



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/22/060/FUL **Date Application Registered:** 1st September 2022

Applicant: Miss Hannah Barclay
6 Bay View Terrace
Telegraph Road
Porth Mellon
St Marys
Isles Of Scilly
TR21 0NE

Site address: 6 Bay View Terrace Telegraph Road Porth Mellon St Marys Isles Of Scilly
Proposal: Removal of chimneys (including shared chimney), erection of a garden shed to front of property and installation of solar panels on land to rear (AMENDED PLAN)

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 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:**
- **Plan 1 Location Plan**
 - **Plan 2 Block Plan (AMENDED)**
 - **Plan 3 Proposed Shed Plan and Elevations (AMENDED)**
 - **Plan 4 Proposed Solar Panels**
 - **Planning Statement**
 - **Preliminary Roost Assessment PRA by IOS Ecology, Ref: 2021/01 dated 5th August 2021**

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 OE7 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 The removal of the chimneys, hereby approved, shall be carried out in accordance with Appendix 2 (Bat Mitigation Measures) and Appendix 3 (Nesting Bird mitigation measures) as set out in the Preliminary Roost Assessment (Ref: 2021/01 by IOS Ecology, 5th August 2021) and all waste removed in accordance with the Site Waste Management as set out in the Planning Statement. Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and to ensure the appropriate management of waste in accordance with the requirements of Policies SS1(d), SS2(g) and OE5(2) of the Isles of Scilly Local Plan 2015-2030.**

Pre-First Use Condition: Biodiversity Landscaping Enhancements

- C5 Before the shed, hereby approved, is first brought into use a plan shall be submitted to and approved in writing by the Local Planning Authority which shall include the planting of sustainably sourced native planting, within the site boundary. Any tree or hedge within the approved landscaping scheme, found to be dying, damaged or diseased within 5 years from the date on which the scheme has been completed shall be replaced with the same species. The planting approved shall be carried out within the first 6 months following completion of the development and all construction materials and outdoor storage of non-domestic materials shall be removed from the site and the planting maintained thereafter. Reason: To ensure appropriate landscaping is provided to preserve the wider character of the Conservation Area and to ensure appropriate biodiversity net-gain measures in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan 2015-2030.**
- C6 The Shed, hereby approved, shall only be used for purposes of a non-habitable, non-commercial ancillary use to the residential dwelling known 6 Bay View Terrace, and within the red line application site area, and shall not be used for any other purpose. It shall specifically not be used as a separate residential use or for any commercial purposes and shall not be otherwise used separately from the existing residential unit of 6 Bay View Terrace. Reason: To safeguard the amenity and character of the surrounding area and to control the character and volume of traffic attracted to the site.**
- C7 The Solar panels hereby approved shall be permanently removed upon redundancy for its dedicated purpose and the land reinstated to its former condition within a period of six months unless otherwise agreed in writing by the Local Planning Authority. Reason: The Solar panels and equipment have been permitted for a dedicated purpose and, if no longer needed, should be removed from this part of the Islands in the interests of the visual amenities of the area.**

Further Information

1. 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 2021.
2. 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 £234 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. 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 current £34 for each request to discharge condition(s) where the planning permission relates to a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied:
https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
4. 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. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application:
buildingcontrol@cornwall.gov.uk.

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: 21st December 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 Miss Hannah Barclay

Please sign and complete this certificate.

This is to certify that decision notice: P/22/060/FUL and the accompanying conditions have been read and understood by the applicant: Miss Hannah Barclay.

1. **I/we intend to commence the development as approved:** Removal of chimneys (including shared chimney), erection of a garden shed to front of property and installation of solar panels on land to rear (AMENDED PLAN) at: 6 Bay View Terrace Telegraph Road Porth Mellon St Marys 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) as part of 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-First Use Condition(s)

C5 Before the shed, hereby approved, is first brought into use a plan shall be submitted to and approved in writing by the Local Planning Authority which shall include the planting of sustainably sourced native planting, within the site boundary. Any tree or hedge within the approved landscaping scheme, found to be dying, damaged or diseased within 5 years from the date on which the scheme has been completed shall be replaced with the same species. The planting approved shall be carried out within the first 6 months following completion of the development and all construction materials and outdoor storage of non-domestic materials shall be removed from the site and the planting maintained thereafter.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉planning@scilly.gov.uk

THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCEMENT CONDITIONS

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so 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.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

