



Project Management



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Planning and Design & Access Statement

**Outbuildings at Lower Town,
St Martins
Isles of Scilly**

Prepared on Behalf of: Keith Bradford

Ref: 13523

Date: 14 February 2018

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1. Executive Summary

- 1.1 This revised scheme has been informed by the two previous applications, together with a detailed assessment of the adopted local plan, emerging policy and national policy. The main considerations are whether this is a suitable and appropriate location for an additional self-contained unit of holiday accommodation and the developments impact upon the conservation area and wider setting.
- 1.2 The primary policy considerations are those relative to the re-use of existing buildings and development of brown field sites. Both local and national policy relevant to the reuse of buildings and brownfield site development is supportive of this proposal.
- 1.3 Whilst it is noted that the previous refusal of consent cited Policy 4 of the adopted local plan, I believe that analysis of the local plan wording taking together with the more up to date national framework demonstrates that your authority misdirected itself in seeking to withhold consent on the basis of this policy. For reasons set out within this statement, taking a narrow view of policy 4 in isolation of other local plan policies or the national framework is an inappropriate basis upon which to withhold consent.
- 1.4 It is acknowledged that the previous scheme included two additional refusal reasons both of which have been addressed within this revised submission.
- 1.5 Thus taking all matters into consideration and applying the planning balance now weighs heavily in favour of this amended scheme.

2. Introduction

- 2.1 This Planning, Design & Access Statement is submitted in support of a full planning application seeking permission for the conversion of packing shed, greenhouse and garage to form additional holiday accommodation associated with an existing enterprise located at Lower Town, St Martins, Isles of Scilly.
- 2.2 This Statement sets out the main planning considerations and justifications for the scheme. This Statement together with the Appendices referred to herein demonstrate that the proposed scheme is acceptable in principle. This statement has considered adopted policy, emerging policy and national policy in

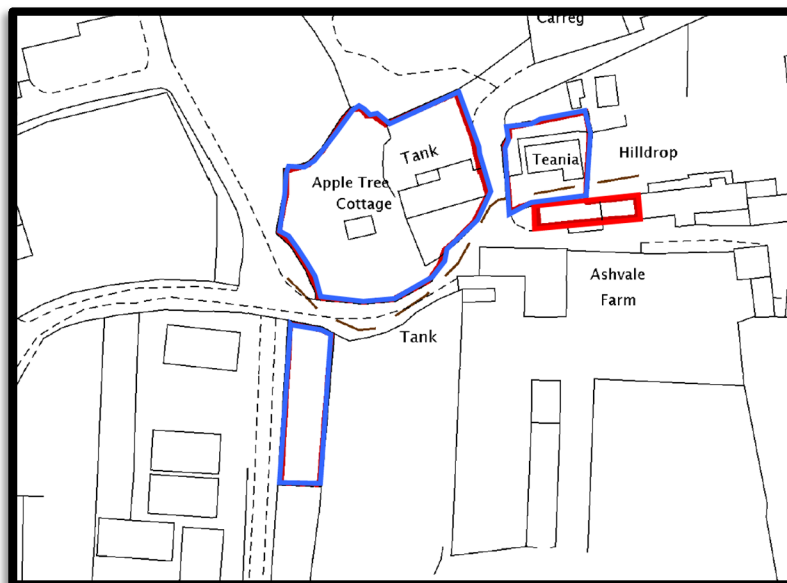
so far as is relevant to the proposed development form.

3. Site & Surroundings

- 3.1 The application site comprises of a roughly rectangular parcel of land located to the south of a property known as Teania and to the west of a property known as Hilldrop.
- 3.2 The application site is outlined in red upon the location plan accompanying this planning application, other land in the applicants ownership is outlined in blue upon the same location plan.
- 3.3 The existing buildings upon the application site comprise of a dilapidated lean-to structure lying immediately adjacent and to the west of Hilldrop. This part of the range of buildings is formed with a stone dwarf wall fronting the public highway with continuous timber glazing over. The roof covering is formed with a translucent lean-to roof. This part of the structure is by far the worst of the three building elements found on site. Much of the glass is missing to the timber glazed frontage and there are numerous holes through the lean-to roof.
- 3.4 The central portion of the site is occupied by a small stone cottage structure. This is formed with solid stone walls under corrugated metal roof covering. The main central stone property is of two storey height construction containing two windows facing in a southerly direction (towards public highway) with a personnel door providing pedestrian access into the building from the edge of the public highway. This section of the building is reasonably sound and capable of conversion without the need to undertake major demolition works. The roof covering to this section is also in good order.
- 3.5 The more contemporary garage structure lying to the west end of the site is again in sound order.
- 3.6 The buildings on the application site are typical of those found within the environs of the site. The neighbouring property (Hilldrop) is again of solid stone construction with painted rendered finish externally under slate type roof covering.
- 3.7 The Applicant's existing holiday let is located immediately to the south of the

application site. There is a level difference of circa 1.8m between floor level of the application site and that of the existing holiday let. The property known as Teania is finished in natural stone externally under dark slate type roof covering. Other properties are a mixture of stone and rendered masonry/stone under a mixture of slates and plain tile roofing.

- 3.8 Within the environs of the site lies the Karma Hotel, a luxury Hotel and Spa situated circa 120m to the west of the application site.
- 3.9 To the north of the Karma Hotel lies the beach and quay which links St Martins to St Mary's Harbour (tidal).
- 3.10 To the north east of the application site lies the Seven Stones Public House. Other facilities are available within Higher Town which is located circa 1.6km to the east of the application site.



