

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/13/045/FUL

Date Application Registered: 12th August 2013

Applicant: Mr Giles Lethbridge
The Dog House
Higher Newford
Telegraph
St Mary's
Isles of Scilly
TR21 0NS

Agent: Mr Paul Osborne
Kavorna
Hugh Street
St Mary's
Isles of Scilly
TR21 0LL

Site and particulars of development: The Dog House, Higher Newford, St Mary's
Alterations to existing accommodation with alterations to attached store to incorporate new accommodation.

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 and subject to a Section 106 Planning Obligation restricting the occupation of the dwelling to those with a Specific Local Need:

C1 The development hereby permitted shall be begun before the expiration of 3 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).

C2 The development hereby permitted shall be carried out in complete accordance with the details shown on the approved submitted plans 'Block Plan' and 'DH-GL-PA1a' stamped and dated 25th November 2013.

Reason: To define the nature and extent of the development in accordance with Circular 11/95 and for the avoidance of doubt.

C3 All 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.

C4 Condition 4

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order), there shall be no external alterations to the dwelling house, including any new openings, without the prior agreement in writing of the Local Planning Authority.

Reason 4

To safeguard the character and appearance of the building and to protect the residential amenities of neighbouring properties.

Further Information

Informative(s)

- 1 The Applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against a decision.
- 2 The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.

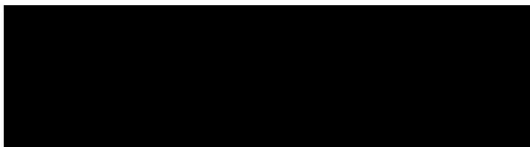
Extra care should be taken during the work, especially when alterations are carried out to the store and lean-to areas and if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens in the first instance (R. Steggles 01720 424315, M. And A. Gurr 01720 422224) or Natural England (01872 245045). or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228. The BCT's adviser for the South West Region is Kathrin Stoetzel.

In the interests of bat conservation, it is recommended that the developer provides, where possible, 15mm wide by 20mm long gaps underneath any new fascia boards to allow access for roosting bats.

3 Statement of Positive Engagement

In determining with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner by providing pre-application advice, in accordance with paragraphs 186 and 187 of the NPPF.

Signed



Director of Place

DATE OF ISSUE: 25th November 2013