



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, 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

PERMISSION FOR DEVELOPMENT

Application No:	P/20/010/HH	Date Application Registered:	16th March 2020
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Applicant: Mrs Emily Crees
Saith Carreg Barn
Lower Town
St Martin's
Isles of Scilly
TR25 0QW

Site address: Saith Carreg Lower Town St Martin's Isles of Scilly TR25 0QW
Proposal: Erection of a summer house in our front domestic garden.

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:

- C1 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).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Location Plan, 1:1250 scale**
 - **Block Plan, 1:200 scale**
 - **Summer House Plans (Lugarde) Ref: PFA03 (300x300cmx250cm(H))**
 - **Design and Access Statement, date stamped 24/11/2019**
- These are stamped as APPROVED.**
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Listed Building and Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2019.

Signed:



Senior Officer, Planning and Development Management

Duly Authorised Officer of the Council to make Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 20th April 2020



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎0300 1234 105

✉planning@scilly.gov.uk

Dear Mrs Emily Crees

Please sign and complete this certificate.

This is to certify that decision notice: P/20/010/HH and the accompanying conditions have been read and understood by the applicant: Mrs Emily Crees.

- Development of the approved plans:** Erection of a summer house in our front domestic garden at: Saith Carreg Lower Town St Martin's Isles Of Scilly TR25 0QW will commence **on:** (insert date)
.....
- ~~I am/we are aware of any conditions that need to be discharged before works commence.~~
- ~~I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.~~

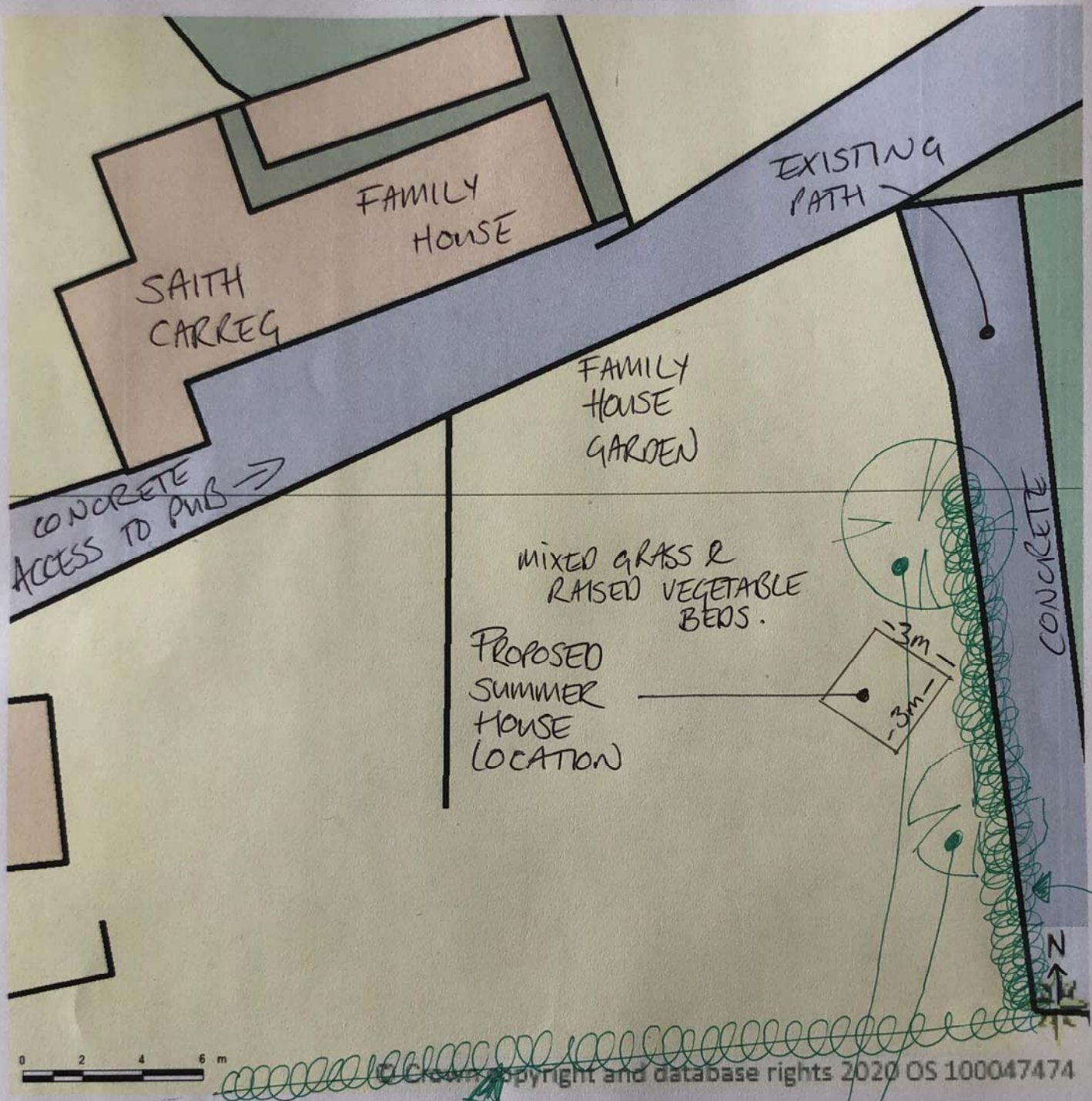
Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.

