



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/23/031/HH	Date Application Registered:	25th May 2023
Applicant:	Mr and Mrs Davis Lowenva Church Road Hugh Town St Mary's Isles Of Scilly TR21 0NA	Agent:	Mr Mike Bradbury Studio St Ives, 4 Gabriel Street, St Ives, Cornwall, TR26 2LU

Site address: Lowenva Church Road Hugh Town St Mary's Isles Of Scilly
Proposal: Extension and alterations to existing bungalow.

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, drawing number 2025-P06, dated May 2023
- Plan 2 Block Plan, drawing number 2025-P06, Rev A, dated February 2023
- Plan 3 Proposed Elevations, drawing number 2025-P05, Rev A, dated May 2023
- Plan 4 Proposed Plans, drawing number 2025-P03, dated February 2023
- Preliminary Roost Assessment, Ref: 2021/02 dated 27th August 2021 (bat mitigation Appendix 1 and enhancement measures, pages 4/5)
- Design and Access Statement (sustainability measures)

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 The residential extensions, hereby permitted, shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Lowenva, Church Road and shall not be severed from the main house as a separate dwelling or otherwise used as a separate holiday let.

Reason: The creation of an additional independent residential unit on the site, that is not for local need, would be contrary to Policies LC1 and LC2 of the Isles of Scilly Local Plan (2015-2030).

C4 Within six months of the substantial completion of the extension, hereby approved, a minimum of one

bat box, as set out in the Ecological Assessment (page 4/5) Ref: 23-5-2, dated 1st June 2023, shall be installed as recommended and be retained as such thereafter.

Reason: 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).

- C5 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 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 Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

- C6 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, 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 adequate consideration is given to the minimisation of unnecessary waste generation, and adherence to the waste hierarchy, in accordance with the requirements of Policy SS2 (2) and Policy OE5 of the Isles of Scilly Local Plan 2015-2030.
- C7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions or alterations (Class A, Part 1), alterations to the roof (Class B and C, Part 1), porches (Class D, Part 1) or curtilage buildings (Class E, Part 1) shall be erected or constructed without the prior permission, in writing, of the Local Planning Authority, through the submission of an application for planning permission**
- 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. In accordance with Policy LC8 of the Isles of Scilly Local Plan (2015-2030)
- C8 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.**
- Reason: In the interests of protecting the residential amenities of the islands.

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 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
3. 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 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. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: 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.
6. Registering for appropriate Business Rates/Council Tax or updating an existing record: To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: revenues@scilly.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 July 2023



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 Mr And Mrs Davis

Please sign and complete this certificate.

This is to certify that decision notice: P/23/031/HH and the accompanying conditions have been read and understood by the applicant: Mr And Mrs Davis.

1. **I/we intend to commence the development as approved:** Extension and alterations to existing bungalow at: Lowenva Church Road 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)

C6 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, 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.



