



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No: P/18/090/FUL

Date Application Registered: 18th December 2018

Applicant: Mr Andrew Selleck
Polhilsa Business Park
Stoke Climsland
Callington
PL17 8PP

Location: Men-a-vaur Church Road Hugh Town St Mary's Isles of Scilly

Proposal: Construction of two semi-detached residential properties for holiday letting purposes, specifically designed to enable occupation of groups including mobility impaired guests, incorporating ground floor wet room en-suite bedroom accommodation and level access to all ground floor and garden areas (Amended Title).

In pursuance of their powers under the above act, the Council hereby **REFUSE** the above development for the following reasons:

- R1 The proposed development by reason of the close proximity to existing neighbouring properties on Branksea Close is considered to give rise to significant overlooking contrary to the guidance set out in the Isles of Scilly Design Guide. This Supplementary Planning Document requires development to be designed to minimise overlooking of existing neighbouring properties.
- R2 The proposed development would result in the loss of greenspace and biodiversity habitat, which is not compensated for in the application, contrary to the requirements of emerging Policy OE2 of the Draft Isles of Scilly Local Plan 2015-2030 and paragraph 170 (d) of the National Planning Policy Framework, 2018.
- R3 The proposed development would provide up to 12 bedspaces of holiday letting accommodation that would be served by an access road that is inadequate for service vehicles, number of pedestrians and the proximity of that access to other properties.

Signed

Senior Manager Infrastructure and Planning

DATE OF ISSUE: 5th March 2019

It is important that you should read the notes attached to this form.