Site Location Plan NTS

4. Development Proposal

- 4.1 The application seeks planning permission for the repair, partial re-build and conversion of the existing packing shed, greenhouse and attached garage to create a modest additional unit of holiday accommodation to compliment the exiting holiday unit located immediately to the north of the site (Teania).
- 4.2 Whilst the site is currently vacant, and partially dilapidated, it is understood that the buildings have historically been utilised as a flower tying and packing shed by a local flower farmer. The buildings have subsequently been used for storage purposes. These uses ceased around 1976. Since that time repairs have been undertaken to the main stone building, particularly re-roofing the building to arrest further deterioration. Whilst the more recent uses have been of a commercial nature, it is understood that the original stone section was built as a dwelling house, but later converted to flower tying and packing shed.
- 4.3 It is not disputed that the buildings are now vacant (save for the occasional use of the garage) and without a suitable viable use the cycle of decline will continue.
- 4.4 This proposal seeks to utilise this brownfield site, bringing back into use traditional buildings which will in turn significantly enhance the visual amenities of the site and wider area.
- 4.5 The dilapidated condition of the existing buildings on site detracts from the setting of the designated Conservation Area, particularly being located in such a prominent position on the road linking Lower Town to Higher Town. Indeed, guests arriving at the Karma Hotel from the Higher Town jetty will be greeted by this poor quality building as they approach the Hotel and Spa Karma Hotel resort.
- 4.6 The Applicant has lived on the island for many years, occupying the property known as Apple Tree Cottage (to the west of the application site). Employment opportunities upon the islands are limited, a problem exacerbated upon the smaller islands within the archipelago. The revenue derived from the provision of holiday accommodation in part allows the applicant to remain permanently resident upon the island, whilst also facilitating the provision of high quality tourist accommodation, which brings with it local tourist spend.

4.7 The provision of good quality tourist accommodation, reusing a brownfield site within existing buildings, thus has a significant public benefit not only in the repair and refurbishment of a prominent building within the Conservation Area/AONB, but also fiscally in terms of the provision of accommodation which will attract visitors to the island, in so doing supporting the local economy (Hotel, Restaurant, Public House etc) and provide revenue for a local resident, enabling a local resident to remain resident upon the islands.

5. Planning History

5.1 The buildings upon the application site pre-date formal planning controls. Relevant planning history is however summarised below.

- Application Ref P/15/033/FUL dated 9h April 2015 – Application to convert existing buildings to holiday accommodation. - Decision: Refused. A copy of the refusal notice is attached at Appendix A. The reasons for refusal will be considered in detail later within this Statement.
- Application Ref P14-044/FUL – Conversion of existing buildings to holiday accommodation, validated 6 October 2014 – Decision: Application withdrawn.

5.2 The primary difference between the refused application and the withdrawn application was the extent of rebuilding and reconfiguration required in connection with the proposed holiday use. Both schemes however changed the overall building footprint and/or the scale and massing of the existing structures on site.

5.3 This revised scheme seeks to retain the built form largely within the envelope of the existing footprint, save for minor alterations to improve the configuration of the roof coverings to the former glasshouse and garage structure.

5.4 The main historic element (the granite stone central cottage) is to be converted within the envelope of the existing building structure. Including providing a replacement roof covering which is of a more traditional form and thus of visual benefit to the wider setting of the site and wider conservation area/AONB. Unlike the previous application this proposal does not extend the curtilage into the garden of the neighbouring property (Teania).

5.5 In the preparation of this scheme and associated supporting statement regard

has been had to the reasons for refusal as cited upon decision ref P/15/033/FUL. This notice included 3 reasons for refusal as follows:-

R1 The construction of replacement buildings, for the purposes of self-contained holiday let accommodation would result in the creation of new and additional visitor accommodation, that does not form part of an existing farm holding, it would not demonstrably improve the quality of existing tourist accommodation or potentially extend the length of the tourist season and would not contribute to the further diversification and essential modernisation of the islands' economy. The application is therefore contrary to Policy 4 of the Isles of Scilly Local Plan 2005.

- 5.6 Contrary to the cited reason for refusal, I set out within this statement a detailed analysis of policy 4 of the local plan with particular reference to the policy wording. Critically it is notable that Policy 4 seeks to support proposals which provide opportunities for businesses to support viable communities. Proposals based on the existing economic base of tourism, agriculture and fishing, as well as the distinctiveness of the islands, will be supported.
- 5.7 The cases in which Policy 4 offers support for such development are set out under caveat (a) – (e). Meeting any one of the policy caveats thus passes the policy threshold, it is not necessary for the development to meet more than one caveat to be compliant with the development support offered under Policy 4. In this case the redevelopment of this brownfield site scores positively when measured against caveat (a) and (b) of Policy 4.
- 5.8 Furthermore polices within a local plan must be read as a whole and the Appropriate planning balance applied. Policy 4 is silent in connection with development proposal comprising the redevelopment of brownfield sites or the conversion of existing buildings. It is thus appropriate to weigh policy 4 against other polices in the local plan which offer explicit support for the re use of brownfield land , namely policy 2 which confirms at caveat (b) ensure or facilitating the **re-use of previously developed land and existing buildings for the economic, social and environmental benefit of the islands**. This specific policy thus takes precedence over Policy 4 as it is specifically targeted at the conversion of existing buildings in contrast to new development which Policy 4 seeks to control.