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/>

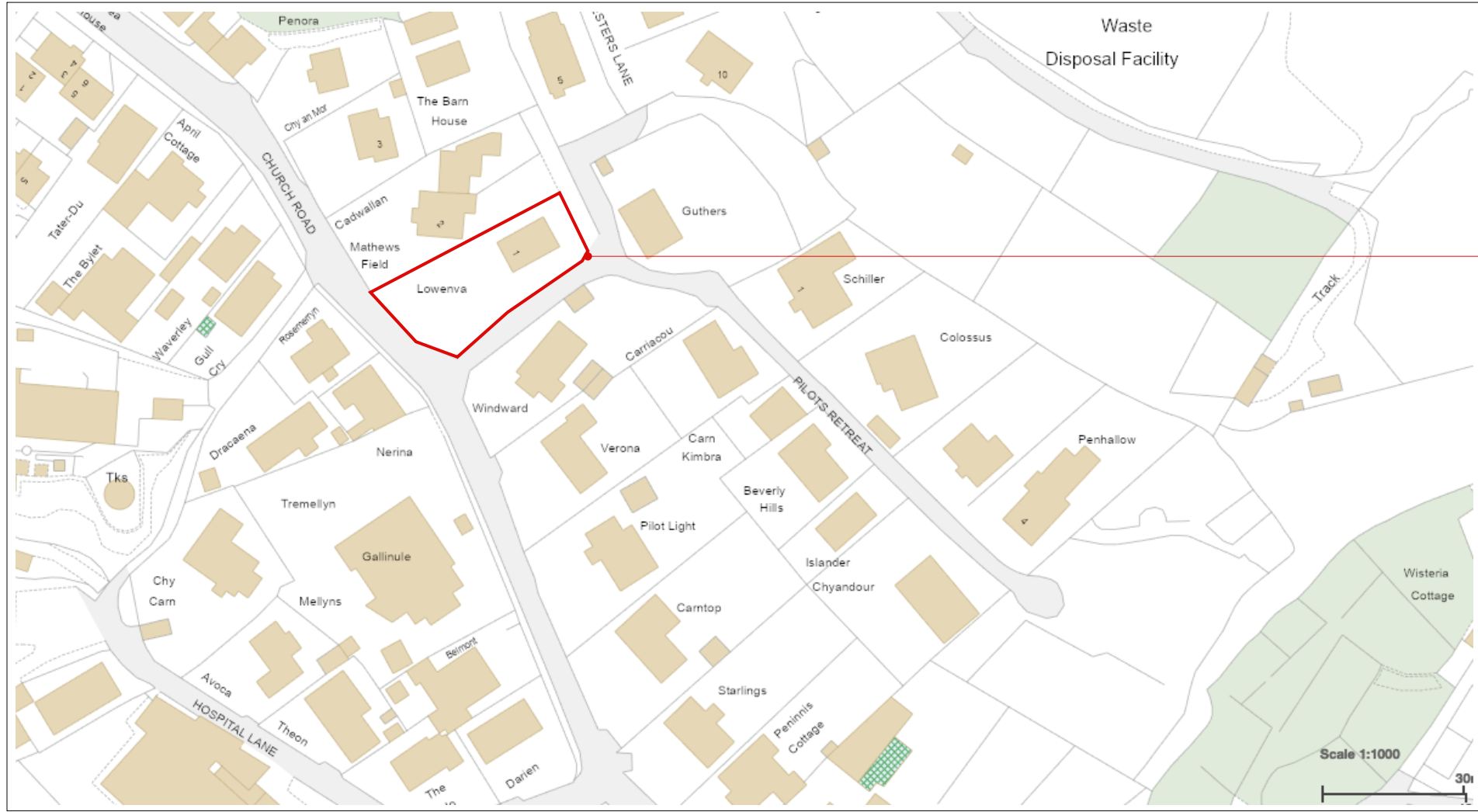
Registering/Altering Addresses

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.



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APPROVED
By Lisa Walton at 3:16 pm, Jul 21, 2023