BLOCK/SITE PLAN
AREA 36m x 36m
SCALE 1:200 on A4
CENTRE COORDINATES: 91637, 16198



SHORT MIXED HEDGEROW



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EXISTING 3M
TALL
PITOSPORUM
HEDGE

EXISTING
METROSIDEROS TREES

Saith Carreg Summerhouse

Design and access statement

We would like to erect a summerhouse in our garden for our own family use.

The summerhouse is designed and constructed by Lugarde. It is 3m x 3m, the eaves are under 2.5m and it will cover a very small percentage of our garden. The proposed location for the summerhouse is on the only part of our land flat enough to form a useable garden as the physical landscape surrounding our house is very steep. As the proposed site for the summerhouse is predominantly level, the building will be rested upon pavers/concrete blocks for any adjustments, removing the need to disturb the ground for foundations.

Please see attached location plan and construction drawing of the proposed summerhouse.

The garden we are creating is in front of our house. Stepping out of our front door, across the approach to the pub, which is only used to access the pub, the beginnings of a vegetable patch has been started and we would like the summerhouse to overlook this area. Attached are photos of the area with the summerhouse superimposed to give a visual representation of our idea.

Throughout Lower Town, gardens are in front of their respective houses. Appletree Cottage has its only naturally level garden in front of its principle elevation, as does Ashvale Farm. Hilldrop, the property who backs onto our garden uses the land across the main island road in front of them as their private garden. We have approached the resident in Hilldrop and received support for our summerhouse idea. The strip of land to the rear of Hilldrop is grass and a few apple trees, it is not used for incidental enjoyment. The only windows that overlook our garden are a frosted bathroom window at Hilldrop and skylights in their neighbouring holiday rental The Locker.

The proposed location of the summerhouse is tucked in between 2 existing young trees and backed up against an existing tall and well-established hedge as can be seen in the attached images. The paint colours used are subtle and we have plans to grow climbers up the exterior as the garden develops. The only buildings over-looking this area are our own two residential properties. The hedge will block the view from the pub terrace of the summerhouse.