R2 The proposed replacement buildings would result in the loss of vernacular agricultural buildings that reflect the flower growing industry that remains an important part of the historical development of St Martin's. The replacement buildings are sufficiently and cumulatively different in design and details that the proposal would fail to preserve or enhance the overall character of the conservation area, which is contrary to criteria c) of Policy 1 of the Isles of Scilly Local Plan 2005 and paragraph 131 of the National Planning Policy Framework 2012.

5.9 The revised scheme has been designed to re-use the best of the existing building on site. The sections of the building it is proposed to re-build have been designed in the local vernacular style and contribute positively to the conservation area and the sites wider setting. Reason R2 has thus been addressed in full with this revised proposal.

R3 No assessment has been made as to the impact on European Protected Species to determine whether any protected species are located within or using buildings within the application site. It is unclear therefore whether any mitigation measures are required or could be incorporated into the replacement buildings, as proposed. The application is therefore considered to be contrary to criteria a) of Policy 1 of the Isles of Scilly Local Plan 2005 and Paragraph 115 of the National Planning Policy Framework 2012.

5.10 The applicant has been in contact with the local bat wardens, I set out below the response from the Bat Warden (retired) Michael Gurr

From: Michael Gurr <>
Date: 9 November 2017 at 09:03:21 GMT
To: Keith Bradford <>
Cc: Andrew King <>, Lisa Walton <>
Subject: Re: Bat Survey

Hello Keith

Thanks for your query. I think this will be the same property that we surveyed in May 2012 and found no signs of bat habitation. I have spoken to Andrew and Lisa in the Planning Department and suggested that it would not seem worthwhile for us to repeat the survey. We cannot, of course, ever be sure that bats will not be there when the work is done and we always have a cautionary clause in our reports to say that if bats are found to contact us or the Bat Conservation Trust immediately so that something can be sorted out. I'll leave this with Andrew and yourself but, of course, if we can help further, we will!

If this goes on into 2018, Anne and I will have 'retired' as local bat wardens but we are working to try to put an alternative system in place to ensure that bat conservation in Scilly is maintained while allowing people reasonable latitude in what they do with their own property.

Regards

Mike

- 5.11 In view of the bat warden's commentary there seems little to gain from the commissioning of another survey, however it is confirmed that the applicant will if absolutely necessary commission a further survey if officers consider this necessary.

6. Planning Policy Context

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.2 Paragraph 214 of the National Planning Policy Framework advises that for 12 months from the day of its publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the Framework. Following this 12-month period and in other cases, paragraph 215 advises that due weight should be given to relevant policies in existing Plans given their consistency with the Framework.

National Planning Policy Framework

- 6.3 The National Planning Policy Framework (The Framework) was published on 27th March 2012. The Framework sets out the Government's economic, environmental and social planning policies for England and details how these are expected to be applied. It is, in itself, a material consideration in planning decisions.
- 6.4 At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking, this means ***“approving development proposals that accord with the Development Plan without delay”*** and where the Development Plan is absent, silent, or relevant policies are out-of-date, granting permission unless ***“any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted”***.

6.5 The Framework defines the three dimensions of sustainable development as:

An Economic Role: Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation;

A Social Role: Supporting strong, vibrant and healthy communities;

An Environmental Role: Contributing to protecting and enhancing our natural, built and historic environment.

6.6 Furthermore, the presumption in favour of sustainable development should be seen as a golden thread running through both plan-making and decision-taking. Local Planning Authorities should approach decision taking in a positive way to foster the delivery of sustainable development. Furthermore, they should look for solutions rather than problems.

6.7 Section 7 of the Framework provides context to design within planning. Paragraph 56 states "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

6.8 Having regard to the Framework, the following paragraphs are relevant to this application: Paragraph 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 21, 28, 51, 55, 109, 111, 115, 126, 131, 135, 136 and 137

The Development Plan

6.9 The adopted Development Plan is that of the Isles of Scilly Local Plan, adopted November 2005. Local Plan Policies 1, 2, 3 and 4 are particularly relevant to this application.

6.10 The proposed development is compliant with the development principles of the Local Plan when read as a whole with other relevant policies, notably the National Framework.

7. Emerging Policy

- 7.1 In June 2015 the Isles of Scilly commenced a review of the Isles of Scilly Local Plan. The emerging Local Plan is intended to provide a planning strategy for the period 2015-2030. The emerging Local Plan provides an opportunity to bring policies in line with the National Framework and planning practice guidance. Consultation upon the draft Local Plan will commence (Regulation 18) later this year and will subsequently move forward to submission draft, main modifications and ultimately examination before an appointed Inspector.
- 7.2 At the time of writing this application statement, policies within the emerging plan have not moved forward to a stage where they carry any weight in the consideration of current applications or appeals. Indeed, adoption is not expected until January 2019 at the very earliest.
- 7.3 The evidence base which is being prepared or has been prepared to support the emerging plan includes a Strategic Housing Land Availability Assessment. (SHLAA) The purpose of this document is to provide objective evidence assessing need for market and affordable housing in the local housing market area as required within Paragraph 47 of the Framework.
- 7.4 The latest published SHLAA is dated 2016, published June 2017.
- 7.5 At the time of writing this document had not been subject to independent assessment and the writer believes that there are sections within the document which do not stand scrutiny, particularly Paragraph 1.2 which correctly identifies the requirement to maintain a 5 year supply of housing land, however the paragraph incorrectly, in my view, assumes that a buffer of 5% is appropriate for the Isles of Scilly.
- 7.6 It is my view that the islands have not consistently delivered market or affordable housing in the recent past and thus in accordance with the Framework, to ensure a significant boost in housing supply, a 20% buffer should be applied to the islands.
- 7.7 The SHLAA goes on to confirm that its purpose is to identify a pool of potential sites from which the plan making process will select the best and most appropriate locations for development.