RECEIVED
By Liv Rickman at 12:28 pm, May 22, 2023

Studio St.Ives
4 Gabriel Street, St.Ives
TR26 2LU
01736 798427

**Extension and Alterations to
Lowenva, Church Road
St.Mary's, Isles of Scilly
TR21 0NA
for
Matt and Jenny Davis**

DRNG. NO. 2025-P01

SCALE	DATE
1:1250 @ A3	May 2023

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AMENDMENTS

A Profile of extension updated to conform with red-line boundary. MB 240523

RECEIVED
By A King at 11:18 am, May 25, 2023

APPROVED
By Lisa Walton at 3:17 pm, Jul 21, 2023

PLANNING

Studio St.Ives
4 Gabriel Street, St.Ives
TR26 2LU
01736 798427



**MIKE BRADBURY
DESIGN**



JOB

**Extension and Alterations to
Lowenva, Church Road
St.Mary's, Isles of Scilly
TR21 0NA
for
Matt and Jenny Davis**

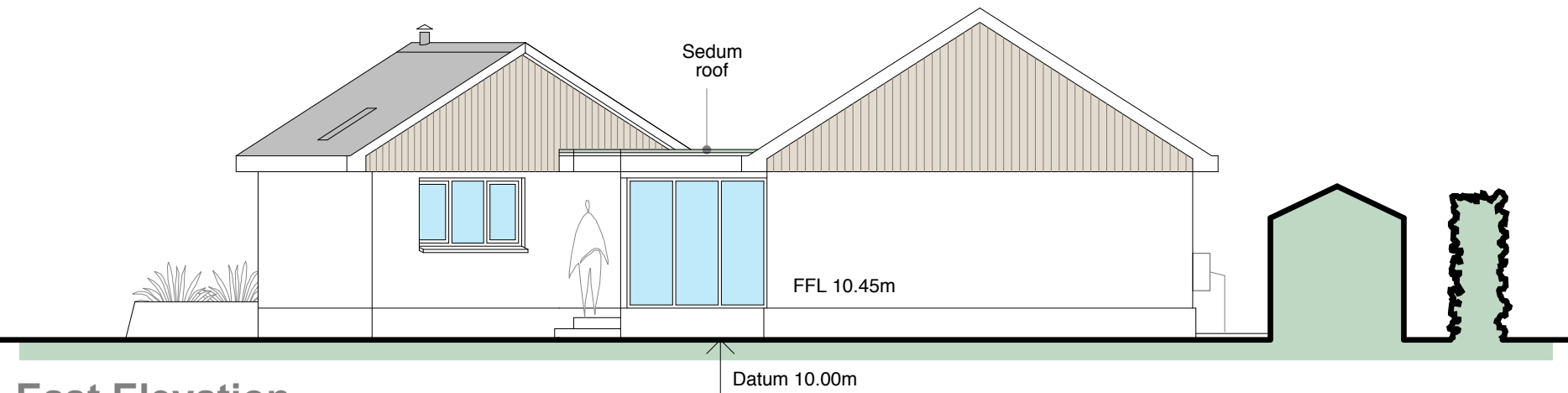
TITLE

Block Plan

DRNG. NO.	REVISION
2025-P06	A

SCALE	DATE
1:100 @ A1 1:200 @ A3	Feb 2023

OFFICE USE / PRE-ISSUE



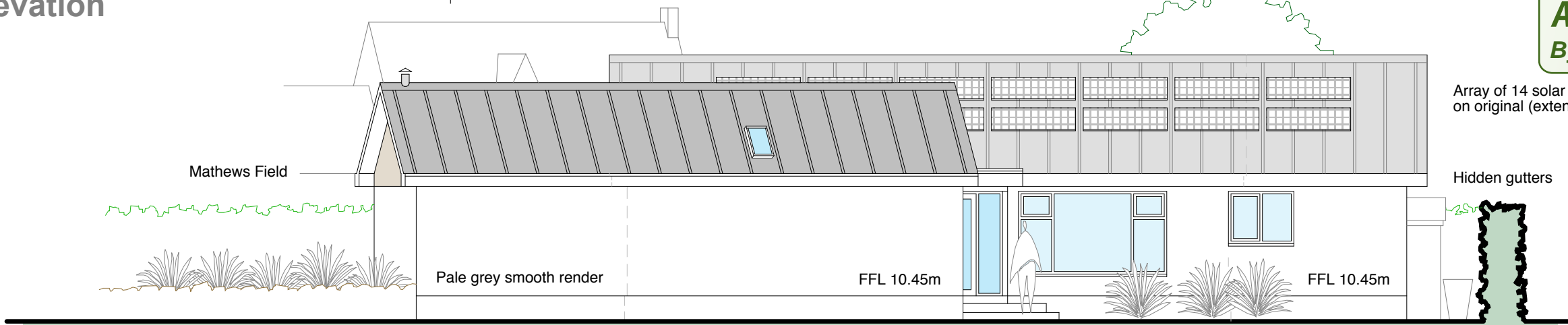
East Elevation

Construction Materials

External walls: Grey painted smooth sand:cement render and cedar vertical boarding on gables
Roof: Grey 'Sarnafil' single ply membrane on 'warm roof' insulation and sheathing with planted 'Sarnafil' battens replicating lead rolls. Mixed sedum 'living roof' to flat-roofed link
Fascia boards and soffits: Grey upvc
Doors and windows: White upvc or aluminium
Rainwater goods: Colour-coated 'Lindab' steel downpipes