APPROVED

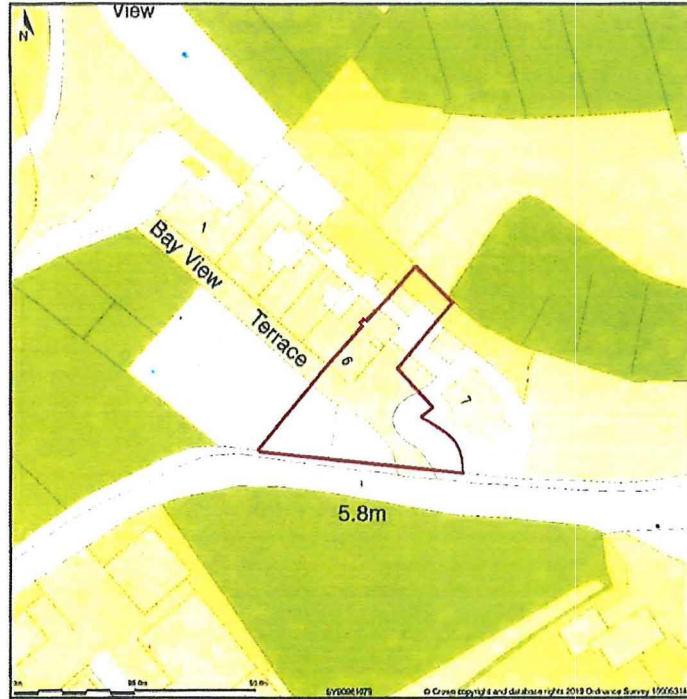
By Lisa Walton at 5:22 pm, Dec 21, 2022



RECEIVED
By Liv Rickman at 5:43 pm, Aug 23, 2022



6 Bay View Terrace, Telegraph Road, Porth Mellon, St Mary s. Isles Of Scilly, TR21 0NE

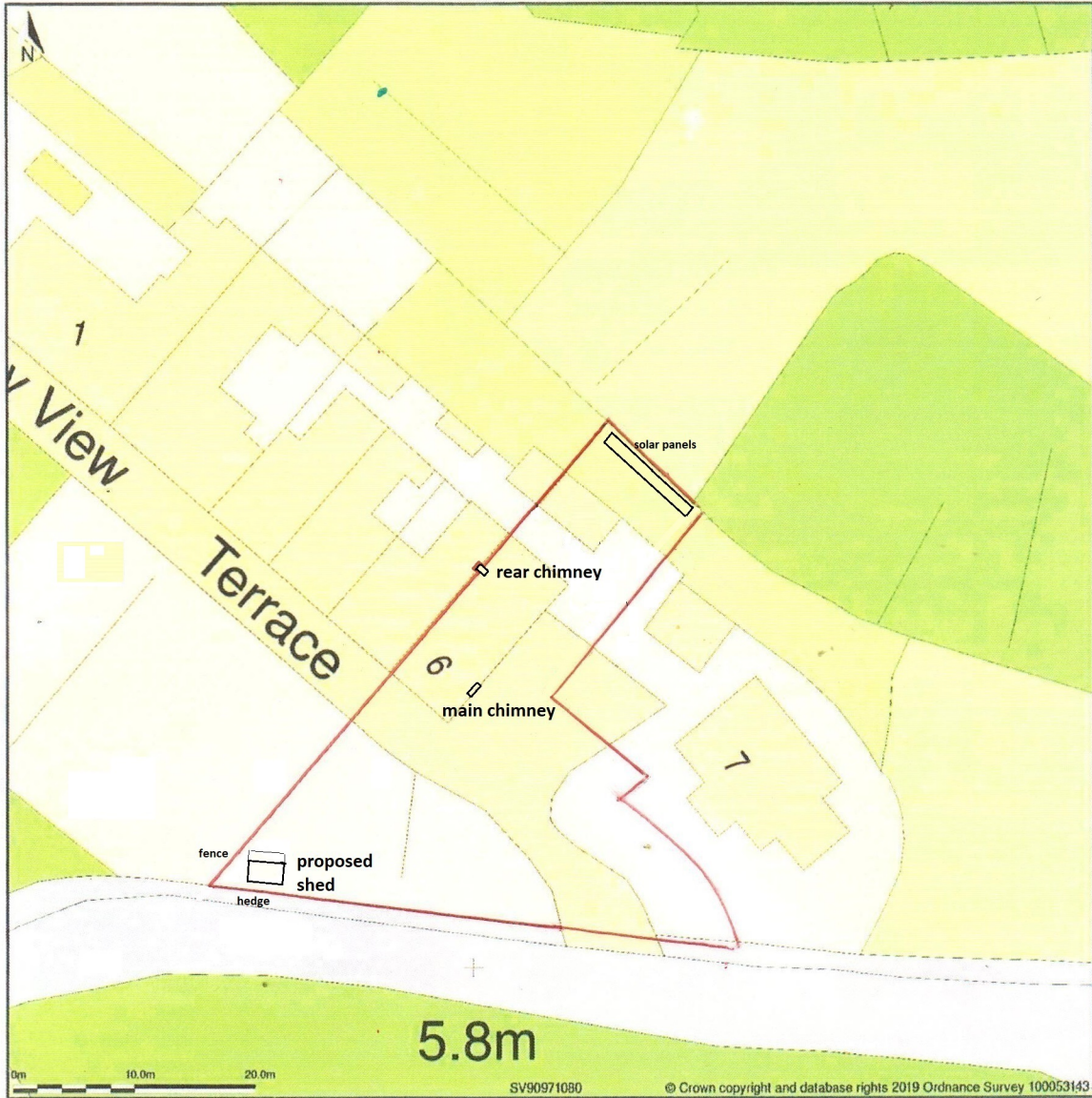


The Plan shows area bounded by: 60897.33, 10725.42 81038.75, 10866.84 (at a scale of 1:1250), OSGridRef: SV60961079. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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6 Bay View Terrace, Telegraph Road, Porth Mellon, St Mary's, Isles Of Scilly, TR21 0NE



