

# Council of the Isles of Scilly Delegated Planning Report

**Application Number:** P/20/042/NMA  
**Received on:** 16 June 2020  
**UPRN:** 000192000853  
**Application Expiry date:** 15 July 2020  
**Neighbour expiry date:** 1 July 2020  
**Consultation expiry date:** n/a  
**Site notice posted:** n/a  
**Site notice expiry:** n/a

**Applicant:** Truan & Charlotte Hicks  
**Site Address:** Penlee Boathouse  
37 Porthcressa Road  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0JL

**Proposal:** Application for Non Material Amendment to planning permission P/19/006/HH to amend parapet detail and conceal gutters. Planning application P/19/006/HH approved on 28.06.19 for alterations to property to provide improved second floor accommodation and internal re-modelling, to include modest increase to ridge height of roof and addition of dormers.

**Application Type:** Non Material Amendments

## Recommendation

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1. That the Application is APPROVED.
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## **Site Description and Proposed Development**

This is an application for a Non-Material Amendment to amend the extension, as approved under P/19/006/HH. A full description of the approved development is available to read in the delegated report [here](#). The plans approved are available online [here](#). The proposed plans of this current application are [here](#).

The proposed amendments include a modification to the overhanging guttering through the construction of a parapet wall and a concealed gutter finish. Additionally, the rear facing second floor gable window, just below the ridge, will change from a small rectangular window to a portal window, to match the approved window to the front.

## **Consultations and Representations**

One letter of representation has been received from an existing neighbouring property. This raises concerns about the 'overhang' that would appear to be on land outside the ownership of the property.

## **Planning Assessment**

As the extensions and alterations have already been previously assessed and approved this assessment will focus only on the proposed amendments. It is considered that the inclusion of a parapet feature will have the appearance of a higher eaves line. The difference is, however, marginal and resolves the need for overhanging guttering on both sides of the property. Whilst overhanging guttering has been in place since the dwelling was constructed this solution will ensure gutters no longer overhang and will be concealed. There will be a minor overhang from the timber cladding, but this is considered to be *de-minimis* and as such would be acceptable without giving rise to any additional detrimental impacts upon neighbouring properties. In terms of neighbouring amenity, the proposal is considered to be acceptable. The change in rear facing window from a rectangular opening to a round portal window will not give rise to any amenity issues.

In terms of the visual impact, it is noted that the change will be made to both sides of the dwelling to ensure a balanced appearance. It is considered that the slight raising of the eaves line to conceal the guttering behind a parapet wall will have a minor impact upon the overall appearance of the approved extension. The change in window from rectangular to round again is a minor change that does not affect the overall appearance of the works to any significant degree.

Approved Rear

Proposed Rear



Approved Front

Proposed Front



On this basis it is not considered that the proposed changes to the guttering and window, would result in any significant overlooking or loss of privacy for existing neighbouring properties.

The design is otherwise considered to be acceptable and would not give rise to any harm to the wider character of the conservation area or scenic beauty of the AONB.

The application for a Non-Material Amendment is therefore considered acceptable and recommended for approval.

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**Print Name:** Lisa Walton

**Signed:**



17/07/2020

**Job Title:** Senior Officer, Planning and Development Management

**Authorised Officer with Delegated Authority to determine Planning Applications**

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