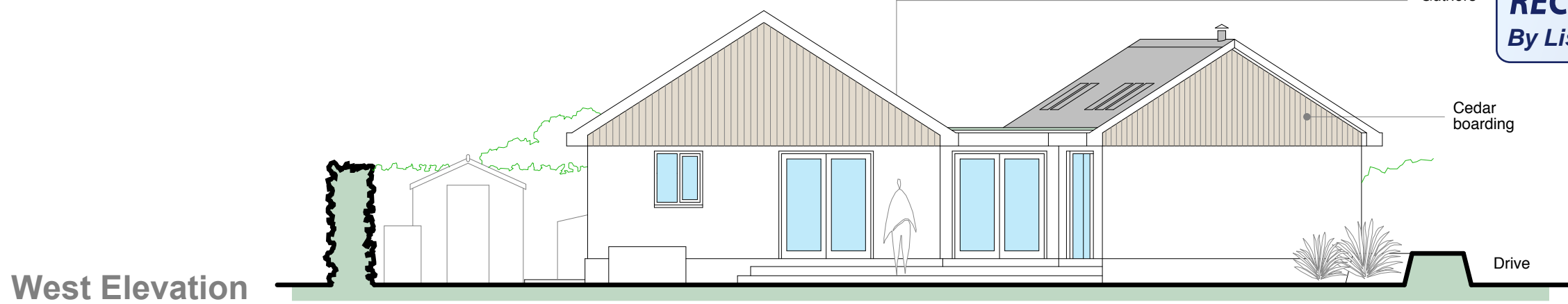
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AMENDMENTS	
A	Datum and FFL added MRB 290623

APPROVED
By Lisa Walton at 3:17 pm, Jul 21, 2023

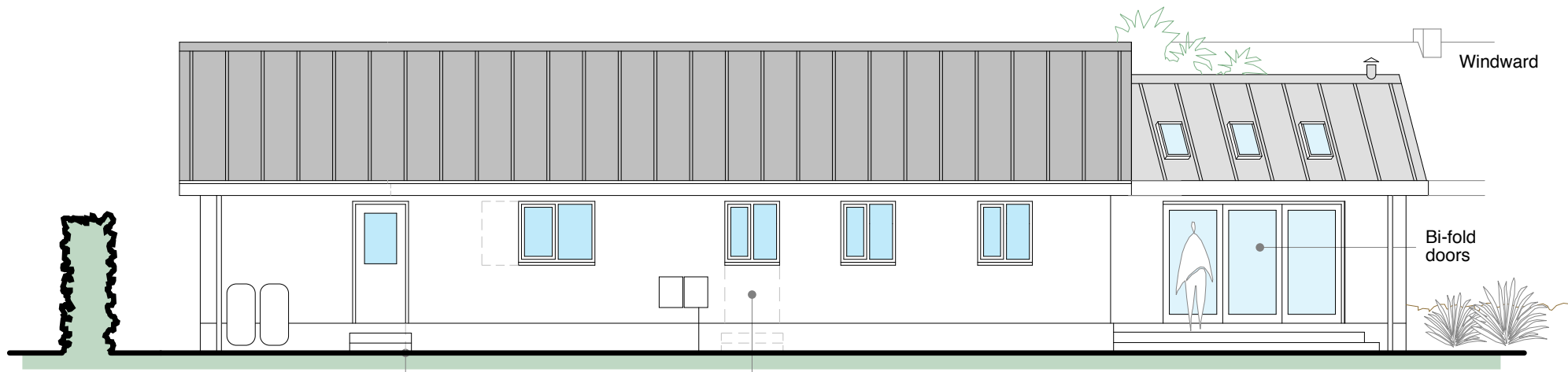


South Elevation

RECEIVED
By Lisa Walton at 9:32 am, Jun 29, 2023



West Elevation



North Elevation



Dotted line denotes extent of existing bungalow
Doorway replaced with window

PLANNING

Studio St Ives
4 Gabriel Street, St Ives
TR26 2LU
01736 798427

MIKE BRADBURY DESIGN

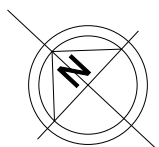
Extension and Alterations to Lowenva, Church Road St.Mary's, Isles of Scilly TR21 0NA for Matt and Jenny Davis

Proposed Elevations

DRNG. NO.	REVISION
2025-P05	A

SCALE	DATE
1:50 @ A1 1:100 @ A3	May 2023

OFFICE USE / PRE-ISSUE



Ground Floor Plan



Key

Existing Construction

New Construction

RECEIVED

By Liv Rickman at 12:30 pm, May 22, 2023

APPROVED

By Lisa Walton at 3:18 pm, Jul 21, 2023

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AMENDMENTS

PLANNING

Studio St.Ives
4 Gabriel Street, St.Ives
TR26 2LU
01736 798427

MIKE BRADBURY
DESIGN

JOB

Extension and Alterations to Lowenva, Church Road St.Mary's, Isles of Scilly TR21 0NA for Matt and Jenny Davis

TITLE

Proposed Plans

DRNG. NO.

