

Our Ref: 16168
08 August 2022

Lisa Walton
Wesleyan Chapel
St Mary's
Isles of Scilly
TR21 0LW

Dear Ms Walton,

Re: Planning Application Reference P/22/029/FUL
At: Land adj White Cottage, Porthloo, St Mary's, Isles of Scilly, Cornwall

Further to our recent correspondence, I write this letter in accompaniment of the above-mentioned application. I have addressed each of your queries separately below for ease of clarity.

Design

Your early concerns pertaining to the proposed design of the new dwelling were duly noted and Officer concerns have been addressed through the submission of revised drawings. The elevations have been altered to remove the rear gable dormer which you considered to be out of character with the area; as well as several additional traditional cottage-style features added.

The external facing materials would primarily comprise white-washed granite to the external walls with stone quoins to the corners and natural granite to single storey protrusions. Likewise, the roof(s) would be finished in natural slate. The windows would be recessed, and ground floor windows finished with stone lintels. The roof would feature traditional stone chimneys which, although not functional, would form attractive features.

In view of the revisions, it is considered that the scheme as now proposed is consistent with the local vernacular and assimilates positively into its surrounds in accordance with Policy SS2 of the Local Plan.

Nationally Described Space Standards

The nationally described space standard for a two-bedroom 2-storey dwelling is 79m². Policy LC3 of the Local Plan states that any new dwelling must not exceed 30% above the nationally described standard which has been given due consideration. The development as proposed would comprise a total floor area of 125m² which would comprise a 36% uplift beyond the nationally described standard. In view of this, although the dwelling would be marginally above the threshold as set out by Policy LC3, given that this is to a very minimal degree (of 6%), the dwelling is nonetheless considered to be proportionate and appropriate to fulfil local need requirement and fully in accordance with Policy LC3 of the Local Plan.

Biodiversity

Policy OE2 requires development proposals to demonstrate how they conserve or enhance biodiversity.

In view of this, the Natural England Small Sites Metric has been used to calculate the biodiversity baseline and proposed net-gain. The matrix demonstrated that the development as proposed would result in a net gain figure of 33.66% which far exceeds the national requirement set out by The Environment Act 2021 of 10% net gain. The enhancement would be achieved through the retention of existing boundary hedgerows; as well as planting of new trees to the southern border of the site adjacent to the boundary with White Cottage.

The above and attached matrix demonstrate that the development as proposed would enhance biodiversity, leaving it in a better state than existing.

As set out within the Planning Practice Guidance, a pre-commencement condition may be attached to a respective planning permission notice to ensure that biodiversity net gain is secured.

As demonstrated above, subject to a suitably worded condition, the development as proposed would enhance biodiversity on site and thus would fully accord with Policy OE2.

Waste Minimisation and Sustainability

The applicant is keen to adopt sustainable measures and thus a waste management plan and sustainable design measures can also be secured by way of conditions.

In view of the above and attached, it is entrusted that Officer concerns have been sufficiently addressed and that, therefore, the application may progress in a positive manner to determination.

If you should require anything further, please do not hesitate to contact me.

Yours sincerely

For and on behalf of Evans Jones Ltd

Emily McKenzie BSc (Hons) MRTPI

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