**OFFICER REPORT – DELEGATED**

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| **Application number: P/16/032/FUL** | **Expiry date: 9 June 2016** |
| **Received on: 14 April 2016** | **Neighbour expiry date: 5 May 2016** |
| **UPRN: 000192000756** | **Consultation expiry date:**  |
| **Legal agreement:**  | **Site notice posted: 14 April 2016** |
| **Departure:**  | **Site notice expiry: 5 May 2016** |
| **Complies with Development Plan? Y/NIf not, ensure you cover in the report how material considerations outweigh the plan?** |  |
| **Is this decision contrary to local council recommendation?**  |

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| **Applicant:** | **Mr Geoff Dominey**  |
| **Site Address:** | **3 Harbour View Mansions****The Thorofare****Hugh Town****St Mary's****Isles Of Scilly****TR21 0LN** |
| **Proposal:** | **Replacement of aluminium framed windows with white UPVC of the same style.** |
| **Application Type:** | **Planning Permission** |

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| **Description of site and development:** |

This is an application to replacement aluminium framed windows with white upvc windows of the same size and design. The property is a first floor apartment with the Harbourview Mansions apartment block. Located on the north side of Hugh Town with an elevation directly facing on to Town Beach and a rear backing on to Thoroughfare, in the centre of Hugh Town. The windows to be replaced are x2 on the first floor facing on to the beach and x2 on the first floor facing on to the Thoroughfare.

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| **Public representations:** |

Neighbouring properties have been written to directly and a site notice has been placed in a public location in the vicinity of the site for a period of 21 days. No representations have been received in relation to the proposed replacement windows. The Chairman and Vice-Chairman of Planning Committee have discussed this application, as an application identified to be determined under Delegated Authority.

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| **Consultee representations:** |

None

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| **Constraints and designations:** |

AONB, Conservation Area, Heritage Coast

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| **Relevant policies, SPGs and Government guidance:** |

2005 Isles of Scilly Local Plan

Policy 1 Environmental Protection

2007 Isles of Scilly Design Guide SPD

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| **Appraisal/key issues and conclusion:** |

The main consideration for this application is whether the change in materials but of the same size and design will have any detrimental impact upon the wider character of the area. It is also a material consideration to ensure the proposed development does not give rise to any harm to the amenity of adjacent residential properties.

Located in the built-up area of Hugh Town, where this is a high proportion of similar properties, particularly within Harbourview Mansions, it is considered that the change in materials, which will match most of the other apartments, will be seen very much within the context of existing residential properties, where there is a variety of window designs and materials. Windows are not all uniform in this area and many have been changed over the years. The change of materials, in this case is not considered to give rise to any harm to the scenic beauty of the wider AONB and the proposal will preserver the existing character of the Conservation Area on this part of St Mary's.

The proposal, outside the general installation of windows, will not have any long-term detrimental impact upon existing neighbouring properties and there will be no increase in overlooking of any neighbouring property.

It is considered that the application is acceptable.

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| **Recommendation:** |

Conditionally Approve

• In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the NPPF.

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| Signed: | Dated: | Signed: | Dated: |
| Planning Officer | Senior Manager |