



## COUNCIL OF THE ISLES OF SCILLY

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

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

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### REFUSAL OF PERMISSION FOR DEVELOPMENT

**Application No:** P/20/105/FUL      **Date Application Registered:** 16th December 2020

<b>Applicant:</b>	Mr A Martin 10 Buckingham Gate London SW1E 6LA	<b>Agent:</b>	Mr N Dean Hugh House Garrison St Marys Isles Of Scilly TR21 0LS
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**Proposal:** Construction of new dwelling and associated infrastructure.

**Site Address:** Sea View McFarland's Down St Mary's Isles Of Scilly TR21 0NS

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

- R1 The size of the dwelling proposed, in combination with the inter-related applications P/20/104/FUL and P/20/106/FUL is considered to represent over-development of this site. This proposal therefore represents a form of development that does not reflect an acceptable density of development that would preserve or enhance the character of the conservation area. The proposal is considered to be contrary to Policy 1(c) of the adopted Isles of Scilly Local Plan (2005) and Policy and emerging Policy OE7(5) of the Submission Draft Isles of Scilly Local Plan (2015-2030).
- R2 The proposed dwelling is considered to be out of scale with development in the locality, where the prevailing character is single storey or a storey and a half in size. On this basis the proposed dwelling, in combination with inter-related applications P/20/104/FUL and P/20/106/FUL, is considered to represent a form of development that would be overly discordant in the streetscene and would neither preserve nor enhance the character of the conservation area contrary to Policy 1(c) of the adopted Isles of Scilly Local Plan (2005) and Policy and emerging Policy OE7(5) of the Submission Draft Isles of Scilly Local Plan (2015-2030).
- R3 The proposed dwelling does not effectively demonstrate that sufficient sustainable design measures, to reduce the islands' carbon footprint and to minimise the consumption of natural resources, will be incorporated into the development. The proposal is therefore considered to be contrary to Policy 2(c) of the adopted Isles of Scilly Local Plan (2005) and Policy SS1(b) and Policy SS2(1)(k) and (2) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