- 7.8 Whilst that overall purpose is not disputed, it is relevant that those sites which have been previously identified within the adopted Plan have not come forward for development and it is the writer's understanding that enquiries have been made of your Authority as to the means by which these sites could be made viable either via subsidy or cross-subsidy with the provision of open market housing, which in itself would be in conflict with Policy 3 of the adopted Plan.
- 7.9 This proposal however seeks to provide a modest unit of holiday accommodation, and whilst it could be argued that the site would be equally suited for a person employed in the area or market housing, that it not what is being promoted at this stage.
- 7.10 The writer's reason for mentioning the SHLAA and the housing supply difficulties experienced within the islands is to demonstrate that policies which restrict the supply of housing are evidently not in accordance with the National Framework and thus, whilst adopted, carry limited weight in the determination of applications. It is acknowledged that this position will change as your Authority near adoption of the emerging Local Plan, however that is around 12 months off and decisions cannot be held in abeyance whilst your Authority progress a revised Local Plan.
- 7.11 It is thus my submission that this development would be equally suitable for a market dwelling, or a dwelling restricted to those who are employed upon the island.
- 7.12 In planning law there is no distinction between a market dwelling and a dwelling used for holiday accommodation (unless such holiday accommodation is specifically prohibited by condition).
- 7.13 Notwithstanding the above, it is acknowledged that your Authority's position (not agreed by the writer) is that the Inspector who determined the Holy Vale Appeal misdirected himself when determining that the islands have a housing shortage when measured in accordance with the National Framework.
- 7.14 My position is that the evidence supplied by your Authority (SHLAA) and published upon your website provides further support to my contention that the islands have failed to adequately provide land to meet its required housing land

supply and that the Isles of Scilly are unable to demonstrate a deliverable supply of housing to meet its 5 year supply, either with a 5% or 20% buffer applied.

7.15 It is notable that your Authority chose not to challenge the Holy Vale decision via judicial review (the correct legal mechanism for challenging planning decisions) and instead simply wrote a letter of complaint to the Planning Inspectorate.

7.16 The Planning Inspectorate's response to your letter of complaint is not a material planning consideration and thus carries no weight in the determination of future planning applications or appeals.

8. Planning Considerations

8.1 Having regard to the proposed development; the site's planning history; the relevant planning policy context; and all other material issues; the main planning considerations for development of this application relate to the suitability of this brownfield site to accommodate additional holiday accommodation to support other holiday uses owned and managed by the applicant, and whether the development preserves or enhances the character or appearance of the Conservation Area and preserves the architectural or historic interest of all Listed Buildings, including their features and settings.

8.2 Policies 1, 2, 3 and 4 of the adopted Local Plan are relevant starting points for consideration of this proposal. Dealing with each in turn:-

8.3 Policy 1 seeks to ensure that future development respects and protects the recognised quality of the islands natural, architectural, historic and built environment. Caveat (c) confirms that *"development will be permitted only where, as applicable, they preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all Listed Buildings, including their features and settings."*

8.4 Whilst the buildings the subject of this application are not statutorily listed it is apparent that they have existed on site for a considerable period.

- 8.5 The historic map regression identifies that the buildings have been in existence in this location in some form since before the turn of the century.
- 8.6 The 1908 map (attached at Appendix B) clearly identifies the terrace of buildings of which the application site forms the western end.
- 8.7 Earlier maps from 1889-1890 identify a property broadly in the same location as that of Teania (now rebuilt as a holiday home by the same applicant), however at that time the glasshouse and stone cottage had not been built. It is thus apparent that the structures which exist on site today were largely constructed sometime between 1890 and 1908.
- 8.8 It is clear from this map regression that the buildings fronting onto the public highway within this section of Lower Town have comprised part of the historic character and built form within the islands for a considerable period.
- 8.9 The demolition of the existing buildings on site would negatively impact upon the character (both physical and cultural) of the Conservation Area and thus I submit that it is incumbent upon your Authority to seek to support a proposal which allows for the sympathetic conversion and restoration of the existing buildings, in so doing creating a viable long term future for the buildings and allowing them to continue making a positive contribution to the character and setting of the Conservation Area. This proposal is thus fully supported by Policy 1 of the adopted Local Plan.
- 8.10 Policy 2, whilst pre-dating the National Framework, provides some guidance as to sustainable development upon the islands. The policy confirms that development will be permitted in situations where a proposal would, where practicable and appropriate, contribute to the sustainability of the island's environment, economy or local communities through
- (a) conserving or enhancing the landscape, coastline, seascape and existing buildings of the islands through appropriate design, including siting, layout, density, scale, external appearance (i.e. details and materials) and landscaping;
 - (b) ensure or facilitating the ***re-use of previously developed land and existing buildings for the economic, social and environmental benefit of the islands*** and local communities taking into account any environmental designations set out in Policy 1.

