



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
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OFFICER REPORT – DELEGATED

Application number: P/16/095/NMA	Expiry date: 18 October 2016
Received on: 15 September 2016	Neighbour expiry date: NONE CONSULTED
UPRN: 000192001775	Consultation expiry date:
Legal agreement:	Site notice posted:
Departure:	Site notice expiry:
Complies with Development Plan? Y/N If not, ensure you cover in the report how material considerations outweigh the plan?	
Is this decision contrary to local council recommendation?	

Applicant:	Ms Sabine Schraudolph
Site Address:	Isles Of Scilly Country Guesthouse High Lanes St Mary's Isles Of Scilly TR21 0NW
Proposal:	Application for Non Material Amendment to planning permission P/16/037/FUL to reduce conservatory size, amend fenestration on rear and front elevation and addition of new balcony at rear.
Application Type:	Non Material Amendments

Description of site and development:

This is an application for a non-material amendment to the approved change of use to Country Guesthouse, as approved under P/16/037/FUL. The alterations include slightly reducing in size the approved repositioned conservatory, minor changes to the appearance of the doors and windows on the rear and front elevations and construction of a decked balcony at ground floor on the rear of the property.

Public representations:

None

Consultee representations:

NONE

Constraints and designations:

Conservation Area, AONB, Heritage Coast

Relevant policies, SPGs and Government guidance:

2005 Isles of Scilly Local Plan
Policy 1 Environmental Protection
2007 Isles of Scilly Design Guide SPD

Appraisal/key issues and conclusion:

The proposed alterations do not result in enlargements to the already approved works at Country Guesthouse. There are no new windows and doors being proposed. The rear balcony feature does not overlook any neighbouring properties. It is considered that the detailed internal configuration of the proposal has resulted in the need to slightly change the external doors and windows and including a slightly resizing down of the side conservatory.


Overall it is considered that the amendments proposed do not give rise to additional planning issues not previously considered and on this basis it is recommended that the amendments are approved.

Recommendation:

Approve the amendments

PLANS REFERRED TO IN CONSIDERATION OF THIS APPLICATION:

Proposed Details CGH-CS-1A 1a received 13/09/16
Proposed Elevations A-CGH-PSC-2A 2a received 13/09/16

Signed: 	Dated: 26/10/16	Signed:	Dated:
Planning Officer		Senior Manager	