Block Plan shows area bounded by: 90931.23, 10758.41 91021.23, 10848.41 (at a scale of 1:500), OSGridRef: SV90971080. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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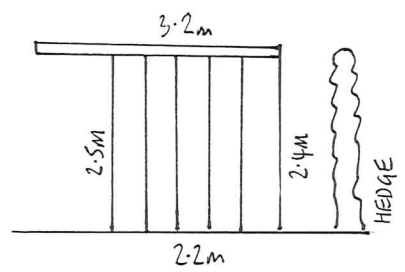
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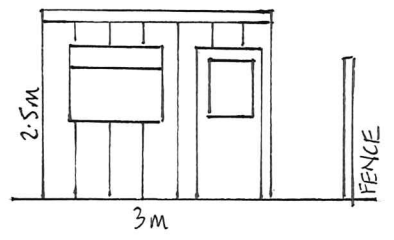
By Lisa Walton at 5:23 pm, Dec 21, 2022

THE COUNCIL OF
THE ISLES OF SCILLY
14 NOV 2022
RECEIVED

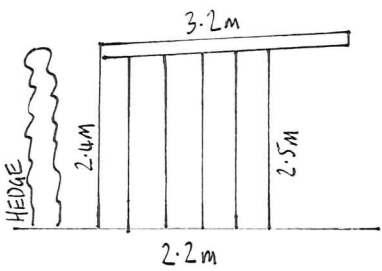
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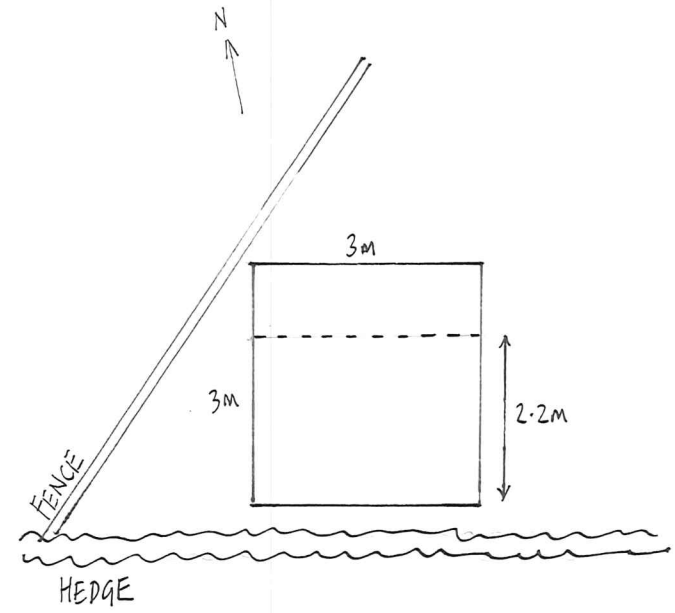
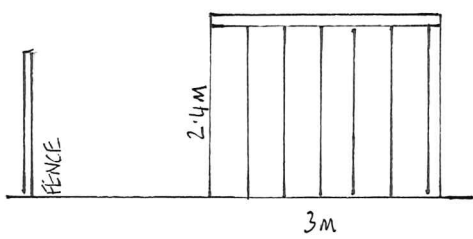
NORTH