- 8.11 As set out above, Policy 1 is supportive of this proposal insofar as it enhances and preserves the character and appearance of the Conservation Area. Equally this development utilises an existing building, redeveloping a brownfield site. It is thus fully compliant with Policy 2 insofar as it allows for the reuse of an existing building and contributes to the economy of the local community.
- 8.12 Policy 3 – Housing, in my view exclusively concerns the development of **new housing upon the islands**. Whilst in light of other appeal decisions within the islands it is debatable as to whether Policy 3 is compliant with the National Framework, notwithstanding that particular judgement it is clear that the policy is one of controlling new housing development. The policy is silent upon schemes which seek to convert and refurbish existing buildings.
- 8.13 In this case, as the proposal does not comprise new housing development and in view of the fact that the applicant is willing to accept a condition restricting occupancy to that of a holiday let, I submit that Policy 3 is not relevant in the planning balance.
- 8.14 Policy 4 – Economic Development, offers support to promote employment and economic activity by providing opportunities for businesses to support viable communities. A proposal based on the existing economic base of tourism, agriculture and fishing as well as the distinctiveness of the islands will be supported in the following cases:-

- a) Where such development contributes to the further diversification and essential modernisation of the islands economy.

In this case the re-use of an existing building and the modernisation of that building will in turn contribute to the islands' economy in supporting the applicant's tourist business.

- b) Where it demonstrably improves the quality of existing tourist accommodation.....

The applicant has provided high quality self-catering tourist accommodation within the adjacent property Teania. This proposal, compliments that accommodation allowing flexibility of use and letting, thus improving the financial viability of the holiday letting business run by the applicant.

Local Plan explanatory paragraph 34 confirms; *“that the opportunity to make a living on the islands and the existence of a range of services are vital components of viable and demographically balanced communities”*

The intention of this Plan is therefore to support business development that will benefit the overall community and facilitate employment opportunities for those who wish to live within it. This includes supporting businesses based in the traditional sectors, those that make the most of the potential offered by the island’s distinctiveness and diversification into for example small scale IT activity, that overcome some of the issues relating to peripherality whilst being compatible with our environment.

Paragraph 36 of the adopted plan confirms that the emphasis within the industry (tourism) is therefore on ***improving the availability of high quality accommodation and raising the value of the tourism product.*** This proposal will contribute towards the provision of high quality accommodation whilst facilitating the viable re-use of an existing building upon a prominent and highly visible site within the Conservation Area.

- 8.15 Having regard to the National Framework, bullet point 3 of Paragraph 28 confirms that authorities should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors and which respect the character of the countryside. They should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.
- 8.16 Paragraph 111 of the Framework confirms that policies should encourage the **effective use of land by re-using land that has been previously developed (brownfield land).**
- 8.17 This is reinforced within the core planning principles of the Framework at Paragraph 17, bullet point 8 confirming that authorities should **encourage the effective use of land by re-using land that has been previously developed.**
- 8.18 Paragraph 55 offers further support. As set out within the Local Plan this is a sustainable form of development. Paragraph 55 confirms that to promote

sustainable development in rural areas housing should be located where it will **enhance or maintain the vitality of rural communities...**

- 8.19 Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances, such as where the development would **re-use redundant or disused buildings and lead to an enhancement to the immediate setting and where such development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets.**
- 8.20 In summary to this section, I submit that the proposed development is compliant with the adopted Local Plan insofar as it provides the optimum viable use for a non-designated heritage asset within the Conservation Area which will both preserve and enhance the setting of the Conservation Area. Furthermore, the development will support an existing holiday letting business upon the islands, contributing to the viability of that business and thus allowing the applicant to derive a living from tourism, which in part contributes to their ability to remain resident on the island.
- 8.21 The building to be converted is ideally suited to the provision of a small high quality holiday let. No other use would be viable for the building because of the high costs incurred in conversion (exacerbated because of the premium attached to construction costs upon the islands due to the difficulty in attracting staff and high cost of delivering building materials to the remote islands).
- 8.22 Further, clear support is provided within the National Framework. Taking all planning considerations into account there are no planning reasons which would weigh negatively against this proposal when applying the appropriate planning balance.
- 8.23 Opportunities for conversion of existing buildings within the islands are limited due to the relatively small number of buildings which are capable of conversion. As such, approving this application will not create an undesirable precedent other than supporting the existing policies within the adopted Local Plan and the National Framework.

9. Design and Access Statement

9.1 USE

9.2 The proposal is to convert the existing buildings of an old Packing Shed, Greenhouse and Garage into high quality unit of holiday accommodation.

9.3 AMOUNT

9.4 The accommodation comprises a modest self-contained unit of accommodation incorporating two bedrooms (with en-suite facilities) and separate Living/Kitchen/Dining area. Externally there is a small attached garage/store.

9.5 LAYOUT

9.6 The accompanying block plan shows that the proposal comprises of the conversion and partial rebuild of an existing brownfield site.

9.7 The layout has evolved after consideration of the previously refused and withdrawn schemes and has been informed by the applicant's knowledge and long experience of providing holiday lettings on the islands.

9.8 The two bedrooms will be en-suite. The kitchen diner has been laid out to allow as much natural light into this area whilst allowing privacy to the occupiers using obscured glazing in the summer room. The existing openings have been re-used where possible to ensure that the character of the building remains intact.

