**OFFICER REPORT – DELEGATED**

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| **Application number: P/16/054/FUL** | **Expiry date: 9 August 2016** |
| **Received on: 9 June 2016** | **Neighbour expiry date: 5 July 2016** |
| **UPRN: 000192000641** | **Consultation expiry date:**  |
| **Legal agreement:**  | **Site notice posted: 14 June 2016** |
| **Departure:**  | **Site notice expiry: 5 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:** | **Mrs Sheena Woodcock**  |
| **Site Address:** | **Belgrano****20 Sally Port****Hugh Town****St Mary's****Isles Of Scilly****TR21 0JE** |
| **Proposal:** | **Replacement of timber windows on front elevation with white UPVC to match neighbouring property.** |
| **Application Type:** | **Planning Permission** |

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

This is an application for planning permission to replace the existing timber windows on this end property at Sally Port. Belgrano at 20 Sally Port is the end property in a row of 6 that are situated immediately to the front of Hugh House and to the east side (outer side) of the Garrison Wall. The proposal has accommodation over 3 floors, with the ground and second floors being the main habitable elements of the property, although in this property as with others in the row, the ground floor has now been converted to habitable accommodation (P4769). The proposal is to replace the doors and windows on the first and second floors with upvc windows and doors to match those on the adjoining property at 22 Sally Port. This block of properties were permitted in 1965 under P0571.

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| **Public representations:** |

None

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| **Consultee representations:** |

None

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| **Constraints and designations:** |

Conservation Area, AONB, Heritage Coast, Scheduled Monument/Grade I listed Building (Garrison Walls) and Grade II listed building (Hugh House and Veronica Lodge).

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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 principal issue for consideration is the impact replacement windows will have on the wider character of the conservation area and AONB designations including the historic environment in particular, given the proximity of the Garrison Wall (Scheduled Monument and Grade I listed Building) and Hugh House (Grade II listed building). It is also a material planning consideration to consider the impact of the proposed development upon the privacy and amenity of neighbouring properties.

**Impact upon the wider landscape.**

Sally Port is an area of St Mary's that is situated between the two older areas of the Garrison and Hugh Town. This area was largely developed to meet housing needs of St Mary's, during the 1950s and 1960s. The character of this area therefore strongly contrasts with the Granite buildings and structures that characterise both the Garrison and Hugh Town. Properties on Sally Port are largely rendered white or a pale shade with a mixture of materials particularly on fenestration details and roofing materials. The block containing the application site is starkly brutal in its architectural style with unpainted concrete finishes and unpainted plain steel railings. The Design Guide SPD advises that the LPA will seek to resist upvc windows on properties of granite or on older more traditional buildings:

*"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."*

Whilst we would argue that timber windows are the preference it is considered that for modern properties, particularly those within the Sally Port area, upvc windows can be acceptable without giving rise to conflict or harm with the wider character of the area or historic environment. There are many examples of upvc windows installed under permitted development rights, particularly on elevations that don't front the highway (where the Article 4 Direction is not relevant) and other examples of the use of upvc historically. The proposal to install upvc windows to the front of this property to match those on the adjoining property, would not give rise to any particular harm, in this case.

Whilst the backdrop of this property is a highly designated area, it is not considered that the use of upvc windows to the front will give rise to any particular harm to the wider historic environment. The Garrison Wall is compromised and obscured by properties on Sally Port but it is considered that the proposal does not add any greater amount of harm to the setting of this scheduled monument/listed building to warrant refusing upvc windows and doors in this case.

**Impact upon privacy and amenity**

The replacement of doors and windows can have a very short-term noise impact during installation but it is not considered that the post construction phase will give rise to any additional privacy or amenity issues over and above the existing situation. It is considered that the application is acceptable.

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| **Recommendation:** |

**Approve the application as submitted.**

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