EAST



SOUTH



6 BAY VIEW TERRACE
REVISED SHED
14 NOVEMBER 2022
HANNAH BARCLAY
P/22/060

APPROVED
By Lisa Walton at 5:24 pm, Dec 21, 2022

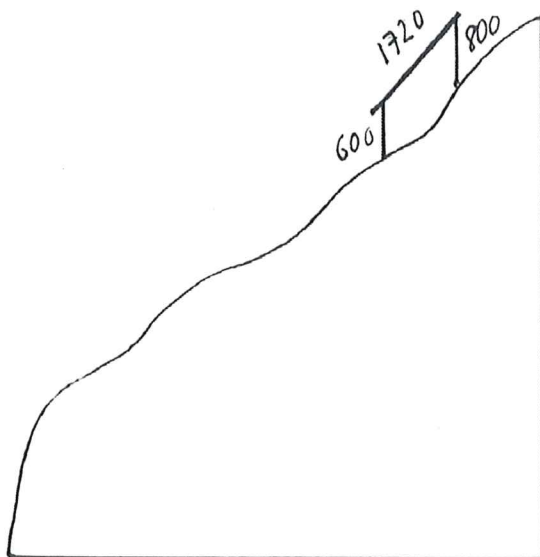
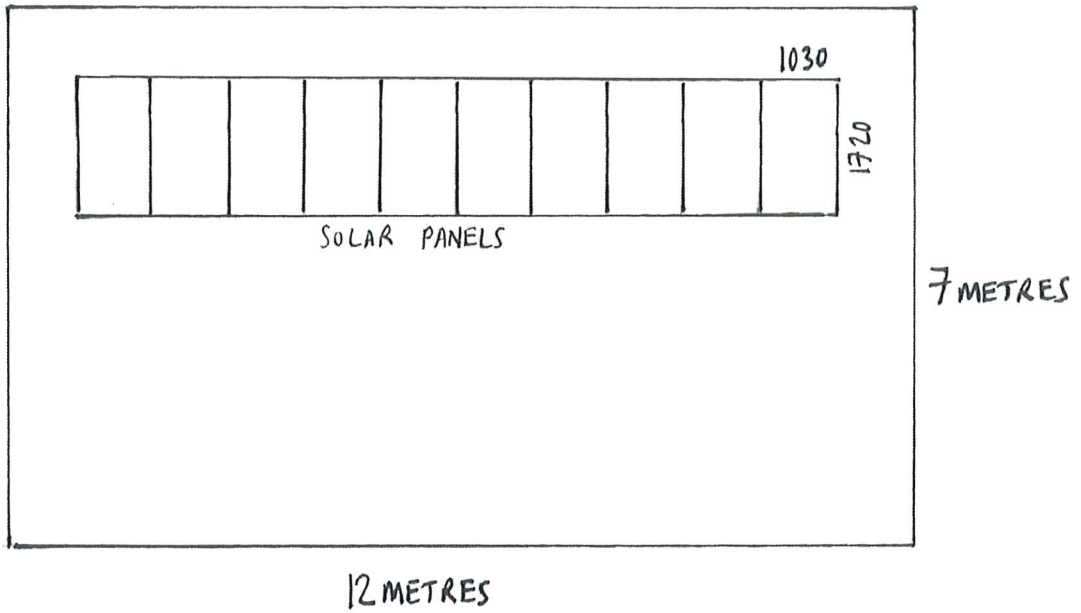
RECEIVED

By Liv Rickman at 5:48 pm, Aug 23, 2022

SOLAR PANELS

APPROVED

By Lisa Walton at 5:24 pm, Dec 21, 2022



HANNAH BARCLAY

6 BAY VIEW TERRACE
ST MARYS

SCALE 1CM=1M

AUGUST 2022

RECEIVED

By Liv Rickman at 5:42 pm, Aug 23, 2022

APPROVED

By Lisa Walton at 5:25 pm, Dec 21, 2022

6 BAY VIEW TERRACE, PORTHMELLON, ST MARYS, ISLES OF SCILLY. TR21 ONE

Chimneys, Shed & Solar Panels

Design & Access, inc. Heritage and Ecological Statement, Sustainable Design Measures & Waste Plan

CHIMNEYS

Both chimney stacks are/were in a very poor state of repair and are unsafe, posing a risk to people and properties.

The shared rear chimney stack has already been removed in agreement with our neighbours at Number 5 as it was in a particularly precarious condition. Photos supplied. The rear chimney further along the terrace, at 1 & 2 Bay View Terrace, has already been removed at some point.

The main chimney is of inadequate single brick construction, a construction method which is no longer permitted. The lead flashings are falling out and can't be replaced/re-fixed as the brickwork is spalling (the bricks have deteriorated and are flaking and crumbling). The chimney stack is located on the gable end of 6 Bay View Terrace, and is fully exposed to any winds coming across the moors from Old Town Bay making it particularly vulnerable to storm damage. It overhangs a vehicle turning area and pedestrian walkway leading to the rear of the terrace. The chimney has been redundant for many decades, and the condition means it leaks which is contributing to damp issues in the house. It is unsafe and unsalvageable and we wish to carefully demolish it in order to omit current and future cyclical maintenance requirements. We will also be installing solar panels on the roof of the house, within the permitted development rights, and the chimney would cast a shadow over them for much of the day.

The property is not subject to any listed status. We do not anticipate that the chimney removal will have any negative affect on the character of the dwelling and streetscape in general.

The works are deemed to be of low impact to local ecology. The bat survey carried out last year showed no sign of bat activity. The works will be carried out in a sensitive manner and, as advised, if bats or bat activity do happen to be identified, works will cease immediately and we will contact the relevant bodies (James Faulconbridge).

SHED

No 6 has a generous front garden, but no rear garden, hence we are applying to build a shed at the front. We require somewhere to store our gardening tools and equipment, garden furniture, bikes, kayaks, DIY tools etc. We are keen for all these items to be stored away when not in use, to prolong their lifespan, and to ensure the garden doesn't look like a dumping ground.

The shed will be constructed utilizing reclaimed materials as far as possible such as the windows & door and metal box cladding, to ensure it is long lasting and low maintenance, whilst being aesthetically and environmentally in-keeping. Rainwater will be collected in water butts for the bird baths, hedgehog water bowls, and plants. Bird and bug boxes will be installed.

SOLAR PANELS

In addition to the solar panels on the roof we would also like to add a row of panels on our bank to the rear of the property. The panels will have a battery storage system.