2025-P03

REVISION

SCALE

1:50 @ A1
1:100 @ A3

DATE

Feb 2023

OFFICE USE / PRE-ISSUE

APPROVED

By Lisa Walton at 3:18 pm, Jul 21, 2023

RECEIVED

By A King at 9:51 am, Jun 06, 2023

PRELIMINARY ROOST ASSESSMENT (PRA)

LOWENVA,
CHURCH STREET, ST MARY'S, ISLES OF SCILLY



Client: Matt Davis

Our reference: 23-5-2

Planning reference: P/23/031/HH

Report date: 1st June 2023

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 property known as Lowenva by roosting bats.

Whilst a negligible potential is concluded, it is noted that there is a small chance of opportunistic/transient use of individual discreet features. This potential is not sufficient to justify further surveys or significant constraints to works, but should be taken into account in accordance with the precautionary principle.

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 edition¹

Bats – Further Survey Requirements

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

Bats – Recommendations

Standard good practice and vigilance should be observed by the contractors undertaking the works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations, especially if the condition of structural features were to change. A specific methodology is provided in Appendix 1.

A Planning Condition requiring compliance with the Precautionary Method of Works (PMW) outlined in Appendix 1 could be attached to a Decision Notice. If so, it is recommended that this should be compliance only – no further information would be required as the methodology outlined in the PMW is comprehensive.

If the applicant wishes to provide biodiversity enhancement, a bat box could be erected on the gable of the building. Guidance on suitable specifications is provided.

Nesting Birds – Results and Findings

There was no evidence of nesting birds recorded within the building; however there are discreet opportunities which may be suitable for some species such as house sparrow.

Nesting Birds - Recommendations

Works should take account of the minor residual risk of species such as sparrow making use of nesting opportunities during the breeding season.

There is no requirement to replace nesting habitat for breeding birds as no nesting habitat would be lost. If the applicant wishes to provide biodiversity enhancement, nest boxes for common bird species could be erected in the garden or on the buildings.

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

PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Location: SV 90807 10459	Planning Application ref: P/23/031/HH
Planning application address: Lowenva, Church Road, Hugh Town, St Mary's, Isles of Scilly		
Proposed development: <p>The proposed works were identified through the plans submitted to Planning and viewed on the Planning Portal. These include:</p> <ol style="list-style-type: none"> 1) The extension of the building through the construction of a new unit and linking section which will attach to the existing building on the western half of the southern aspect; 2) Replacement of roof and gable wooden shingles with a modern roof covering, and timber cladding on the gables; 3) Replacement of windows and doors. 		
Building references: <p>The building is identified in the plans provided in Appendix 2.</p>		
Name and licence number of bat-workers carrying out survey: <p>James Faulconbridge (2015-12724-CLS-CLS)</p>		
Preliminary Roost Assessment date: <p>The visual inspection was undertaken on 1st June 2023 in accordance with relevant Best Practice methodology².</p>		
Local and Landscape Setting: <p>The building is located to south-eastern end of Hugh Town, where the land rises and the character of the housing becomes more widely spaced with larger gardens in contrast to the more tightly spaced buildings which characterise the main town.</p> <p>The property itself is set within a garden plot dominated by a garden lawn, with pittosporum hedging on some of the boundaries but largely open to the south and west.</p> <p>The land use immediately surrounding the building is residential development on all sides, with associated gardens, roads, hardstanding and access features.</p> <p>Beyond the residential edge of the town, there is abundant suitable habitat to the east. Approximately 180m to the east is Lower Moors SSSI – a topogenous mire with areas of elm woodland and scrub as well as a series of pools and marshy grassland. Records from the Local Bat Group indicate that this is an important foraging resource for bats on the island. Small-scale agricultural fields and associated trees and hedge lines occur to the east.</p> <p>There are three records of bat roosts within 500m of the property – all relate to common pipistrelle roosts utilising features such as hanging slates around dormer windows in Hugh Town to the west and south-west of the site.</p>		

² Collins, J. (ed.) 2016 Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

Building Description(s):

The property is a detached bungalow constructed of reconstituted stone blocks which are in good condition. The roof and gables (above eaves height) are clad in timber shingles.