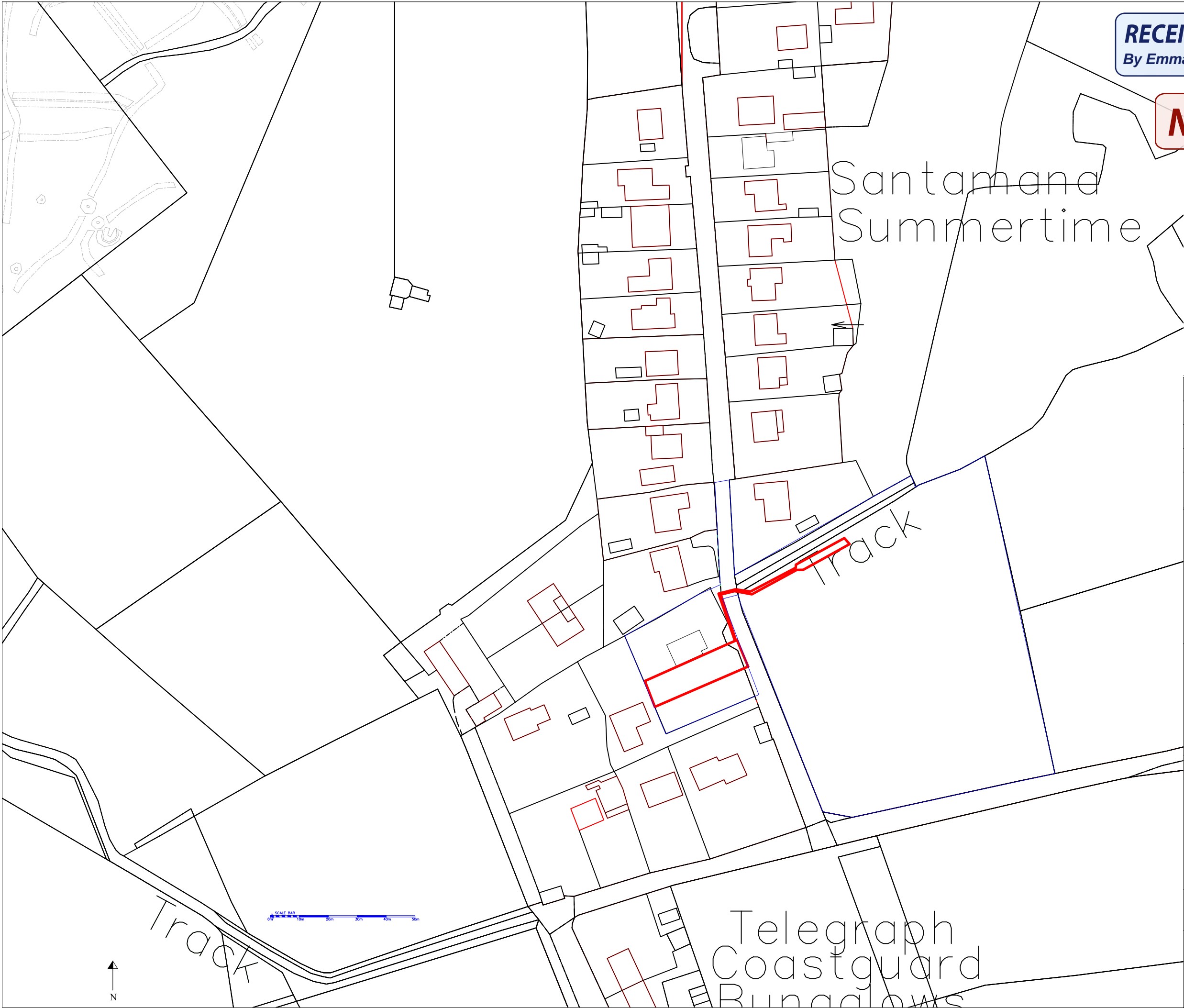
R4 The proposed development would result in the loss of greenspace and biodiversity habitat and the recommended avoidance and enhancement measures, as set out in the Bat Survey, are not clearly identified on the submitted plans. Whilst such details could be secured by way of a pre-commencement condition, the scale of the in-combination developments, would suggest there needs to be a greater understanding of the impact and actual mitigation and avoidance measures of the proposal before planning permission is granted. Emerging planning policy requires development proposals to avoid adverse impacts upon biodiversity as a first principle and enable measurable net gains by designing-in biodiversity enhancements and opportunities alongside new developments. The proposal is therefore contrary to Policies SS1(d), SS2(g) and OE2(8) of the Submission Draft Isles of Scilly Local Plan (2015-2030) and paragraph 170 (d) of the National Planning Policy Framework, 2019.

Signed: 

**Senior Officer, Planning and Development Management**

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

**DATE OF ISSUE:** 22<sup>nd</sup> February 2021



**RECEIVED**  
By Emma Kingwell at 8:32 am, Dec 11, 2020

**NOT APPROVED**

REVISION	AMENDMENT	INITIALS	DATE

PROJECT  
Sea View Site Development  
McFarlands Down, St Mary's  
Isles of Scilly