Site Waste Management Plan

Waste volumes will be small, approx half a tone of rubble and bricks and approx 5lb of lead.

All waste will be separated and screened and disposed of via Mulciber at the quarry and if any other waste materials arise they will be dealt with in the optimum way.

APPROVED

By Lisa Walton at 5:25 pm, Dec 21, 2022

PRELIMINARY ROOST ASSESSMENT (PRA)

6 BAY VIEW TERRACE, PORTHMELLON, ST MARY'S, ISLES OF SCILLY



Client: Hannah Barclay

Our reference: 2021/01

Planning reference: Planning Application not submitted at the time of writing.

Report date: 5th August 2021

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Bats – Results and Findings

The preliminary roost assessment (PRA) survey concluded that there was **negligible potential** for use of the structures by bats. This assessment relates solely to the roof structures identified by the client as those subject to a Planning Application as detailed in Appendix 1.

This judgement was reached in accordance with the survey methodologies and evaluation criteria outlined in the Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd edition.¹

Bats – Further Survey Requirements

No further surveys are recommended – the PRA conclusion of negligible potential does not require further survey information with regards to bats in order to inform a planning application.

Bats – Recommendations

It is not recommended that any Planning Conditions are required with regards to bats in relation to the proposed renovation works assessed in this report.

Standard good practice and vigilance should be observed by the contractors undertaking the renovation works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations. This may include opportunities created as a result of renovation or construction works. Recommendations to ensure legislative compliance are provided in Appendix 2.

Nesting Birds – Results and Findings

The survey identified nesting sparrows within structures which may be affected by proposed renovation works and further potential for common bird species to use additional features.

Nesting Birds - Recommendations

In order to ensure legislative compliance, the contractors undertaking the works must ensure that nesting birds are not disturbed in accordance with requirements under the Wildlife and Countryside Act (1981)². Observation of the recommendations provided in Appendix 3 will ensure this.

It is the responsibility of the contractors undertaking the works to ensure legislative compliance with regards to nesting birds – it is not recommended that Planning Conditions or other mechanisms are required to support this.

Replacement nest boxes are recommended – these should be tailored to the species identified.

Other Ecological Receptors

No further ecological impacts relevant to planning are identified.

¹ Collins, J. (ed.) 2016 Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

² HMSO (1981). Wildlife and Countryside Act 1981 (as amended). HMSO, London.

APPENDIX 1 – PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Grid reference: SV 90969 10798	Planning Application ref: Not submitted at the time of writing.
Planning application address: 6 Bay View Terrace, Porthmellon, St Mary's, Isles of Scilly		
Proposed development: The proposed works were identified by the client on site at the time of survey. These involve: <ol style="list-style-type: none"> 1) The renovation of a chalet to the rear of the property including replacement of the existing flat roof; 2) The replacement of the flat roof over the garage which is attached to the residential property on the north-eastern aspect; 3) The replacement of the roof on the existing flat-roof dormer bathroom on the eastern aspect of the property including tying into the adjacent pitched roof. 		
Building references: The elements of the building referred to in this report are illustrated in the plans provided in Appendix 4. These are the Chalet , the Garage and the Bathroom Dormer .		
Name and licence number of bat-workers carrying out survey: James Faulconbridge (2015-12724-CLS-CLS)		
Preliminary Roost Assessment date: The visual inspection was undertaken on 3 rd August 2021 in accordance with relevant Best Practice methodology ³ .		
Local and Landscape Setting: 6 Bay View Terrace is situated at the end of a terraced row of six residential properties built circa 1900. They are located at the north-eastern edge of Porthmellon with Harry's Walls and open countryside to the east and Lower Moors SSSI to the south. The property is close to the coastline with the dunes above Porthmellon Beach lying less than 100m to the north-west. The location of the site on the boundary between the developed residential areas of Porthmellon and Hugh Town to the west; and the more open countryside which lies beyond these conurbations to the south and east would represent a suitable location for roosting bats. Several common pipistrelle roosts are known in Hugh Town and Porthmellon, the closest being situated 370m to the south-west.		
Building Description(s): Three discrete elements of the property were identified as subject to the Planning Application by the client. All areas identified were assessed during the PRA and are described individually.		