9.9 SCALE

9.10 The scale of the proposed house is described above and shown on the accompanying drawings.

9.11 LANDSCAPING

9.12 Whilst there is little space for landscaping within the boundary of the property it will be kept up to a high standard that would be expected of a high quality rental accommodation. To the front of the buildings there is a small area between the walls and the road, which will be grassed and contain some local wild flowers to enhance the appearance of the building. The land to the rear is not part of the application.

9.13 APPEARANCE

- 9.14 The appearance of the application has been critical in the development of this proposal. The current buildings have changed from their original construction, which would more than likely have been a thatched roof until later c1900. The greenhouse when part of the original dwelling would have been much higher, but once the building deteriorated on the front elevation, a small block wall would have replaced the existing and then the greenhouse would have been incorporated into the farm building.
- 9.15 Building has three distinct sections as follows
- 9.16 **Former Greenhouse** - The existing structure has a low dwarf wall to the front elevation with the greenhouse windows set on top. The rear wall forms the boundary line between the site and the neighbouring property (Teania) this wall supports the rear of the lean-to roof; the roof that remains is corrugated sheeting.
- 9.17 The proposal seeks to rebuild the front glazed wall in generally matching style (timber framing set on top of a low stone plinth wall). The roof will be renewed in traditional form. Glazing will be provided to the apex of the new roof to emulate the former use (greenhouse).
- 9.18 The appearance of the front elevation will change little (other than replacing those parts of the existing structure which are dilapidated). The windows and door will be made from wood and painted. The front elevation windows will be traditional sash windows, which are entirely in keeping with Scillonian architecture.
- 9.19 The roof will be tiled with Natural Slate tiles with Red Terracotta ridge tiles.
- 9.20 **Granite Packing Shed** (Former Cottage) - The granite packing shed has local character and history due to decades of not being used and maintained however any alterations would need to be financially viable. The granite walls are in poor condition with vegetation making the structure unsound. The roof structure is also at a point that it is beyond repair. The current roof covering has been used to try and reduce the speed at which the building is deteriorating. The proposal seeks to re-use the existing building (as far as practicable), restoring the character of the building in its current form. The proposed roof

covering will be red Pan tiles which would match those of the neighbouring converted barn and that of several old Scillonian agricultural buildings.

9.21 **The Garage** - The existing Garage is constructed of a single skin block wall under corrugated metal roof covering.

9.22 The proposal is to construct a timber frame unit to be clad with rendered externally. The roof is to be pitched to match that of the main building and to be covered with Natural Slate.

9.23 All fascias and barge boards on all structures will be painted wood with black Upvc down pipes and gutters.

9.24 ACCESS

9.25 Access will comply with the current building regulations providing level access to the main entrance door.

9.26 RE USE OF MATERIALS.

9.27 This proposal plans to make use of all materials currently on site. Re use of all building materials that cannot be used within the construction will be used as hardcore within the construction of the new foundations and slabs.

10. Flood Mapping

10.1 I attach at appendix C a Copy of environment agency flood map report for the site. No further action is required with regard to flooding.

