**OFFICER REPORT – DELEGATED**

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| **Application number: P/16/049/FUL** | **Expiry date: 5 August 2016** |
| **Received on: 6 June 2016** | **Neighbour expiry date: 1 July 2016** |
| **UPRN: 000192000554** | **Consultation expiry date:**  |
| **Legal agreement:**  | **Site notice posted: 10 June 2016** |
| **Departure:**  | **Site notice expiry: 1 July 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 John Gregory**  |
| **Site Address:** | **Moonrakers Flats****Garrison Lane****Hugh Town****St Mary's****Isles Of Scilly****TR21 0JF** |
| **Proposal:** | **Addition of two dormer windows on flats 3 & 4 Moonrakers.** |
| **Application Type:** | **Planning Permission** |

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

This is an application to install two flat roof dormer window extensions in the front facing roof slope of this existing bungalow on Garrison Lane in Hugh Town. The two proposed windows are for two properties that make up the original Moonrakers property.

Located in Hugh Town on Garrison Lane the property is a 1950s bungalow that is situated just on the outside to the east side of the Garrison Wall just to the south side of the main archway to the garrison. The property has a relatively good sized curtilage but this it taken up largely by the building itself with minimal space for private garden or amenity space. The property is now split in to multiple dwellings and the application relates only to flats 3 and 4.

The proposal is to construct x2 matching dormer windows one to either side of the existing 5.5 metre wide central dormer. The two proposed will be 2 metres wide and reflect the sloping lean-to roof pitch and height as the existing dormer.

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| **Public representations:** |

None

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| **Consultee representations:** |

NONE

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| **Constraints and designations:** |

Conservation Area, AONB and Heritage Coast, Close to a Scheduled Monument and Grade I listed building of the Garrison Walls.

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

2005 Local Plan

Policy 1 Environmental Protection

2007 Design Guide

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

The principal issues for consideration are the impact of the development upon the wider character of the conservation area and AONB designations, whether the proposal will result in any harm to the adjacent scheduled monument and grade I listed building. Finally it is a material consideration to ensure that the proposal does not give rise to any harm to the privacy and amenity of adjacent residential properties.

**Impact upon the wider character of the area**

The proposed two dormer window extensions to the front facing roof slope will be prominent both from the immediate vicinity and from wider views of this elevated site. The proposed windows are however modest in size and will reflect both the materials and profile of the existing roof and dormer window detail. It is considered that the scale and position of the dormer extensions will ensure they are seen very much within the context of the existing dwelling. They are set below the ridgeline of the property and as such will not be seen as discordant features within the street scene.

**Impact upon the historic environment**

Moonrakers is not a listed building or otherwise important historic building within the conservation area. It is a relatively modern 1950s bungalow that has been extended since its original construction. To the rear of this property and forming the rear boundary is the Grade I listed building and scheduled monument of the Garrison Walls. The proposed development does not result in in any building being closer to this feature or result in any greater obscuring. Whilst it is noted that Moonrakers does in itself obscure the Garrison Wall the proposed dormer extensions do not add to the physical mass of buildings when viewed from either the vicinity or from wider views of this site. It is considered that the proposal does not result in any particular harm to the setting of this important and highly designated heritage asset.

**Impact upon Amenity**

The proposed dormer extensions provide for a bedroom window in one flat and a lounge window in the other flat, both of which will overlook Garrison Lane. In particular The Mount on Jerusalem Terrace. The distance is, however, in excess of 19 metres between the existing properties in Moonrakers and the properties opposite on Jerusalem Terrace. The position of Moonrakers is significantly elevated relative to properties opposite and as such the views from the proposed dormer extension will look over the properties opposite rather than down. It is not considered that the proposed dormer extension would give rise to significant amenity issues to warrant refusing this application.

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| **Recommendation:** |

Conditionally Approve subject to conditions

**PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:**

Drawing Number: MR-F-DW1a Proposed Dormer Windows. Date Stamped 06/06/2016

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