³ Collins, J. (ed.) 2016 Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

CHALET	<p>The chalet is a breeze-block structure situated to the rear of the main residential property. It has single-skin walls and a flat, bitumen felted roof. There is a small uPVC porch area at the entrance and uPVC windows continue throughout the building – all of these features are tightly fitted. The walls are rendered externally – this is in good condition providing an effective seal to the breeze block walls. The breeze blocks are exposed internally with no plasterboard remaining.</p> <p>The roof is supported by timber battens – these are exposed internally with no ceiling void. Chipboard is visible above the timbers and the felting is laid directly onto this offering no voids or gaps associated with the structure. The felting is tightly lapped over the eaves offering no roosting opportunities at this location.</p> <p>There is potential access for bats or birds to enter the building through a hole in the wall close to the eaves in the bathroom, or through open windows. Internally there are suitable niches for use by nesting birds including ledges. Potential roosting opportunities for bats entering through openings would be restricted to free-hanging from the timbers, or minor discreet gaps between the wall plate and the timber above. These gaps are occasional and were all well-cobwebbed showing no evidence of occupation at the time of survey.</p> <p>The chalet was stripped bare of fittings and internal decoration at the time of survey and was unused, awaiting renovation. A full inspection for signs of bat occupation including droppings or feeding remains identified no evidence of current or historic presence.</p>
GARAGE	<p>The garage is a single-story construction attached to the main residential property on the north-eastern aspect. It is a twin-skinned breeze block construction with no insulation in the void between the blocks. It has a flat, bitumen felted roof. There is no external door fitted at present with the void partially filled allowing free access above. uPVC windows are present on the north-eastern aspect - these are tightly fitted.</p> <p>The walls are rendered externally – this is in good condition providing an effective seal to the breeze block walls which are exposed internally. The void between the blocks is accessible where the door has been removed, but this is open at the top internally which both minimises its suitability as a roosting opportunity (offering no apex niches) and ensures that in the unlikely event of bats accessing this temporarily exposed void, there is no risk of entombment.</p> <p>The roof is supported by timber battens – these are exposed internally with no ceiling void. Chipboard is visible above the timbers and the felt is laid directly onto this offering no voids or gaps associated with the structure. The felting is tightly lapped over the eaves offering no roosting opportunities.</p> <p>There is potential access for bats or birds to enter the building through the missing garage door at present. Internally there are suitable niches for use by nesting birds. Potential roosting opportunities for bats entering through openings are restricted to free-hanging from the timbers.</p> <p>The garage remained in use for storage at the time of survey. A full inspection for signs of bat occupation including droppings or feeding remains identified no evidence.</p> <p>A fibreglass roof connecting the garage to the main dwelling was also inspected – no potential features suitable for use by roosting bats or nesting birds associated with this element of the construction were identified.</p>

DORMER BATHROOM	<p>The dormer provides an upstairs bathroom and is located on the eastern aspect of the property. The two walls adjacent to the property comprise the exterior walls of the main dwelling whilst the remaining two walls which face externally are constructed from timber frames with membrane and a timber cladding externally. The external cladding is well-fitted thereby offering no voids between the cladding and the membrane. Where the dormer abuts the residential property to the north-west, there is a small retaining wall sealed with fibreglass and a gully where it meets the pitch of the adjacent roof.</p> <p>There is a well-fitted fibreglass roof which has a gentle single pitch. The roof is supported by timber battens – these are exposed internally with no ceiling void. Chipboard is visible above the timbers and the fibreglass is laid directly onto this offering no voids or gaps associated with the structure. The fibreglass is tightly lapped over the eaves offering no roosting opportunities associated with this area.</p> <p>The proposals involve tying the new structure into the existing roof of the residential property; therefore this roof was included within the assessment to fully assess potential impacts. The roof of the main dwelling is open internally due to ongoing renovation works and the felting upon which the tiles are placed can be seen – no loft void or other cavity is present. The slate tiles are very well fitted offering no access beneath. There are no potential access points beneath the tiles from the eaves – these are well fitted and guttering further blocks any potential access to these.</p> <p>The proposals will also involve the replacement of soffits along the north-eastern aspect of the residential property. Sparrows were observed accessing a hole in this soffit in a manner which indicates an active nest at the time of survey. This use by nesting birds close to the entrance would make it highly unlikely for bats to use this feature.</p>
Survey Limitations	
There were no limitations on access or visibility which would affect the results of the survey.	
Assessment of Potential for use by Roosting Bats	
It is considered that the chalet, garage and dormer bathroom all provide negligible potential for use by roosting bats.	
Those aspects of the retained main dwelling which would be affected by the works to the dormer bathroom, namely the slate-tiled roof and soffits, are also considered to provide negligible potential for use by roosting bats.	
Assessment of Potential for use by Nesting Birds	
It is considered that the openly accessible interiors of the chalet, and to a lesser extent the garage, provide potential nesting habitat for common bird species , though no current or historic nests were identified at the time of survey.	
The dormer bathroom itself offers no nesting opportunities for common bird species, though a sparrow nest was identified in the adjacent soffit which it is understood would be affected by the proposals.	
Recommendations and Justification (Bats):	
No further surveys are recommended – the conclusion of negligible potential does not require any further information with regards to bats in order to inform a planning application.	
It is not recommended that any Planning Conditions are required with regards to bats in relation to the works affecting the structures identified by the client as those subject to a Planning Application.	

Standard good practice and vigilance should be observed by the contractors undertaking the renovation works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations. This may include opportunities created as a result of renovation or construction works or opportunities within the soffit box if the sparrows cease to nest within this feature. Recommendations to ensure legislative compliance are provided in Appendix 2.

Recommendations and Justification (Birds):

In order to ensure legislative compliance, the contractors undertaking the works must ensure that nesting birds are not disturbed in accordance with requirements under the Wildlife and Countryside Act (1981). Observation of the recommendations provided in Appendix 3 will ensure this.