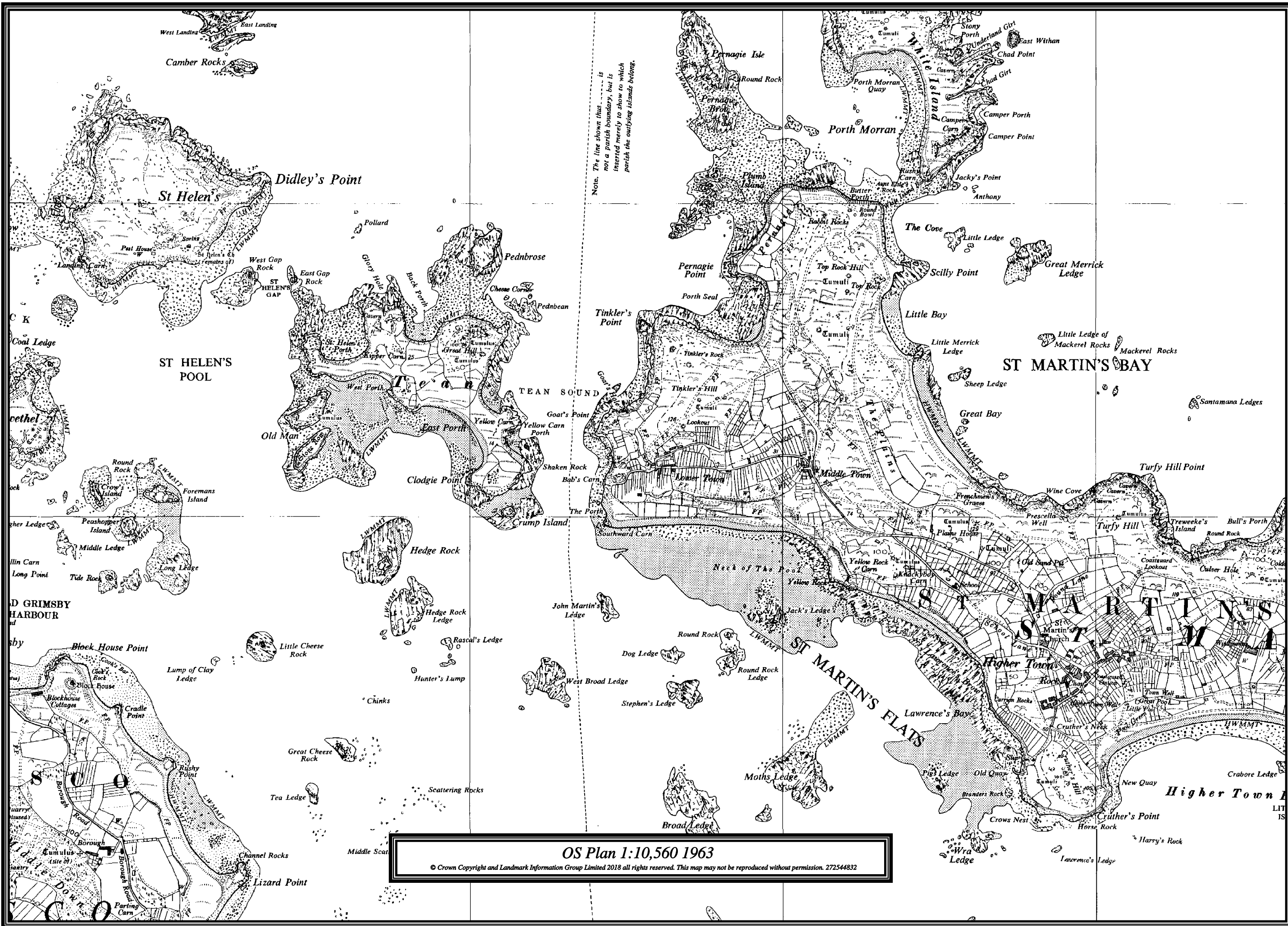
11. Conclusions

- 11.1 The application seeks planning permission for the conversion of packing shed, greenhouse and garage to form self-contained dwelling (restricted to holiday use)
- 11.2 This Statement has reviewed the relevant Development Plan Policy Framework as it applies in this case, together with the other material considerations. On the evidence presented it has been demonstrated that the proposal accords with all relevant Development Plan policies and national guidance, and there are no other material considerations present to override them.
- 11.3 It is therefore urged that the local planning authority grant planning permission for this sustainable development.

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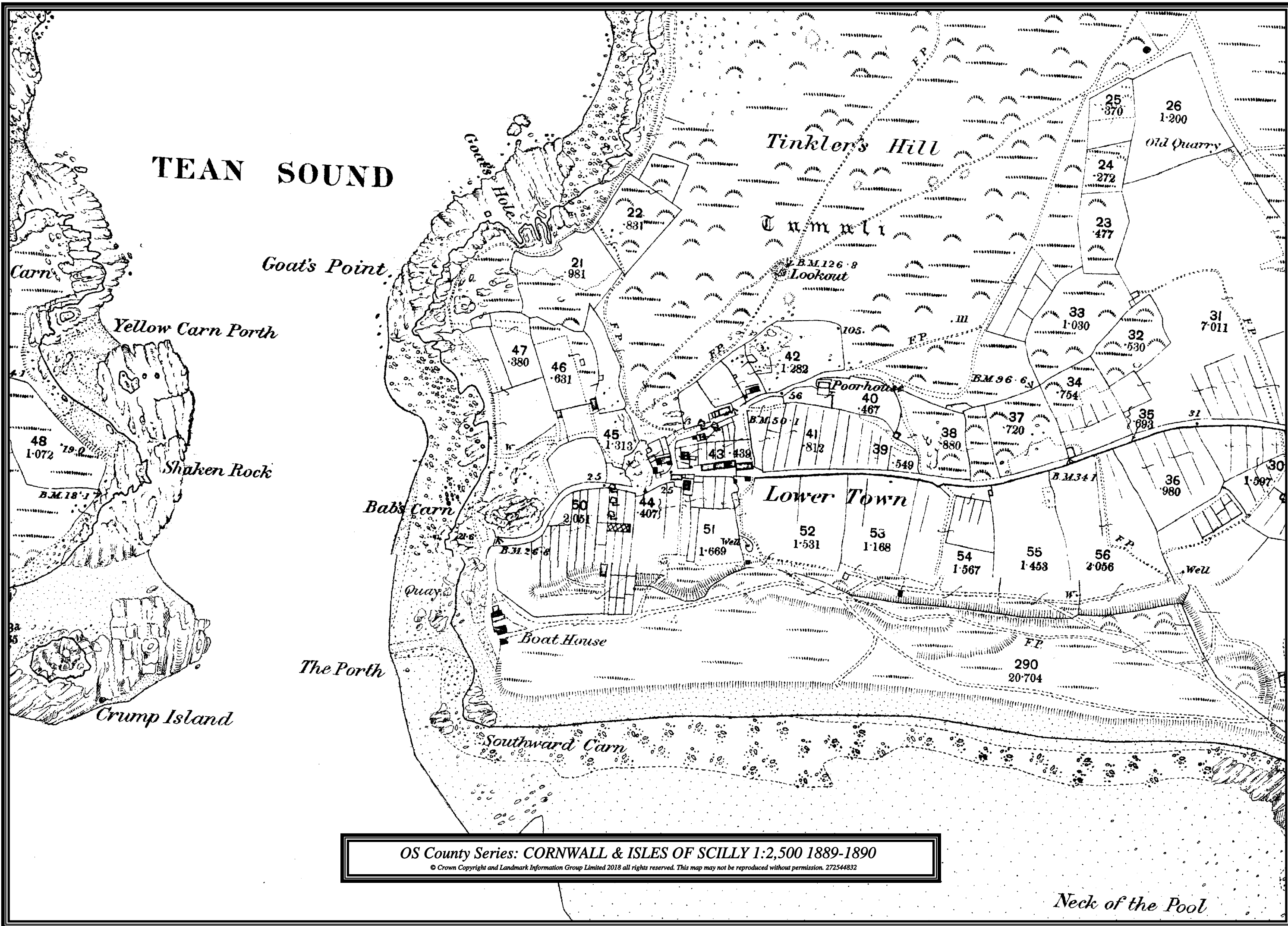
Appendix A

Appendix B



Note. The line shown thus is not a parish boundary, but is inserted merely to show to which parish the outlying islands belong.