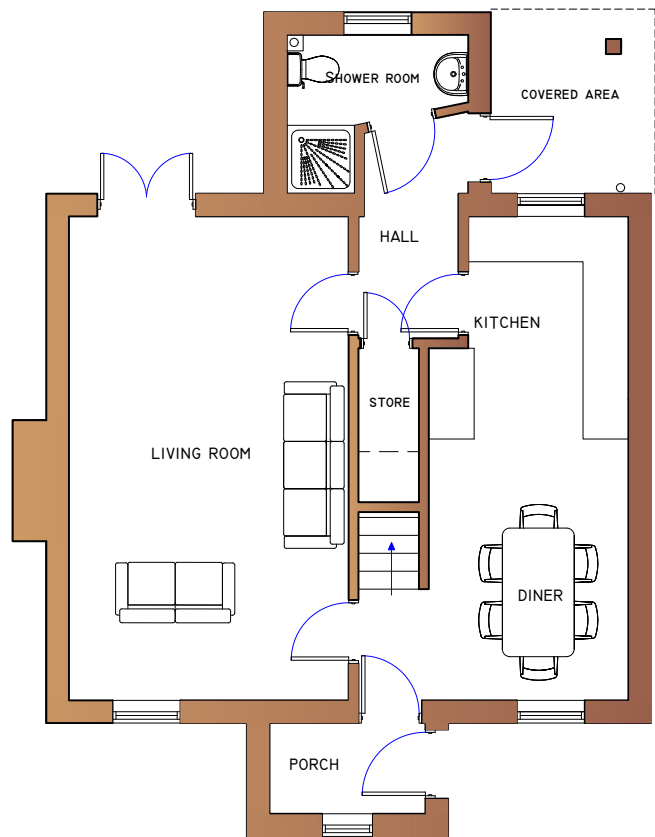
DRAWING TITLE  
Location Plan  
Plot B



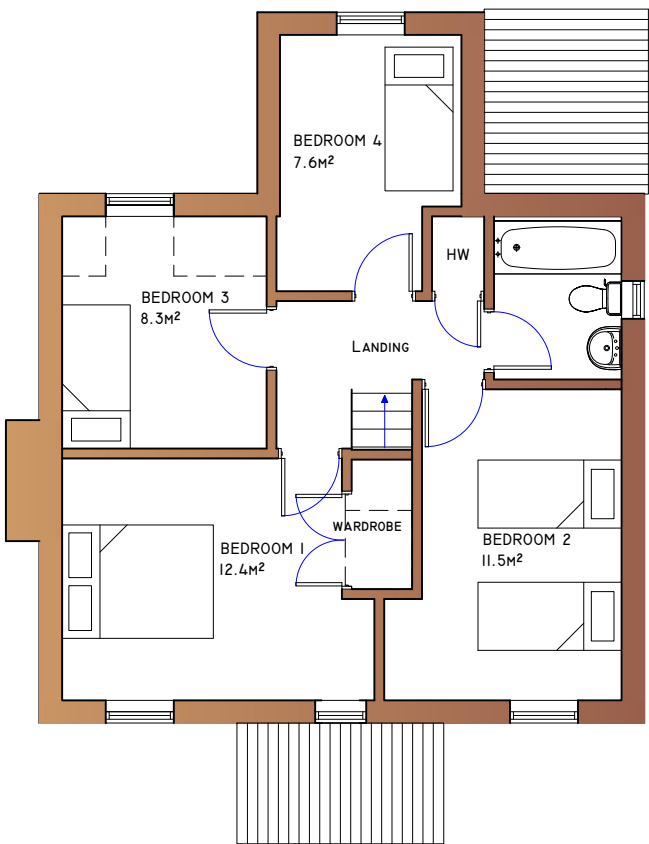
**DUCHY of CORNWALL**  
ST MARY'S ISLES OF SCILLY TR21 0LS  
Telephone: (01720) 422508 E-mail: ndean@duchyofcornwall.org