It is the responsibility of the contractors undertaking the works to ensure legislative compliance with regards to nesting birds – it is not recommended that Planning Conditions or other mechanisms are required to support this.

As the proposals will result in the loss of a confirmed nest site for sparrows, it is recommended that mitigation measures to replace lost nesting features are incorporated into the design. House sparrows nest communally and nest boxes should accommodate this, either through the installation of a single purpose-built nest box comprising several individual chambers with separate entrances, or the installation of 3+ nest boxes in close proximity. These should be mounted on the wall of the house if possible, at a height of at least 3m above the ground with an entrance clear of vegetation/other features which may put them at risk of predation from cats. Boxes can be sourced online, or can be constructed on site using methodology and specifications provided by the RSPB (<https://www.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createasparrowstreet/>)

Signed by bat worker(s):

Date: 5th August 2021



APPENDIX 2

PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that renovation works can proceed where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during the proposed renovation works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats**:

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

(a) *To impair their ability -*

- *to survive, to breed or reproduce, or to rear or nurture their young; or*
- *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*

(b) *To affect significantly the local distribution or abundance of the species to which they belong.*

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **where bats are most likely to be found** in respect to the given building structures:

If the nesting sparrows vacate the soffit box, there is a low potential for bats to find roosting opportunities within this structure throughout the year. It should be removed carefully by hand such that in the unlikely event of bats being present, they are identified before they are harmed.

There is a negligible potential for bats to find roosting opportunities on top of the wall plate in the chalet. Any roosting opportunities, if present, would be between the blockwork and attached timbers. These timbers should be removed carefully by hand such that, in the unlikely event of bats being present, they are identified before they are harmed.

No potential roosting opportunities were identified associated with the dormer bathroom or garage.

Contractors should be aware of **the process to follow in the event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified, works should cease and the named ecologist contacted immediately for advice.

If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

APPENDIX 3

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METHOD STATEMENT WITH REGARDS TO BREEDING BIRDS

Timing of Works

The most reliable means of ensuring nesting birds are not impacted by the works is for renovation works to be conducted outside the bird breeding season of March to September inclusive. Renovation works can be undertaken outside of the breeding season, March to September inclusive, without constraint.

In the specific situation of 6 Bay View Terrace, the only location where this timing is strongly recommended is in the case of the soffit box where an active sparrow nest was identified at the time of survey. No other evidence of active or historic nests were identified associated with the proposed renovation works.

Works Undertaken during the Breeding Season

If renovation works proceed during the breeding season, a nesting bird survey would need to be carried out by a suitably qualified person prior to clearance.

In the case of the soffit, careful observation would be required to ensure that the parent birds are no longer visiting the nest and provisioning the young.

In the case of the garage and chalet, it is recommended that the internal ledges and niches within the buildings are carefully inspected before the roof is removed if undertaken during the nesting season. Nests are only protected if they are active (i.e. being used to rear young) or in the process of being built.

- Where active nests are identified, works affecting these must be delayed until the chicks have fledged the nest.
- Once it is confirmed that nests are absent or no longer active, the relevant features should be dismantled carefully and by hand as a precaution.

APPENDIX 4
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LOCATION PLAN AND PHOTOGRAPHS



Map 01 - Illustrating location of property within the local environs (red circle). Reproduced in accordance with Google's Fair Use Policy.



Map 02 - Illustrating the discrete elements of the property surveyed. The **Chalet** is shown in red; the **Garage** is shown in yellow and the **Dormer Bathroom** is shown in blue. Other elements of the property, excepting those directly impacted by the proposals for the dormer bathroom, were not subject to survey.



Photograph 1: Showing the interior of the bathroom dormer. The wall of the residential building is visible to the left with the timber frame of the external wall visible to the right. The timber roof structure and chipboard can also be seen above.



Photograph 2: Showing the timber cladding on the exterior of the bathroom dormer.



Photograph 3: Showing the existing gully between the fibre-glassed back wall of the dormer and the slate roof of the main property



Photograph 4: Showing the tightly fitted slate roof on the existing property. This is the retained roof into which the new roof structure of the bathroom dormer will be tied.



Photograph 5: Showing the interior of the roof of the main residential dwelling. This is the roof into which the new roof structure of the replacement bathroom dormer will be tied.



Photograph 6: Showing the exterior of the chalet building with the rendered wall, uPVC window and felted roof visible.



Photograph 7: Showing the interior of the chalet with exposed timber framework and chipboard above. The exposed breezeblock walls can also be seen.



Photograph 8: Showing the porch entrance to the chalet.



Photograph 9: Showing the garage (bottom right) with the open door visible. The bathroom dormer can be seen to the upper left of the image.



Photograph 10: Showing the interior of the garage with exposed breeze block walls and exposed timber roof structure above.

Sustainable Design Measures

Installation of wall, floor, ceiling & loft insulation throughout.

The flooring in the ground floor front room and hallway is a false wooden floor laid on bare ram. The rear of the house is a combination of uneven flooring types, mainly a thin concrete skim, with large areas/holes patched up in OSB. All of this needs lifting, damp proofing, concreting to level, and insulating.

