

OFFICER REPORT – DELEGATED

Application number: P/17/083/FUL	Expiry date: 29 November 2017
Received on: 29 September 2017	Neighbour expiry date: 13 February 2018
UPRN: 000192001444	Consultation expiry date:
Legal agreement:	Site notice posted: 5 October 2017
Departure:	Site notice expiry: 26 October 2017
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:	Mr & Mrs Todd And Carmen Stevens
Site Address:	Colossus 2 Pilots Retreat Hugh Town St Mary's Isles Of Scilly TR21 0PB
Proposal:	Demolition of existing outbuilding and erection of dwelling (Amended Plans).
Application Type:	Planning Permission

Description of site and development:

1 Description of Site

- 1.1 Colossus is a bungalow lying on the north-east side of Pilot's Retreat within the eastern section of Hugh Town. The dwelling has rendered elevations and a concrete-tiled roof and was constructed during the mid-1990s. Accessed off the same cul-de-sac are other bungalows and houses all constructed at a similar time and of various styles.
- 1.2 Colossus is located on land set down from the access road and to the north. Within the residential curtilage is a detached single garage. The garage has rendered elevations and a concrete tiled roof. There is a mature hedge, of approximately 2m in height, along the boundary between Colossus and the neighbouring property, Schiller. Schiller has an end gable, together with a first floor side window that faces Colossus.

Description of Proposal

- 1.3 The application proposes to demolish the detached garage and erect a chalet bungalow. The plans have been amended and reduced down from 11m x 7m to a proposed footprint of 10.5m in depth and 5.5m in width. The ridge of the proposed bungalow is shown as the same height as the ridge of the Colossus, with a spacing between buildings of approximately 2m. The ridge height is shown as approximately 5.7m. The proposed dwelling is now proposed to be pushed back from the building line of Colossus by 2.3 metres. Originally this was to line up with the building line of Colossus.

1.5 All plans and documents submitted with this application can be viewed in full online here:
<http://www.scilly.gov.uk/planning-application/planning-application-p17083>

Public representations:

None

Consultee representations:

Mr Terry Nottle - Fire Officer NONE

Senior Officer: Infrastructure NONE

Waste and Recycling Officer NONE

Mr Sean Taylor (11 October 2017)

Infrastructure Maintenance NONE

No additional responses as a result of further 21 day consultation on the amended plans.

Constraints and designations:

Heritage Coast, AONB and Conservation Area

Relevant policies, SPGs and Government guidance:

As set out in the committee report of December 2017:

<http://committees.scilly.gov.uk/ieListDocuments.aspx?Cid=127&Mid=1033&Ver=4>

Appraisal/key issues and conclusion:

The full report on the originally proposed dwelling is available to view in the above link. This report does not intend to repeat or go over the issues. It is necessary however to address the issues that arise as a result of the amended plans. This includes the reduction in scale of the proposed dwelling as well as the repositioning of it on the site.

The proposed amended dwelling will still replace the existing garage at this site, which would be required before development can commence. Access to the dwelling will be shared with Colossus and would be taken off the narrow road of Pilots Retreat with one car parking space but no manoeuvring space would be provided, as is the case with existing properties along this road. This is unchanged from the originally submitted scheme. It is not considered that the amendments would give rise to any additional highway safety considerations.

In terms of amenity impact then the proposed scale of the dwelling is reduced from that originally approved in terms of overall size. The position is now pushed back on the plot and as such its relative position to other existing properties does not change significantly. The front gable elevation contains

a door and window at ground floor and one small centrally positioned window in the gable. This serves a stairwell only. The windows would have only oblique views on the neighbouring property to the north west and would be slightly further away than originally submitted. There are no windows on the north elevation, which faces the property/garden to the property Schiller to the north. All other openings face the rear and south towards the applicants existing dwelling and garden. It is not considered that the amended plans give rise to any additional impacts upon existing neighbouring amenity.



Finally the design of the proposed dwelling does not include any significant design changes relative to the originally submitted scheme. It is considered that this remains acceptable.

Recommendation:

It is recommended that the amended dwelling is approved subject to the applicant's entering in to a Section 106 Legal Agreement to restrict the occupancy of the property to qualifying persons only and the conditions set out in the committee report.

ANY ADDITIONAL INFORMATION:

- 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.
- In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £34/£234 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
- In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fees are as follows:
 - a) £34 for each request to discharge condition(s) where the planning permission relates to a householder development (domestic extension/alteration or outbuilding etc).
 - b) £116 for each request to discharge condition(s) where the planning permission relates to any other type of development other than a householder application.
 The fee is payable for each individual request made to the Local Planning Authority.

Signed: 	Dated: 23/02/2018	Signed: 	Dated: 23/02/2018
Planning Officer		Senior Manager	