SCALE 1:1250@A3	DRAWN BY ND	DRAWING NO. 10/0380B-P1	REV. 0
DATE 02.06.20	CHECKED BY ND		

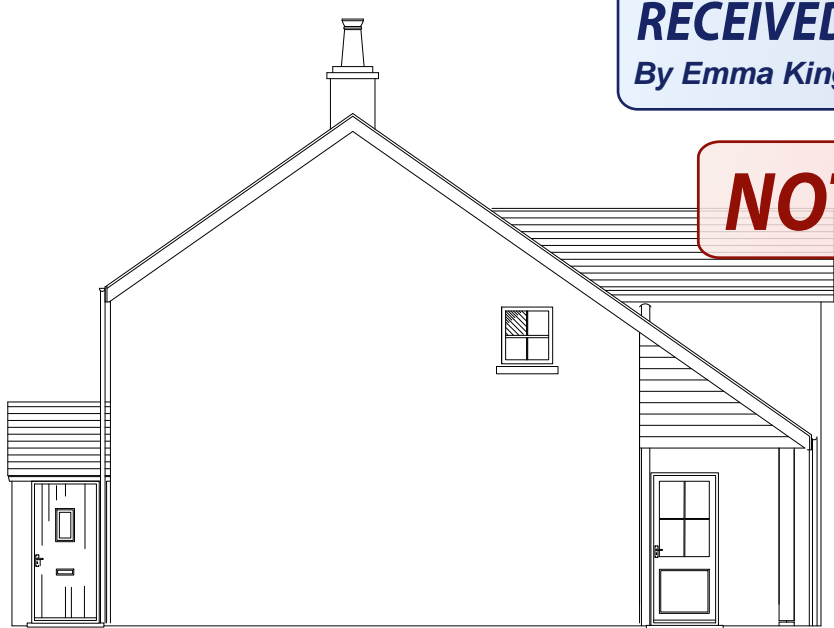
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Report ANY discrepancy to Architect or Surveyor before proceeding.  
IF IN ANY DOUBT ASK



Ground Floor Plan



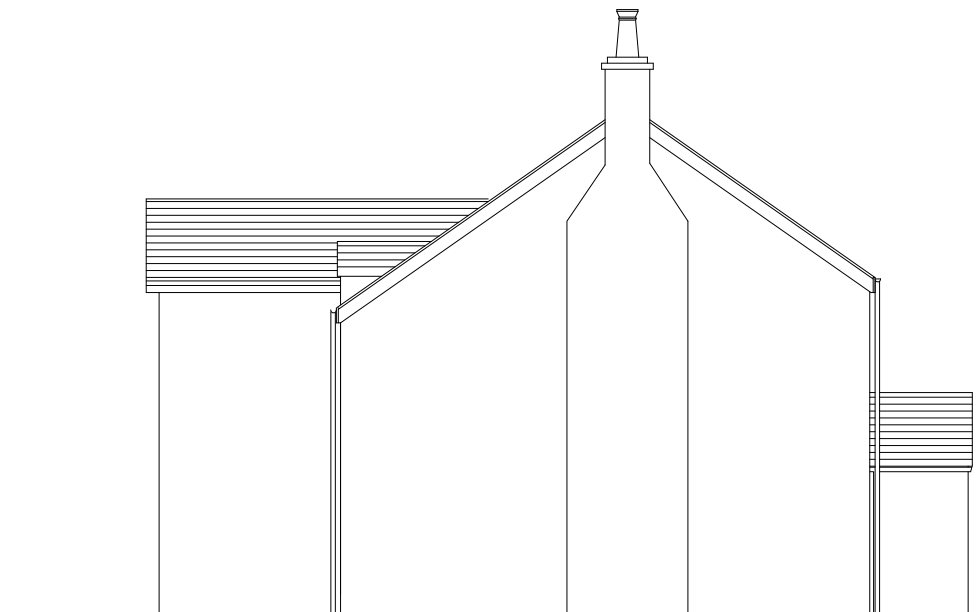
First Floor Plan



North Elevation



East Elevation



South Elevation



West Elevation

**RECEIVED**  
By Emma Kingwell at 8:30 am, Dec 11, 2020

**NOT APPROVED**

REVISION	AMENDMENT	INITIALS	DATE

PROJECT  
Sea View Site Development  
McFarlands Down, St Mary's  
Isles of Scilly

DRAWING TITLE  
Proposed Plans & Elevations  
Plot A & B



**DUCHY of CORNWALL**

ST MARY'S ISLES OF SCILLY TR21 0LS  
Telephone: (01720) 422508 E-mail: ndean@duchyofcornwall.org

