



**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](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/20/106/FUL                      **Date Application Registered:** 16th December 2020

**Applicant:** Mr A Martin  
10 Buckingham Gate  
London  
SW1E 6LA

**Agent:** Mr N Dean  
Hugh House  
St Marys  
Isles Of Scilly  
TR21 0LS

**Proposal:** Demolish existing bungalow and 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/20/105/FUL and P/20/104/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/20/105/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).

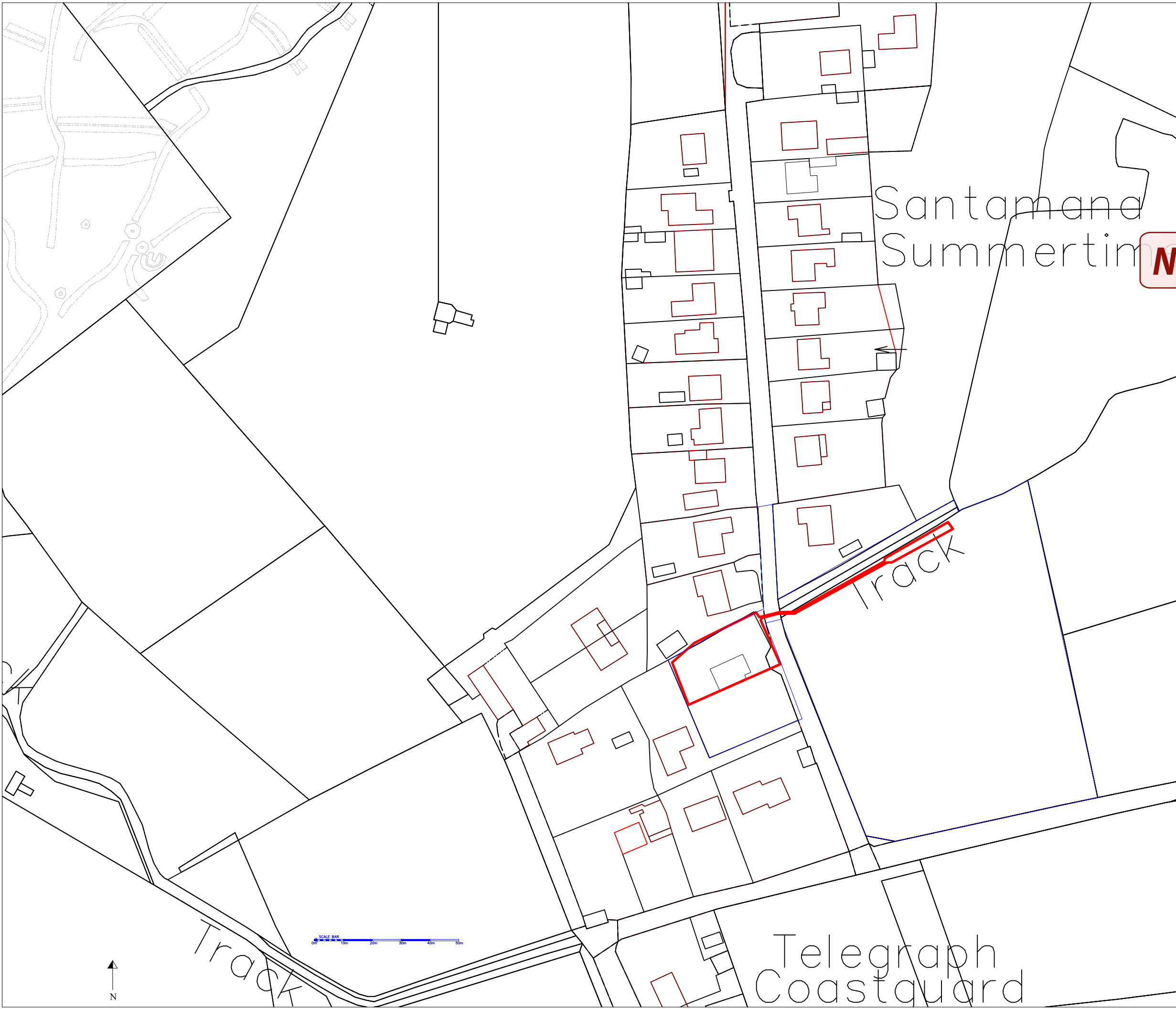
R4 The proposed development would result in the loss of greenspace and biodiversity habitat and the recommended avoidance and enhancement measures, as set out in the Bat Survey, are not clearly identified on the submitted plans. Whilst such details could be secured by way of a pre-commencement condition, 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



**NOT APPROVED**

**RECEIVED**  
By A King at 11:54 am, Dec 15, 2020

REVISION	AMENDMENT	INITIALS	DATE

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

DRAWING TITLE  
**Location Plan**  
**Plot C**



**DUCHY of CORNWALL**

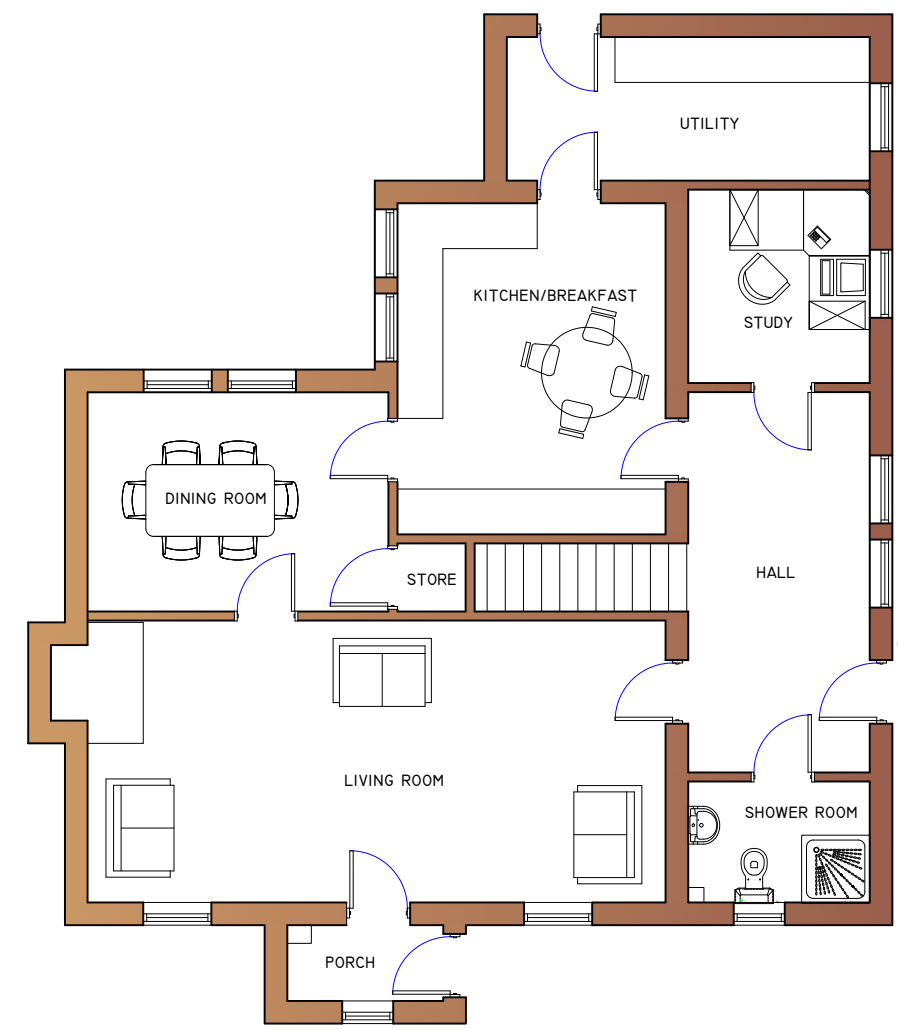
ST MARY'S ISLES OF SCILLY TR21 0LS  
 Telephone: (01720) 422508 E-mail: ndean@duchyofcornwall.org

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DATE	CHECKED BY		
02.06.20	ND		

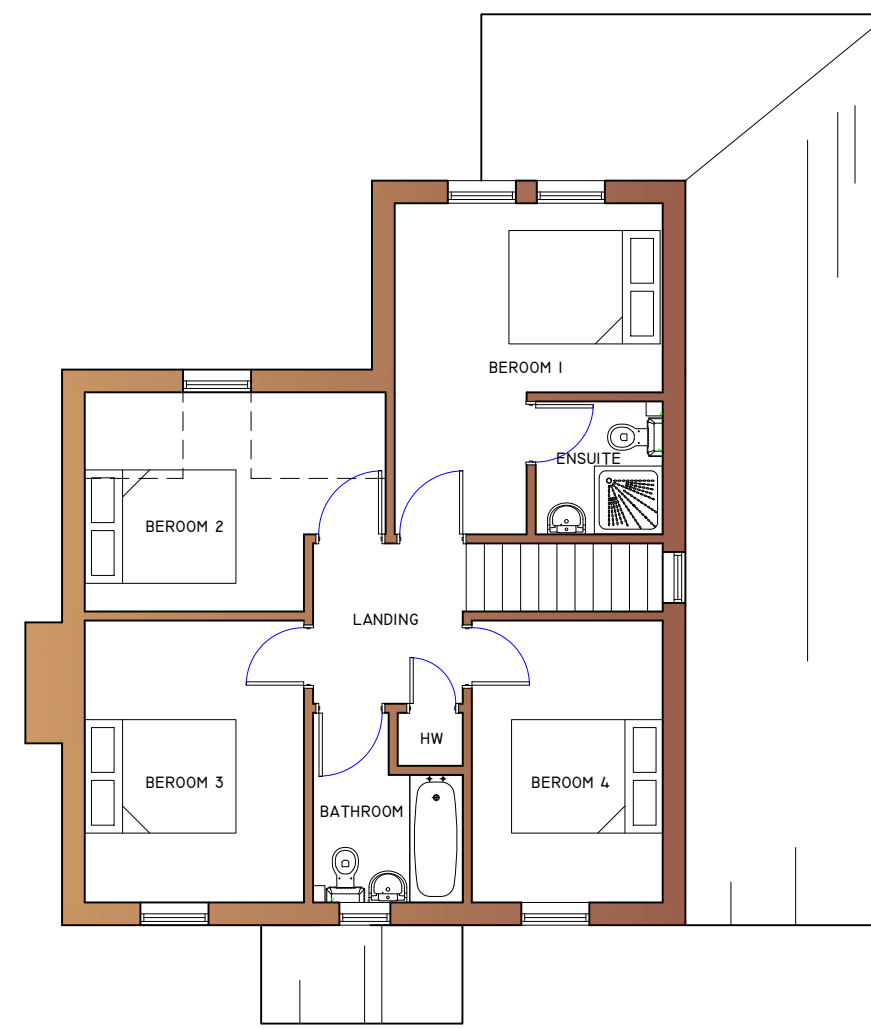
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 Report ANY discrepancy to Architect or Surveyor before proceeding.  
 IF IN ANY DOUBT ASK



WALLS - PAINTED RENDER WITH RENDER FORMED PLINTH AND CURVED EXTERNAL CORNERS  
 ROOF - NATURAL SLATE, NAILED - NO CLIPS, CONCRETE RIDGE TILES  
 WINDOWS - TIMBER DOUBLE GLAZED, GLAZING OBTURED TO BATHROOMS.  
 DOORS - TIMBER PANELLED WITH GLAZING  
 FASCIA BOARDS - PAINTED TIMBER  
 RAINWATER GOODS - PAINTED METAL HALF ROUND GUTTERS AND ROUND DOWNPIPES  
 HEATING - ASHP



Ground Floor Plan



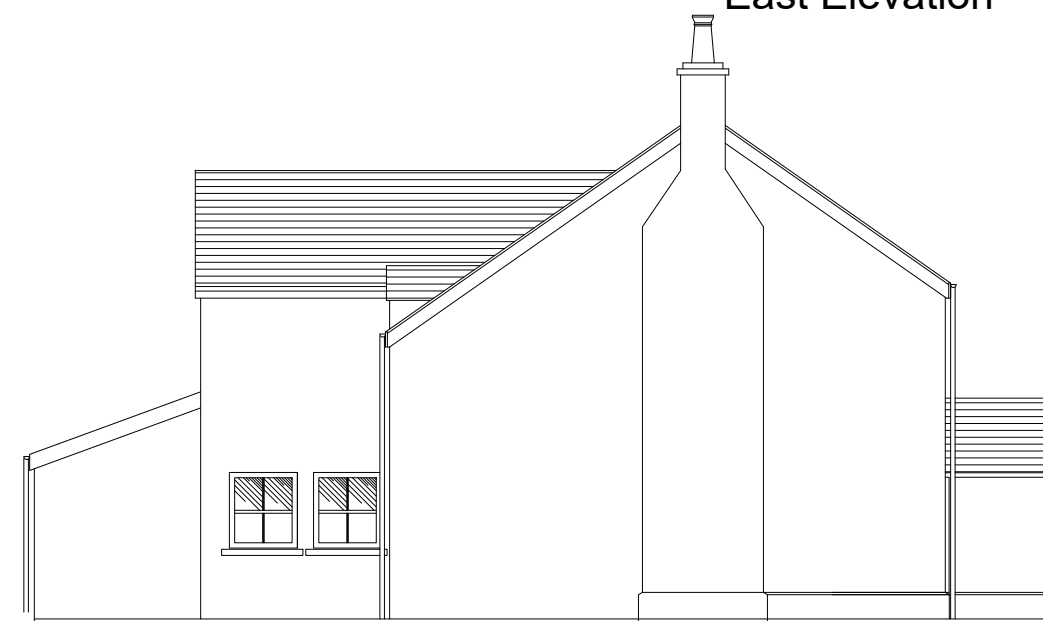
First Floor Plan



East Elevation



West Elevation



South Elevation



North Elevation

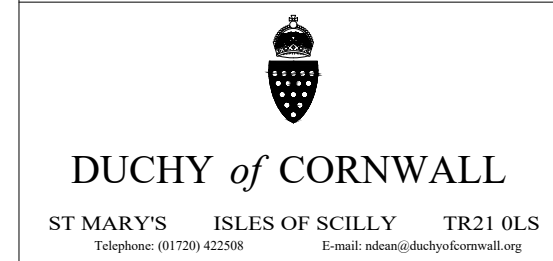
**NOT APPROVED**

RECEIVED  
 By Tom Anderton at 3:12 pm, Dec 15, 2020

REVISION	AMENDMENT	INITIALS	DATE

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

DRAWING TITLE  
 Proposed Plans and Elevations  
 Plot C



SCALE	DRAWN BY	DRAWING NO.	REV.
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DATE	CHECKED BY	10/0380-P6	0
03.06.20	ND		

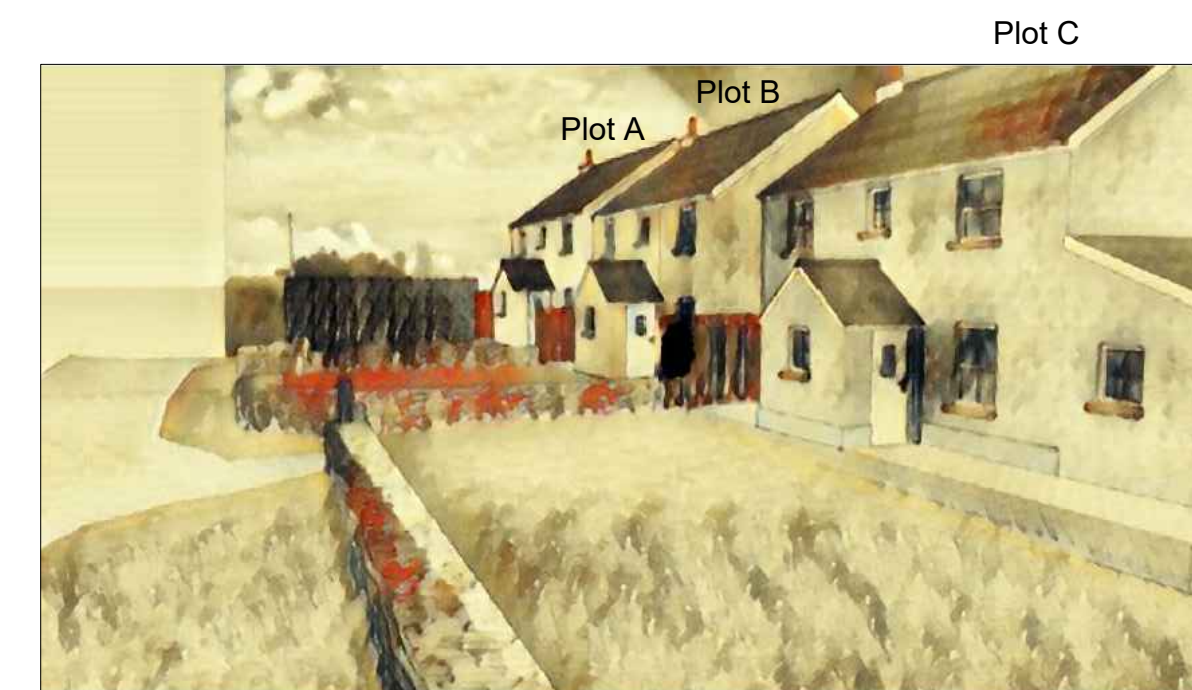
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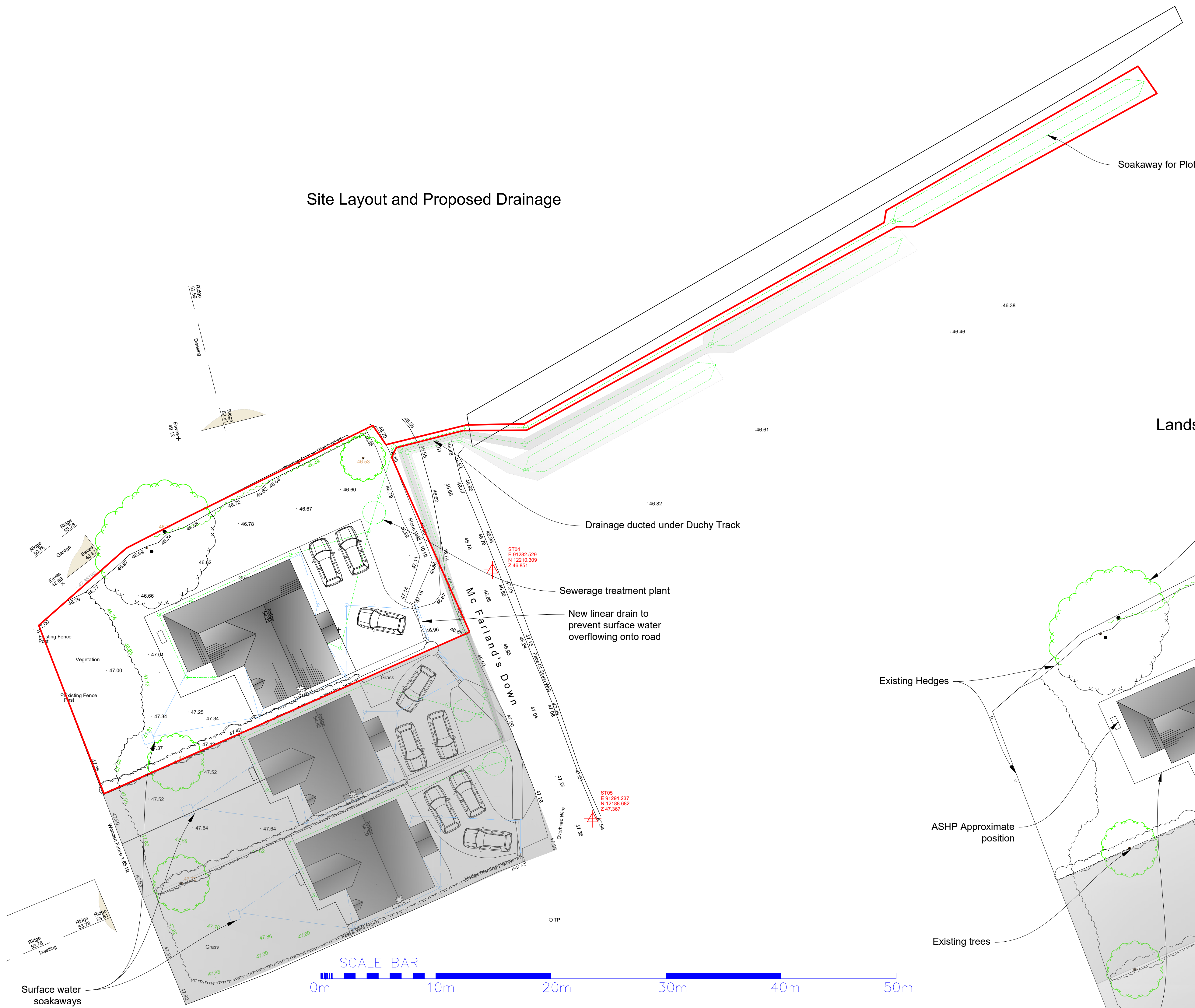
Artistic Birds Eye View



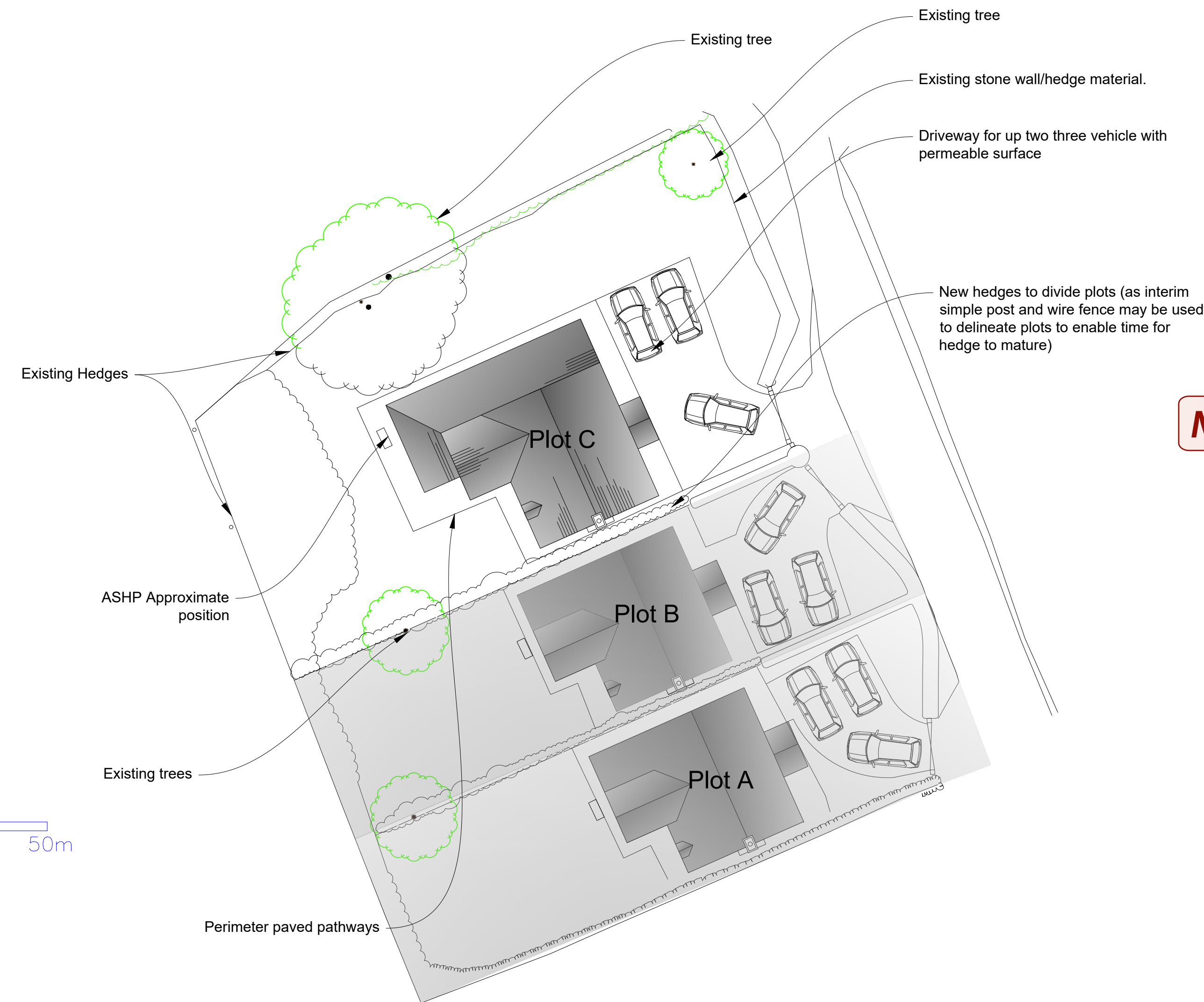
Artistic Representation of Frontage



Site Layout and Proposed Drainage



Landscaping




**NOT APPROVED**

REVISION	AMENDMENT	INITIALS	DATE

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

DRAWING TITLE  
Proposed Site  
Plot C

  
**DUCHY of CORNWALL**  
ST MARY'S ISLES OF SCILLY TR21 0LS  
Telephone: 01752 812266 Email: scilly@duchyofcornwall.org

SCALE	DRAWN BY	CHECKED BY	DRAWING NO.	REV.
1:200@A1	ND	ND	10/0380C-P4	0
DATE	18.11.20	ND		

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By Tom Anderton at 3:10 pm, Dec 15, 2020

