



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 2015

PERMISSION FOR DEVELOPMENT

Application No: P/22/025/ROV **Date Application Registered:** 14th March 2022

Applicant: Mark And Kate Ward
49 Effingham Road
St Andrews
Bristol
BS6 5AX

Agent: Robert Green
Charlotte House
Garrison Lane
St Mary's
Isles Of Scilly
TR210JD

Site address: Reculver 4 Lower Strand Hugh Town St Mary's Isles Of Scilly
Proposal: Variation of condition 2 (Approved Plans) of planning permission P/20/102/HH (Removal of existing rear extensions, new rear extension and new rear dormer window.) to change from scantle to slate roof on rear elevation.

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 **VARIED** 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 and Block Plan, Drawing number: RC01 Dated Dec 2020
- AMENDED Proposed First Floor Plan, Drawing number: RC09B, Dated Dec 2020
- Proposed Ground Floor Plan, Drawing number: RC08A, Dated Dec 2020
- ~~AMENDED Proposed Rear Elevation, Drawing number: RC13A, Dated Dec 2020~~
- Proposed Section 1, Drawing number: RC10, Dated Dec 2020
- ~~Proposed Section 2, Drawing number: RC11A, Dated Dec 2020~~
- Proposed Section 3, Drawing number: RC12, Dated Dec 2020
- Bat Presence/Absence Survey, Ref: BS40-2020PAS Dated 9th June 2021 (avoidance, mitigation and enhancement)
- Proposed Section 2, Drawing number: RC11B, Dated MAR 2022
- AMENDED Proposed Rear Elevation, Drawing number: RC13B, Dated MAR 2022

These are stamped as APPROVED.

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and Policy OE7(5) of the Isles of Scilly Local Plan (2015-2030).

C3 All works involving machinery required in connection with the implementation of this

permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties

- C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting, other than those included in the application, shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.**

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

- C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) (or any Order revoking and re-enacting that Order with or without modification), no further extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.**

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the dwelling and the local housing stock.

- C6 As part of the implementation of the development, hereby approved, a new bat roosting site should be installed upon completion of the development. This should comprise a free-standing 'Kent' style bat box which would be sited at the apex of the rear (south facing) gable end of the building, as high as possible but below the fascia board, in accordance with Appendix C of the Bat Presence/Absence Survey, dated 9th June 2021. The bat box shall be installed during the first bat inactive season, following the completion of the development, in order to ensure opportunities for roosting habitat are provided. The bat box should be permanently retained thereafter.**

Reason: In order to enhance habitats and to safeguard bats which are specifically protected by law. In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

- C7 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from the works shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy SS2 (2) of the Isles of Scilly Local Plan (2015-2030).

Further Information

- 1. Statement of Positive Engagement:** 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.
- 2. Non-Material Amendments:** In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £34 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
- 3. Discharge of Conditions:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £34 for each request to discharge

- conditions(s). The fee is payable for each individual request made to the Local Planning Authority.
4. **Discovery of Bats:** The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
 5. **Fire Safety and Holiday Rental Advice.** If the proposal is for a holiday rental premises. The Responsible Person should ensure the proposal complies with current Fire Safety Legislation and Guidance as this differs from Building Regulations before being used as a holiday rental.
 6. **General Fire Safety Compliance:** The Fire Authority must be consulted when the proposal is submitted for its Building Regulation consultation. **ACCESS FOR FIRE APPLIANCES:** Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, Vehicle Access. **WATER SUPPLIES:** The proposed water supplies for firefighting purposes within the site do not appear to be satisfactory. Adequate water supplies for Firefighting purposes will be achieved by: Compliance with Part B5 of Approved Document B, Fire Mains and Hydrants. **Residential Sprinklers:** Cornwall Fire and Rescue Service support the provision of domestic sprinklers into all new residential developments. These should be installed to BS9251 and will reduce the risk to life and significantly reduce the degree of damage caused by fire. This consideration if implemented will enhance the safety of the occupants and any attending firefighters whilst providing property protection and maintaining the buildings continuity. Important: We strongly recommend the installation of 32mm pipe (communication pipe) between the water main and all domestic premises to allow for the provision of fire sprinkler system to be installed in the future.

Signed: 

Chief Planning Officer

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: 9th May 2022



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mark And Kate Ward

Please sign and complete this certificate.

This is to certify that decision notice: P/22/025/ROV and the accompanying conditions have been read and understood by the applicant: Mark And Kate Ward.

1. **I/we intend to commence the development as approved:** Variation of condition 2 (Approved Plans) of planning permission P/20/102/HH (Removal of existing rear extensions, new rear extension and new rear dormer window.) to change from scantle to slate roof on rear elevation at: Reculver 4 Lower Strand Hugh Town St Mary's Isles Of Scilly **on:**
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: _____ **Contact Telephone Number:** _____
And/or Email: _____

Print Name: _____

Signed: _____

Date: _____

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

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

C7 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from the works shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

RECEIVED
By Liv Rickman at 12:10 pm, Mar 10, 2022

APPROVED
By Lisa Walton at 12:22 pm, May 09, 2022



REVISION A - 11.06.21 - W7 CHANGE TO
TIMBER SASH IN EXISTING OPENING

RECVLVER
THE STRAND ST MARY'S

PROPOSED
REAR ELEVATION

DRAWING NO. RC13B
DATE - DEC 2020
SCALE - 1:50 @ A3

DESIGN AND ACCESS STATEMENT. PART 7

The new rear flat roofed extension will have a simple cohesive design spanning the width of the existing yard. A set of 5 folding sliding doors will access into the DAYROOM. A single door will access into the UTILITY / BOOT ROOM. The doors will be powder coated aluminium with double glazing. The copings will be powder coated aluminium. The extension will be clad in multi width timber cladding. New timber sash window to BEDROOM 3 and a new dormer to the ENSUITE with multi pane timber windows and a slate roof.

RECEIVED
By Liv Rickman at 8:56 am, Mar 14, 2022

APPROVED
By Lisa Walton at 12:22 pm, May 09, 2022



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RECVLVER
THE STRAND ST MARY'S

PROPOSED
SECTION 2

DRAWING NO. RC11B
DATE - MAR 2022
SCALE - 1:50 @ A3

REVISION A - DORMER CHEEK INFORMATION ADDED
REVISION B - ROOF MATERIAL CHANGED TO SLATE