Re-location of the hot water cylinder so the hot water will have less far to travel to usage points, making the system more efficient.

The bath will have an insulating coating which keeps the water hotter for longer.

The property will also be fully re-wired which will make it more energy efficient.

Removal of 1970s central heating plumbed radiators (all three of them), and 2 wall convector heaters, replace with energy efficient electric heaters.

Introduction of UPVC doors to improve natural light levels, improve thermal gain, and reduce heat loss.

Replacement of all windows throughout to reduce heat loss.

A sun tube will be installed to cast natural light into the first floor landing.

We plan to install solar panels in due course.

Addition of a window in the ground floor shower room to allow natural light and air circulation reducing energy consumption for operating both lights and extractor fan.

Installation of low flow taps, showers with eco settings and low consumption toilets. Isolation valves will be fitted to all pipes feeding basins, WCs and baths means that the water supply can be easily turned off locally if there is a problem.

Rainwater from the roof will be collected in water butts for use in the garden and other purposes like washing windows.

Cement fibre board cladding has good thermal properties, it is long lasting and there is no need for annual treatment with harsh chemical preservatives.

Upcycling/repurposing of second hand materials, fixtures and fittings wherever possible to minimise contributions to landfill, manufacturing processes and shipping/transport of goods.

Re-using as much timber as possible for example from studwork and re-instating the original floorboards. Old ships timber removed from under the floors will be re-used for landscaping features.

As part of this project we will improve the visual approach to the terrace with landscaping work, planting etc.

Existing building materials available on-site will be used where possible. Other building materials will be locally sourced where possible. Sustainable building components will be used where practical.

Much of the work will be carried out by us, with local tradespeople contracted as and when required.

The new building work will be fully compliant with Building Regulations. We are committed to altering the property in an environmentally friendly manner.

Statement of existing and proposed internal floor space 1st floor flat

	No of storeys	No of bedrooms	No of persons	Calculation of Gross internal floor space (m ²)
Existing	1	2	4	54
Proposed	1	2	4	59

Ground floor flat – no increase

6 BAY VIEW TERRACE, PORTHMELLON, ST MARYS, ISLES OF SCILLY. TR21 ONE

Refurbishment and Extension

Design & Access Statement

No 6 Bay View Terrace requires upgrading internally and externally.

The timber-clad, first floor bathroom extension is in a poor state of repair, and would like to replace it with a slightly larger room. The first floor bathroom could then accommodate a bath, the hot water cylinder (currently located on the far side of the house) and a large built-in storage/airing cupboard.

This would also enable us to reconfigure the layout of the space below to allow more natural light through to the kitchen, which is currently very dark as it has no windows. With the removal of an internal wall, and installation of external sliding UPVC doors the light flow through to the kitchen will be optimized.

The current external structure of the first floor bathroom extension means there is a problematic gulley, which is difficult to access and maintain. It is the source of a substantial leak which penetrates through to the ground floor. We would like to slightly amend the design so the new flat roof cuts into the pitched roof of the side return, in order to eliminate the gulley.

The side elevation of the property is exposed to the elements coming across the moors from Old Town and we would like to clad the bathroom extension in a low maintenance cement fibreboard which has the appearance of timber planks but is harder wearing, longer lasting, has good thermal properties, and is commonly used across the islands. This cladding will be continued down to ground level for an improved aesthetic.

We hoped some of the windows in the property would be repairable but they each have a combination various problems including blown glass, broken hinges, broken handles, ceased mechanisms and damaged seals. None of them have trickle vents. Hence we have concluded they must all be replaced. The UPVC full glass front door is in poor condition and will be replaced with UPVC top glazed stable door. This will also improve the external aesthetic.

Site Waste Management Plan

Timber – where possible we will re-use/re-purpose on site. Then we will advertise locally to anyone wanting old timber. Failing that DIY waste trailer loads to Moorwell. 1 tonne

Rubble – Initially it will be used as a base for a garden patio and as in-fill under the ground floor. The remainder will be separated and screened and disposed of via Mulciber at the quarry. 2 tonnes.

Granite – will all be used to landscape the gardens

Blocks - will be re-used on site

Plasterboard - skip and disposal by Richard Hand Haulage. 2 tonnes

Fibreboard - DIY waste trailer loads to Moorwell. 0.5 tonnes,

Metal - ship to mainland for recycling. 50kg

Roofing felt & fibreglass – DIY waste trailer loads to Moorwell. 0.25 tonne

Windows/Glass – offered locally for re-purposing. Remainder DIY waste trailer to Moorwell

Sanitaryware/ceramics – some items can be re-used, or re-purposed such as garden planters. The remainder DIY waste trailer to Moorwell

Packaging materials - Tonne bags in which aggregate will be delivered will be reused. Other packaging will be recycled where possible. Pallets will be returned to the suppliers, or reused.

The project will be managed with a view to minimising the amount of waste produced. All waste arising from the project will be separated on site, and then treated in the optimum way, as described above.