OS Plan 1:10,560 1963
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TEAN SOUND

Tinkler's Hill

Corneli

Old Quarry

Goat's Point

Yellow Carn Porth

Shaken Rock

Lower Town

Babs Carn

Quay

Boat House

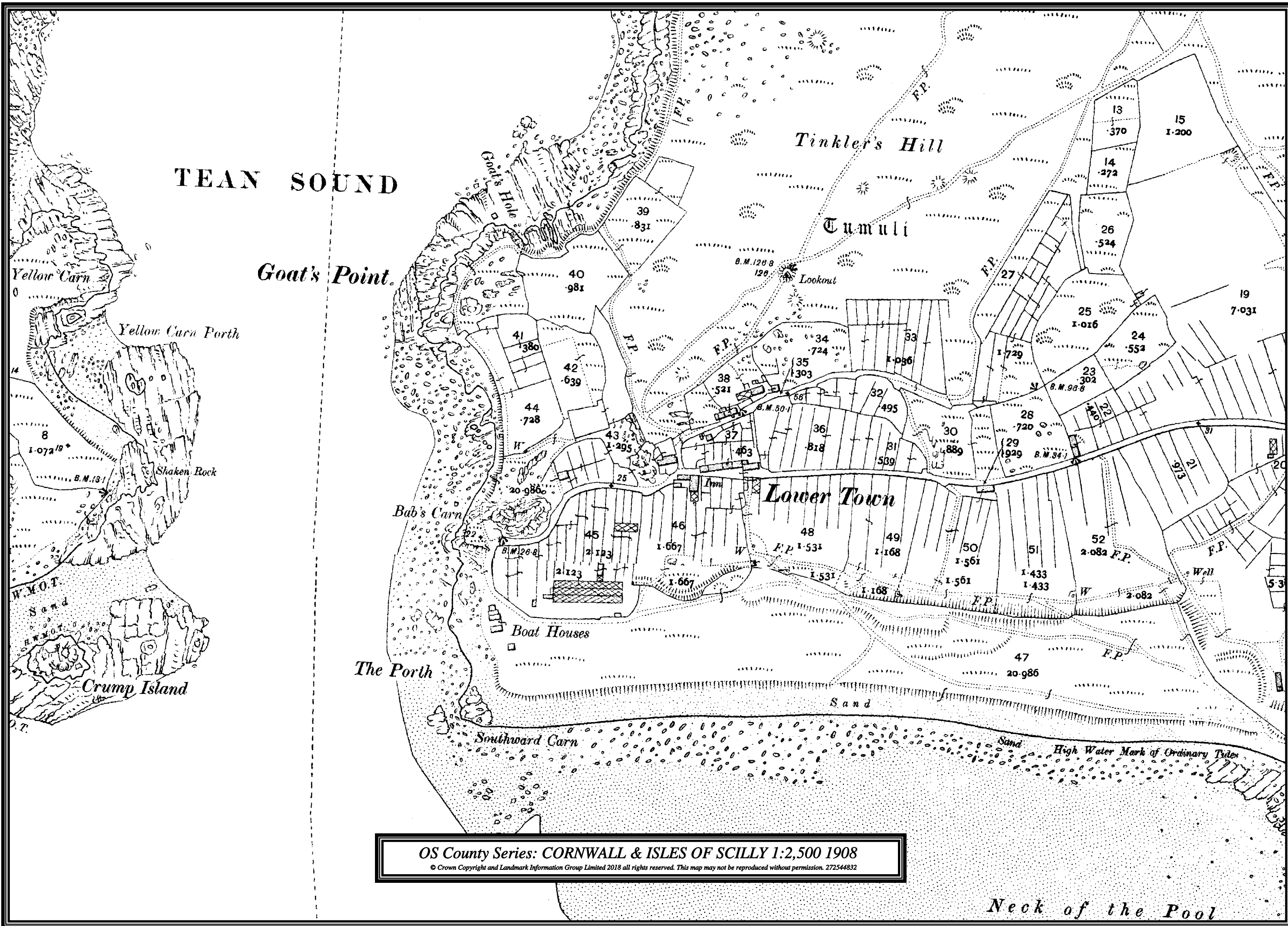
The Porth

Crump Island

Southward Carn

Neck of the Pool

OS County Series: CORNWALL & ISLES OF SCILLY 1:2,500 1889-1890
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TEAN SOUND

Goat's Point

Tinkler's Hill

Tumuli

Lower Town

The Porth

Neck of the Pool

Yellow Carn

Yellow Carn Porth

Shaken Rock

Bab's Carn

Boat Houses

Southward Carn

Lookout

Well

OS County Series: CORNWALL & ISLES OF SCILLY 1:2,500 1908

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Appendix C



Flood map for planning

Your reference
13523

Location
91627/16168

Created
20 Feb 2018 5:15

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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