SCALE 1:100@A3	DRAWN BY ND	DRAWING NO. 10/0380-P5	REV. 0
DATE 03.06.20	CHECKED BY ND		

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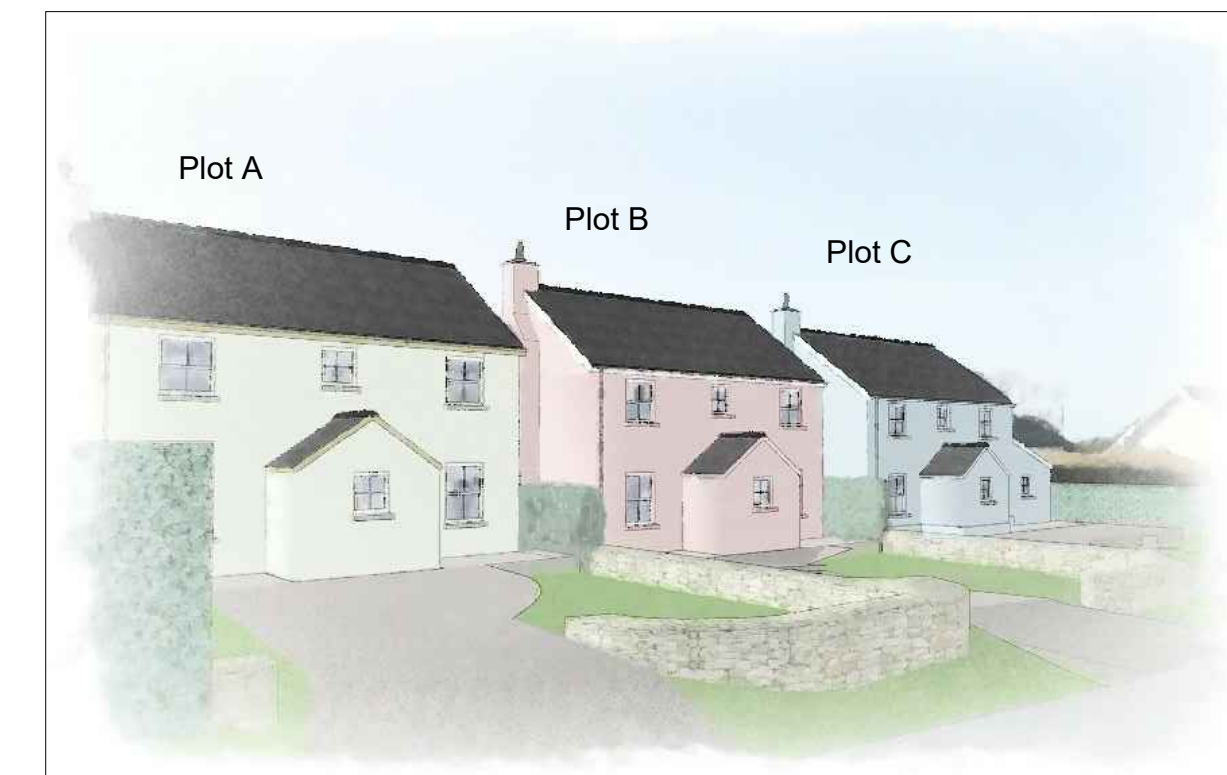
NOTES  
WALLS - PAINTED RENDER, CURVED PROFILE DETAILS INTO WINDOW VERTICAL REVEALS AND EXTERNAL CORNERS  
ROOF - NATURAL SLATE, NAILED - NO CLIPS, CONCRETE RIDGE TILES  
WINDOWS - TIMBER DOUBLE GLAZED, GLAZING OBSCURED TO BATHROOMS  
DOORS - TIMBER PANELLED WITH GLAZING  
FASCIA BOARDS - PAINTED TIMBER  
RAINWATER GOODS - PAINTED METAL HALF ROUND GUTTERS AND ROUND DOWNPIPES  
TIMBER CLADDING - NATURAL OR PAINTED T&G TIMBER PLANKS  
HEATING - ASHP