Existing garden



Proposed siting of Summerhouse



Existing view of garden



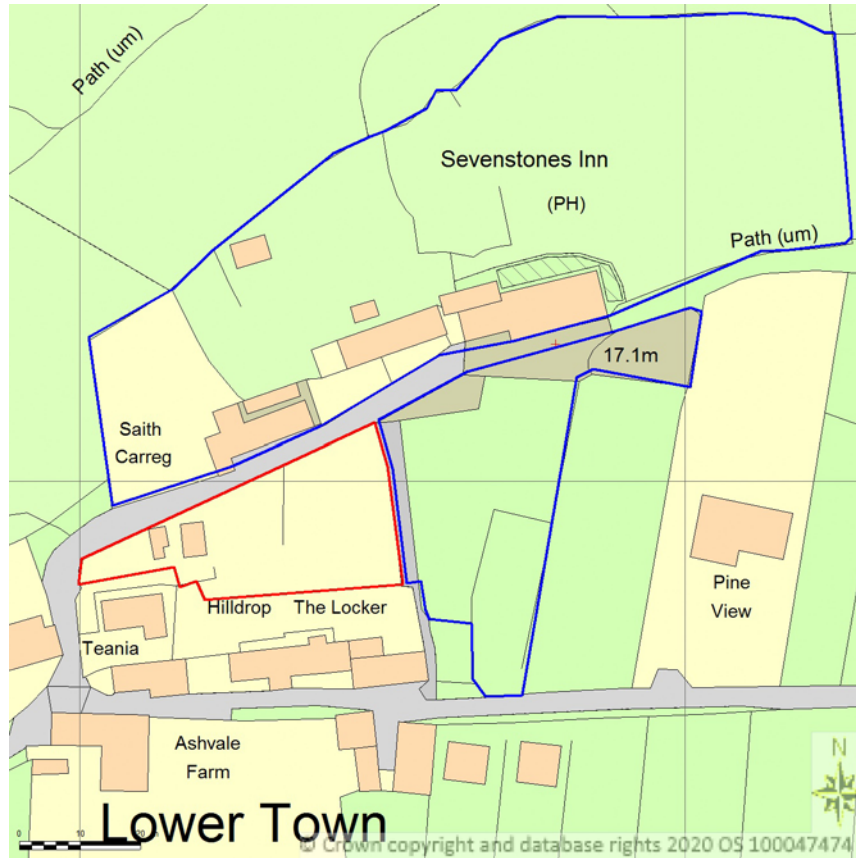
Proposed view with Summerhouse



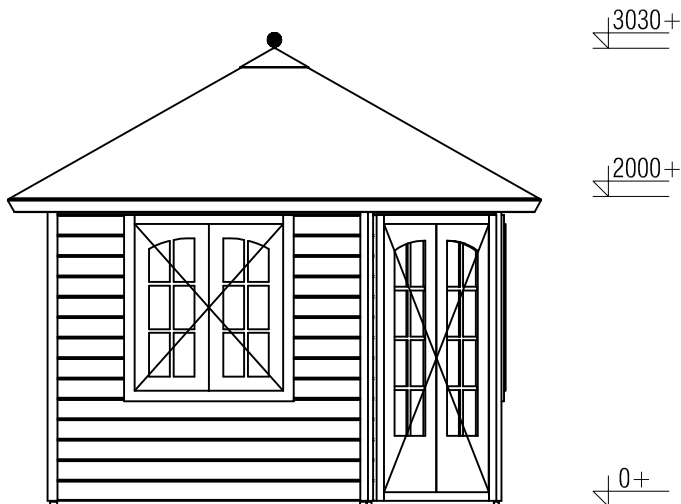
APPROVED

By Lisa Walton at 2:09 pm, Apr 20, 2020

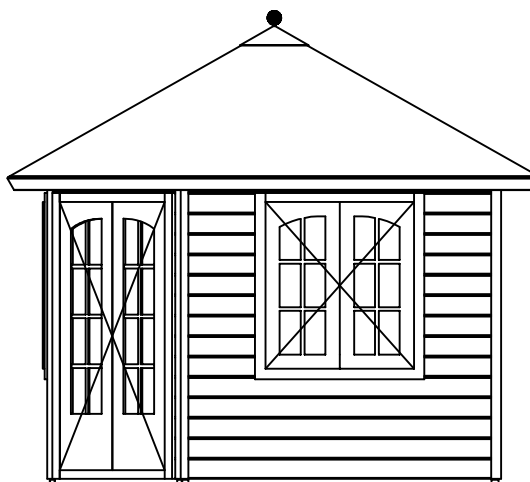
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 91659, 16208



