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| Application Number: P/17/059/FUL | **Town and Country Planning (Environmental Impact Assessment) Regulations 2017** |
| Screened by: Steph WadeOn: 10/08/2017 |

**This is a schedule 2 development by virtue of 10 (b) of Schedule 2 of the EIA Regs**

1. The characteristics of development must be considered having regard in particular to:

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| a) the size of the development; | Proposed erection of an ‘L’ shaped building to provide self-catering accommodation in garden area of guest house. Building would have a footprint of approximately 53.6 sqm. (both units measuring 4m x 6.7m each). Proposed eaves height 2metres and proposed ridge height is 3.8 metres. |
| b) the accumulation with other development; | The proposal would be adding to the existing built environment. There would be some accumulation of built development.  |
| c) the use of natural resources; | There would be some use of natural resources in terms of materials of construction |
| d) the production of waste; | Some production of waste from construction purposes and removal of existing materials.  |
| e) pollution and nuisances; | Some pollution and nuisance as a result of construction works.  |
| f) the risk of accidents, having regard in particular to substances or technologies used. | Likely to be low risk of accidents having regard to the standard technologies to be used.  |

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

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| a) the existing land use; | The existing land use is residential/commercial. |
| b) the relative abundance, quality and regenerative capacity of natural resources in the area; | Outside the site there is a high abundance of high quality natural resources, both coastal and countryside of both designated international importance and local nature reserves. |
| c) the absorption capacity of the natural environment, paying particular attention to the following areas:1. Wetlands;
2. Coastal zones;
3. Mountain and forest areas;
4. Nature reserves and parks;
5. Areas classified or protected under Member states’ legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b);
6. Area in which the environmental quality standards laid down in Community legislation have already been exceeded;
7. Densely populated areas;
8. Landscapes of historical, cultural or archaeological significance;
 | The application is for the erection of two holiday lets within the garden area of a guest house. The absorption capacity of the natural environment is considered to be high.  |

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

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| a) The extent of the impact (geographical areas and size of the affected population); | The impact will be limited to the building and the site |
| b) The trans-frontier nature of the impact; | There will not be any trans-frontier impacts |
| c) The magnitude and complexity of the impact; | Low |
| d) The probability of the impact; | Low |
| e) The duration, frequency and reversibility of the impact. | The proposed construction of the buildings will be permanent and irreversible  |

N

Q1 Is it a major development which is of more than local importance?

N

Q2 Does it affect a particularly environmentally sensitive or vulnerable location?

N

Q3 Does it have unusually complex and potentially hazardous environmental effects?

**Conclusion**

Not required.

Environmental Impact Assessment