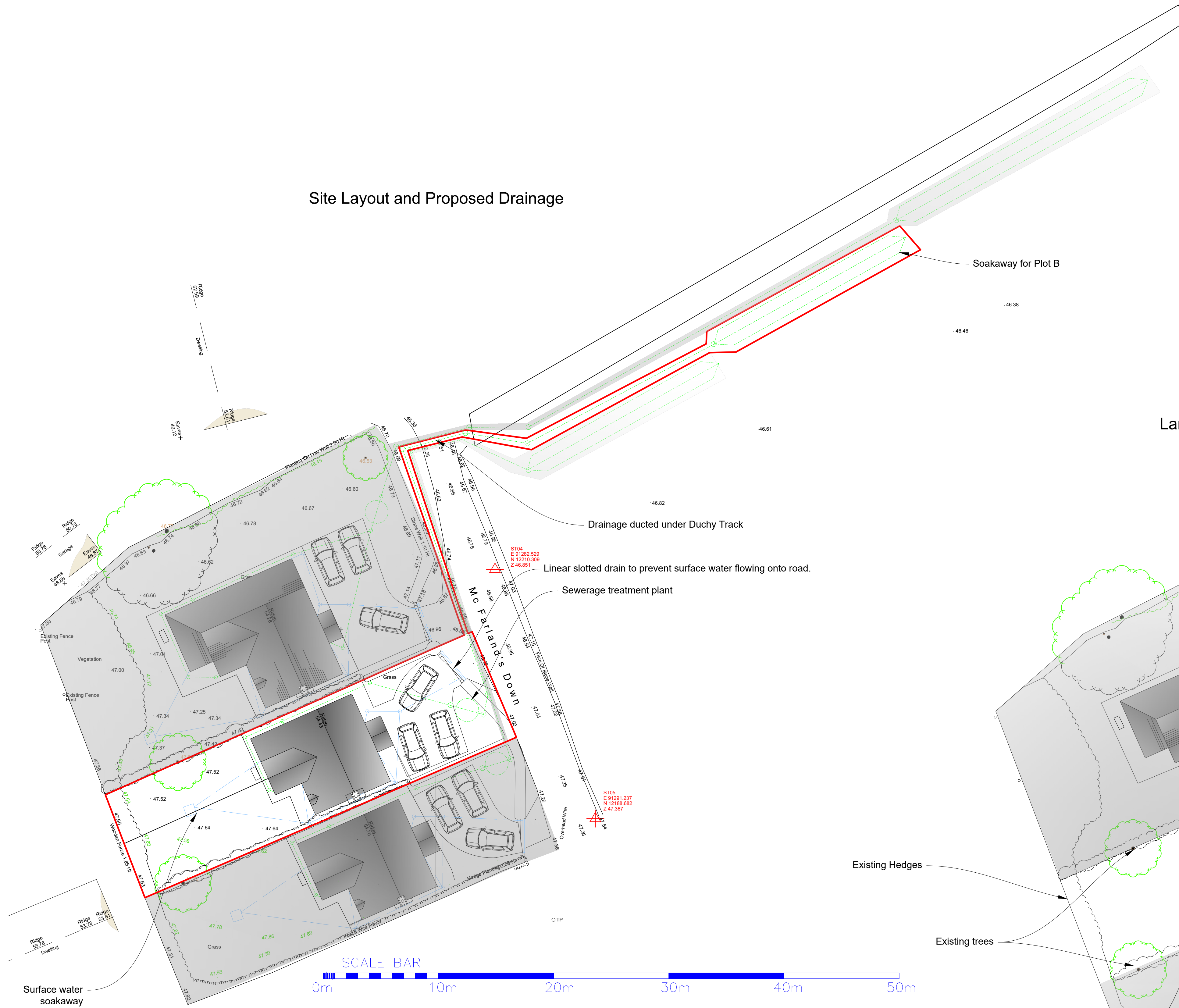
Artistic Birds Eye View



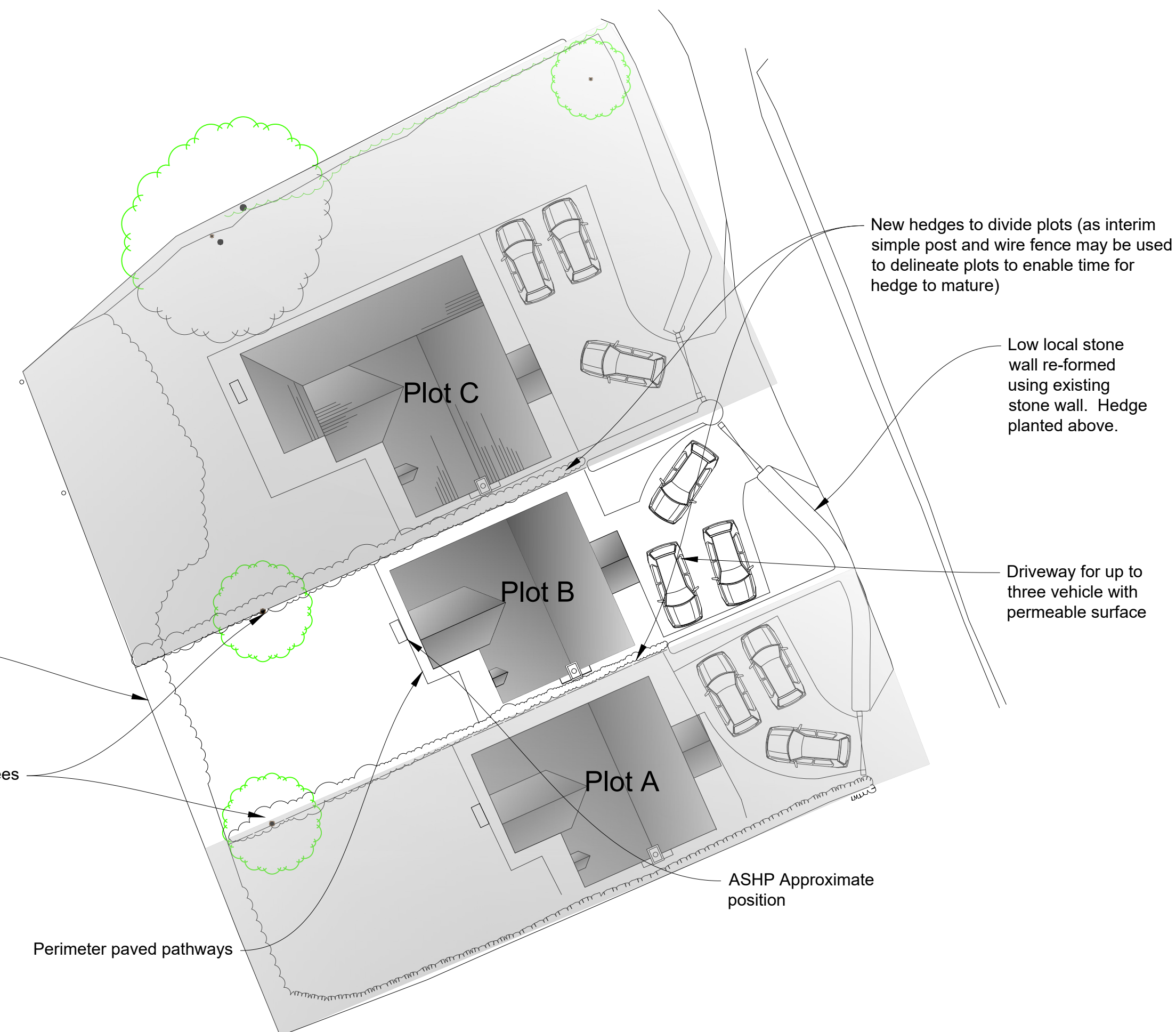
Artistic Representation of Frontage



Site Layout and Proposed Drainage



Landscaping



**NOT APPROVED**

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PROJECT  
Sea View Development  
McFarlands Down, St Mary's  
Isles of Scilly

DRAWING TITLE  
Proposed Site  
Plot B