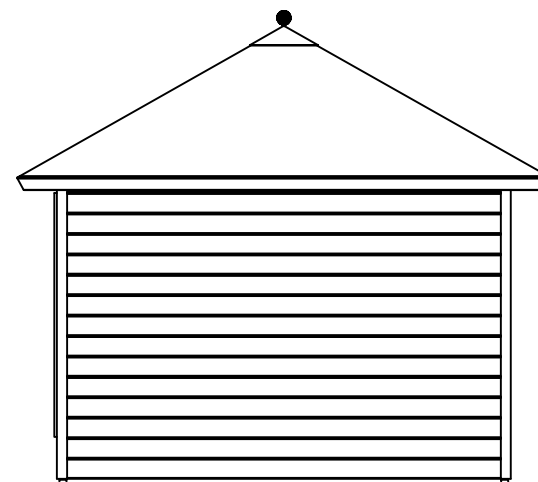
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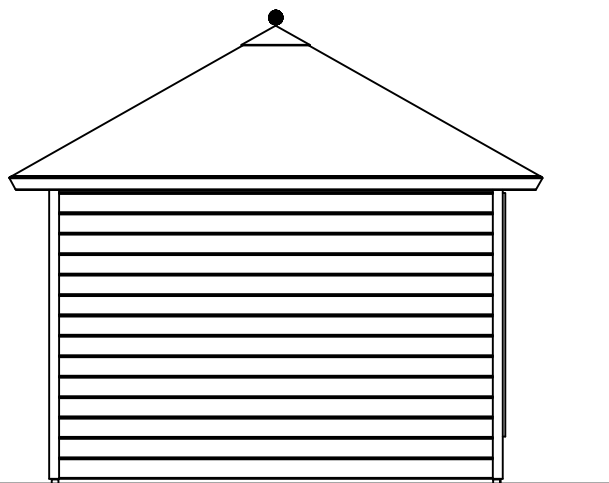
(L) Zijaanzicht / Side view / Seiten ansicht



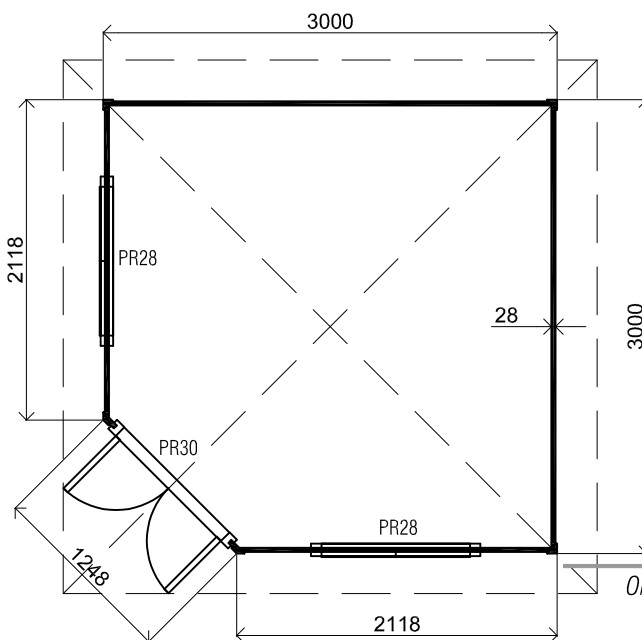
Vooraanzicht / Front view / Vorderansicht



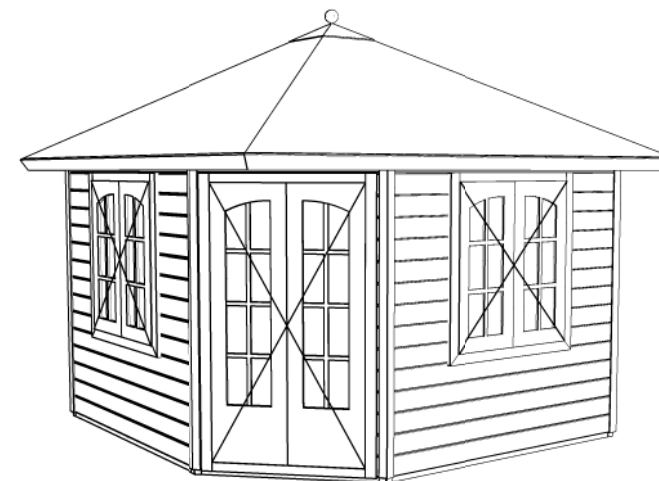
(R) Zijaanzicht / Side view / Seiten ansicht



Achteraanzicht / Rear view / Hinterseite



Plattegrond / Plan



Prima Fifth Avenue

Omschrijving / Description:
300x300cm 28mm

Onderdeel / Component:

Dealer:
Dealer
Ref.:
ref

Ordernr.:
PFA03
Schaal / Scale:
1:50

BLAD NR.:
BT

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APPROVED

By Lisa Walton at 2:09 pm, Apr 20, 2020

D.D.: december 09, 2015

Formaat: A4 - RvH