out to the south by 2.5m with a width the full width of the front of the original dwelling. All materials will be natural including a granite dwarf wall, timber windows and a slate roof. Given that this conservatory will be replacing an existing conservatory on the same footprint I consider it will not have a detrimental impact upon the wider character and appearance of the conservation area. It will be very much seen within the context of this existing domestic curtilage and dwelling and will not give rise of harm upon the landscape. The proposal is therefore considered to be in accordance with Policy 1 of the Local Plan and the Design Guide.

Impact upon Privacy and Amenity

The replacement of the conservatory would have no long-term detrimental impact upon the amenity of neighbouring properties. It is single storey and does not overlook or be imposing to any neighbouring properties or land uses. It is therefore considered that the proposal is acceptable in this respect.

Impact upon Highway safety.

The proposal relates to the replacement of an existing conservatory and as such there is no increase in vehicles using this road. I therefore consider that it will not give rise to any issues of highway safety or the need for additional car parking.

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, Conservation Area 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: