

PLANNING STATEMENT OF CASE FOR SPECIAL CONSIDERATION WITH
REGARDS THE NEED FOR AN ADAPTED ADDITION TO GREEN PASTURES TO
ADDRESS DISABILITY AND SEVERE LIMITATIONS OF CLIENT

GENERAL INTRODUCTION

As confirmed in the client statement attached to this application, the applicant, Mr Noel Miles was involved in a road traffic accident on 17 September 2019 and suffered severe multiple injuries (polytrauma).

Mr and Mrs Bright, the applicants parents in law, purchased their home at Green Pastures, McFarland's Down, 15 years ago and Mr Miles and his wife and son (more recently) have been visiting Scilly together for the past 14 years. Mr Miles truly enjoys the spirit of adventure on Scilly and in the past has been involved in lots of activities including boating, kayaking, walking between the islands, swimming, participating in the Tresco marathon and also competing in the Tresco Triathlon. Unfortunatley, due to the extreme level of Mr Miles injuries these activities are no longer possible. However, Mr Miles gains genuine enjoyment in maintaining the holiday visits and feels this is good therapy for him.

Currently the property, in its present state, is wholly unsuitable for Mr Miles use, having regard to his injuries. He can't access the bathroom. The doors are too narrow for wheelchair use. Some levelling out needs to be undertaken for internal and external access and there is no wet room for him to shower.

The proposals herewith submitted show the construction of a small extension to provide a bedroom for use by Mr and Mrs Miles with an ensuite wet room and storage facilities for Mr Miles equipment. Currently the property is wholly unsuitable for my use and accessible accommodation that would meet my basic needs is extremely difficult to obtain. The planning permission sought is so that Mr Miles can meet his basic health requirements and he can continue to enjoy the spirit of Scilly as a family unit.

PRE APPLICATION PLANNING COMMENTS

A pre application was submitted earlier in 2021 and the written response, dated 12th may 2021, noted that the conditions, by which the application would be considered, included limiting the proposed extension to no more than 30% of the area of the existing bungalow. It is herewith confirmed that the area of the proposed extension is 32.5m² and the existing bungalow is 108.5m². This represents an extension which is exactly 30% of the area of the existing bungalow and thus complies with Policy LC8 (Replacement dwellings and residential extensions).

Further considerations noted in the pre application response relate to the following policies;

1. Policy SS1 – Principles of sustainable development
2. Policy SS2 – Sustainable quality design and place-making
3. Policy OE2 – Biodiversity and Geodiversity
4. Policy OE5 – managing waste

Taken in turn the policies state as follows;

Policy SS1 – Development proposals will be permitted where they make a positive contribution to the social, economic and environmental needs of the Isles of Scilly in a manner that does not compromise the ability of future generations to meet their own needs and to enjoy the islands outstanding environment.

The pre application response states that our application should aim to protect the character of the AONB. It also goes on to state that there are some historic environmental features nearby, namely the “ancient field system at Halangy Down”. It is noted that visibility between that feature and the proposed site should be considered. The proposed design does not seek to alter the character or scenic impact in any way and simply replicates the design principles that exist within the existing bungalow dwelling. In this respect, and whilst the applicant is fully aware of the significance of the special feature site, the proposals are not considered compromising to the local heritage in any way.

Further reference is made to the area of Archaeological constraint to the east of McFarland Down. The proposals are to demolish an existing store and use part of that footprint for the proposed extension. As such it is considered that the impact of the proposals on the local archaeology is not significant and does not compromise the situation in any way. Groundworks will comprise new foundations at 1 metre deep around the perimeter of the proposed extension.

Policy SS2 – Development will not be permitted if it is considered to be of poor or unsustainable design. New development must be a high-quality design and contribute to the islands distinctiveness and social, economic and environmental elements of sustainability.

The design of the proposal enhances the principles of design used in the main bungalow dwelling and reflects the glazed screening and roof profiles well. The height of the new extension roof does not exceed the existing and provides an acceptable addition to the current street scene and design ethos used on the Isles of Scilly. The pre application response considers the proposal to be acceptable subject to final ratification.

From an energy use and water use point of view the proposals will add a w.c, shower and wash basin to the existing site load. The design will introduce water use limiters and energy conservation will be considered by way of well insulated external walls and roof, underfloor heating, double glazing to good fenestration standards, rainwater collection in butts for future re-use and a good level of ground floor insulation.

The pre application flags concern over the height of the proposed roof. However, this replicates the existing roof and its ridge is positioned similarly to the boundary as the existing building roof ridge. The boundary also has a heavy screening of hedgerow and bushes which will be maintained. The adjacent dwelling at “Westwinds” sits in a similar site line to the existing dwelling at Green Pastures and there is a large garage between the property and the boundary. Being that the proposal is set back from the boundary and also well behind the building line of Westwinds it is considered that the impact will not compromise the current scenic and environmental features enjoyed by the occupants of Westwinds.

Policy OE2 – Development proposals will be permitted where they conserve or enhance biodiversity and geodiversity, giving particular regards to ecological networks and areas with high potential for priority habitat restoration or creation.

The pre app response confirms that the store requiring demolition would not require planning consent to demolish. However, it goes on to say that a PEA (preliminary ecological assessment) would be needed to validate the application insofar as assessing the likelihood of a Bat habitat being present.

The store in question is currently used to store many items from the main house and is of a single brick skin with windows to one elevation and a corrugated shallow monopitch roof. There is no scope for Bat roosting within the store and its capability as a habitat for Bats is not considered viable in any respect. Thus the applicant asks the planning officers to reconsider this aspect and, if required, cite a PEA it as a condition on the application consent to be carried out prior to any works being done.

Policy OE5 – All development proposals must demonstrate best practice in addressing waste management solutions and must align with waste hierarchy, and a Site Waste Management Plan (SWMP) must be submitted to support this application.

Short term construction waste will be minimal as it relates to the removal and disposal of the corrugated metal roof only. The masonry from demolished walls will be re-used as hardcore as will any areas of concrete slab to be broken out. The existing windows will be stored for possible re cycling.

Long term waste management will be as existing insofar as the extension will only generate a small amount of waste as the existing dwelling will still be used by the applicant and his family for daily living and meals. The extension is only for sleeping and showering facilities. Adaptations to door widths and some floor levelling in the existing dwelling will be carried out to enable the applicant to access the living and dining areas.

Policy LC8 – The planning history of the existing dwelling is that it is an unrestricted use class C3 with no restrictive covenants. What would not be permitted is the creation of a separate unit of accommodation for

permanent or holiday letting occupation so ancillary accommodation could be conditioned to avoid these uses.

This policy requires extensions to residential dwellings to meet the minimum and be no more than 30% above the minimum gross internal floorspace as established in the “Nationally Described Space Standards”.

As noted in the general introduction it is confirmed that the additional floorspace created by the proposal provides 30% and no more space over and above the existing dwelling.

Full description and design criteria are included with this application in the project drawings and notes.