

Council of the Isles of Scilly Delegated Planning Report

Application Number: P/22/010/ROV

UPRN: 000192000853

Received on: 21 January 2022

Valid on: 21 January 2022

Application Expiry date: 18 March 2022

Neighbour expiry date: 14 February 2022

Consultation expiry date:

Site notice posted: 24 January 2022

Site notice expiry: 14 February 2022

Applicant: Truan & Charlotte Hicks

Site Address: Penlee Boathouse
37 Porthcressa Road
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JL

Proposal: Variation of condition 2 (Approved Plans) of planning permission P/19/006/HH (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) to revise the fenestration and insert patio doors on the north elevation only.

Application Type: Removal or Variation of Condition

Recommendation

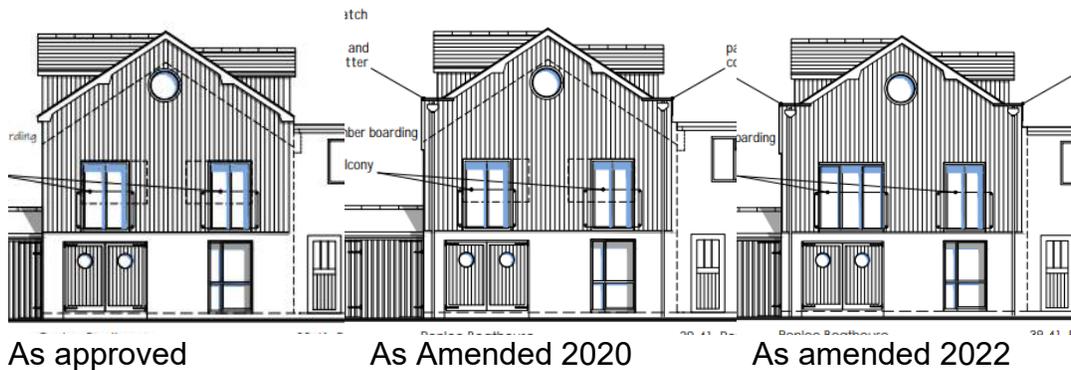
C2. VARIED CONDITION to substitute approved plans with Drawing numbers:

- **PB-P(R)-c07 Revised Rear Elevation, dated 26 February 2022**
 - **PB-P-XX, Revised Floor Plans and South, East and West Elevations, dated 4 January 2019**
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Site Description and Proposed Development

This is an application for a revision to condition C2 (list of approved documents) to allow for minor material amendments to the approved extensions and alterations. A full description of the approved development is available to read in the delegated report [here](#). In 2020 the applicants applied for a Minor Material Amendment construct a parapet at the eaves line to conceal the gutters. This was approved in July 2020 and can be read online [here](#). The proposed plans of this current application are [here](#).

The proposed amendments include a modification to the front first floor window widths:



First floor window, cladding and the ground floor doors on the rear elevation:



The application is submitted on the basis that the implementation of the original permission differed from that on the approved plans. They state this was unintentional and they did not realise the changes they thought they got consent for, were not on the approved plans.



Rear elevation with modifications underway to clad and re-sized first floor windows.

Consultations and Representations

One letter of representation has been received from an existing neighbouring property. This raises concerns about plans no longer resembling what has been approved. The letter lists that *“the front (south) elevation boarding now covers 2 floors the side elevations east and west which have already been opposed to covers 1 floor but its the rear north elevation which is the main concern this gable end has been taken down to the ground level , all without planning approval and the proposed timber on this elevation will cover 3 floors , from the ridge to the ground, this is one big shed , all the property’s to Bussa street, Porthcressa Road, Rams valley are all rendered and painted, we are supposed to be in an AONB but not with a shed stuck in the middle of it, if they kept the boarding as per plans, level with the soffit especially to the rear I would have no problems to the new addition of the 2 new slim windows and patio doors, but all the rest we strongly object to”*.

Planning Assessment

As the majority 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 the timber cladding down to cover the first floor and second floor accommodation on the rear, which does result in a material change to the appearance of this property. It is within a conservation area and falls to the rear of a number of listed buildings. This appears to be the main concern of the neighbouring property who has submitted the above representation to this effect. It is noted that the property is a relatively modern construction, and there are a variety of designs and styles of similar infill property along Porthcressa Road, which formed out of the private rear gardens of property along Church Street. Whilst the resulting appearance is distinctly different from both the original dwelling and the approved extensions and alterations, there is nothing strongly to detract from the wider character of this part of the conservation area. The changes result in a modern reinterpretation of the original 1960s house, originally a conversion of an older packing shed building.

There are changes to the size of the first floor openings both to the front and rear. It is not considered that the changes give rise to any additional amenity issues for neighbouring properties. The changes also see the removal of the rear ground floor

doors and windows and the installation of a single wider bi-fold door arrangement, which includes significantly more glazing. This is at the ground floor where there are existing high boundary walls between neighbouring properties and as such it is not considered that this wider doorway, in place of the original fenestration would give rise to any issues of overlooking as a result.

Overall it is considered that the main issue therefore is whether these changes preserve or enhance the wider character of the conservation area

In terms of the visual impact, it is noted that the change to the front will not have a significant visual impact upon the character of this dwelling, as approved. Although the front first floor windows will be wider, it is not considered to be a harmful change to the appearance of this relatively modern dwelling. The changes to the rear are significantly different to the scheme as originally approved. The rear of Penlee Boathouse is visible from the rear of properties along Church Street and from views from Buzza Road to the east. The design, although it does not reflect older properties in the vicinity, it is considered to be a modern design, that improves on the 1960s appearance and seeks to achieve a sympathetic sustainable design. The changes to the rear will be visible within the public realm but are not considered to result in a harmful development and overall it is considered to preserve the character of the conservation area.

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 revision to the approved plans, and amendments to condition C2 is therefore considered acceptable and recommended for approval.

Print Name:	Lisa Walton	17/03/2022
Job Title:	Chief Planning Officer	
Signed:		
	Authorised Officer with Delegated Authority to determine Planning Applications	