

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424350 – Fax: 01720 424317

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/12/086/COU

Date Application Registered: 9th August 2012

Applicant: Mrs Sheila Thomas
Auriga
7 Porthcressa Road
St Mary's
Isles Of Scilly
TR21 0JL

Site and particulars of development: Auriga 7 Porthcressa Road Hugh Town St Mary's Isles Of Scilly - Change of Use from Bed and Breakfast (Use Class C1) to a dwelling house (Use Class C3) including the provision of a self catering holiday annexe for visitors. Change of upper floor bathroom to kitchen.

In pursuance of their powers under the above act, the Council hereby PERMIT the above development to be carried out in accordance with the following Conditions:

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- C 2 All external and internal works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.**

Reason: In the interests of protecting the residential amenities of neighbouring properties.

- C 3 The development hereby permitted shall be carried out in complete accordance with the details shown on the approved submitted plans Location Plan, CT-A-1, CT-A-2A and Roof Space Plan, stamped and dated 8th October 2012.**

Reason: For the avoidance of doubt and in the interests of the character and appearance of the building and the surrounding area, which is designated a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies 1 and 2 of the Local Plan.

- C 4 **The annexe hereby permitted and edged in green on the approved plans shall be restricted to short let holiday accommodation for visitors only and shall not be severed or sub divided as an independent and separate unit of accommodation from the dwelling known as Auriga.**

Reason: For the avoidance of doubt and to ensure that the annexe is only occupied as holiday accommodation and remains as an integral part of the existing dwelling house known as Auriga.

Further Information

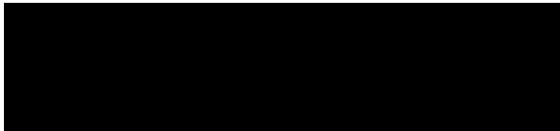
1 **Reasons for Approval for Planning Permission**

Having had regard to all the planning considerations material to the determination of this application, including the provision of a self catering unit of accommodation as an annexe to a permanent residential dwelling following the change of use from a guesthouse, it is concluded that the proposal accords with the NPPF and presumption in favour of sustainable development and the provisions of the Development Plan as applicable to it, including Policies 3, 4 and 6 of the Local Plan. The proposal has been approved because it is considered that the development proposal subject to compliance with the conditions attached to this permission accords with the said policies and there are no other overriding material considerations which justify refusing planning permission. The proposal has also been approved as it is considered that the proposed development would not conflict with its duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the appearance or character of the designated conservation area within which the site is located.

2 **Informative(s)**

The Applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against a decision.

Signed



Chief Planning and Development Officer

DATE OF ISSUE: 8th October 2012