The main cavity walls are in good condition with no access gaps or noted externally. The wooden window and door frames are well-fitted and no gaps were noted.

The boxed soffits have occasional gaps where they are imperfectly cut to the irregular blockwork of the wall – these gaps were inspected with an endoscope and no evidence of bats was noted but it is possible that occasional minor roosting habitats could be found in these features. This applies to those both at the eaves and the gable. Guttering was attached to the eaves soffits only.

The roof itself is constructed around a timber truss framework with timber shingles attached directly to wooden battens with no insulation or underfelting. Despite the suitability of the materials for roosting bats, the characteristics of the shingles mean that there are no suitable cavities between them, nor beneath them. The gable walls internally have minor cavities created by the intersection of timbers, but these were found to be relatively open and well cobwebbed at the time of survey indicating no current or recent occupation by bats. There is a timber ridge board present.

The loft space is used for storage and was clean and tidy – no evidence of bats or other species such as mouse were identified.

Survey Limitations

There were no significant limitations to access or survey inspection which might affect the evidence base or subsequent conclusions of this survey.

Assessment of Potential for use by Roosting Bats

No evidence of current or historic use by bats was identified during the survey and an overall **negligible potential** was determined; however it is noted that there is a small residual risk of opportunistic/transient use of the features noted.

Recommendations and Justification (Bats):

No further surveys are recommended – the conclusion of **negligible potential** related to the structures to be impacted does not require any further information with regards to bats in order to inform a planning application.

Standard good practice and vigilance should be observed by the contractors undertaking the works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations. The potential for individual common pipistrelle bats to make use of minor opportunities associated with listed features should be taken into account during works. These features are:

- The minor gaps where timbers intersect towards the apex of the internal gables;
- The gaps behind the boxed soffits where they adjoin the wall;
- Free-hanging from internal timbers.

At the discretion of the Planning Authority, a compliance condition could be included in any Planning Application approval requiring that works proceed in line with the PMW requirements outlined in Appendix 1 of this report. This is in order to ensure that bats are not impacted by the proposed works.

If the applicant wishes to provide biodiversity enhancement, the eastern gable would offer an ideal location to install a bat box. This should be positioned above 3m from the ground to

minimise the risk of predation. An open-based box design would ensure that it would not require cleaning, though siting should avoid being positioned directly above windows or doors to prevent nuisance. The location and aspect would be optimal for common pipistrelle which is the dominant species present on the island and the most likely species to use the environs for foraging and roosting. The proximity of the gable to existing vegetation would secure a vegetated fly-in/out habitat.

A suitable box could be purchased or constructed following freely available plans. Kent Bat Box-style boxes are slim easy to construct from appropriate timber using the plans provided at:

<http://www.kentbatgroup.org.uk/kent-bat-box.pdf>

Assessment of Potential for use by Nesting Birds

No evidence of nesting birds was identified associated with the property; however access at the eaves may allow species such as house sparrow to find nesting opportunities within the building.

Care should be taken to ensure that no birds are nesting prior to works taking place. This could be achieved either through timing of works, or a pre-commencement inspection.

Recommendations and Justification (Birds):

Timing of Works

Works affecting the roof should be undertaken outside of the breeding season which runs from March – September inclusive, where practicable. This would provide the most robust means of avoiding risk of impact to nesting birds.

Pre-commencement Inspection

If this is not possible, then contractors should visually inspect the work area internally and externally before they are affected by the works, in order to confirm that no nests are present. In the unlikely event that a bird nest is present, it must be left undisturbed until chicks have fledged the nest, at which point works can proceed.

Care must also be taken to ensure that the works do not cause disturbance or damage to proximate nesting areas through indirect impacts including vibration, noise or contractor presence. This includes adjacent buildings such as the garden shed, as well as vegetation within the garden and boundary hedges.

Enhancement Opportunities

There is no requirement to mitigate for loss of nesting habitat for breeding birds as no nesting habitat would be removed; however if the applicant wished to provide biodiversity enhancement measures, this could be achieved through the erection of bird boxes on the residential property or within the garden.

House sparrows nest communally and nest boxes could 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. Nest boxes suitable for hole-dwelling species such as blue tits, or open-fronted boxes for species such as blackbird and robin also have a high likelihood of occupation.

Boxes should be mounted on a wall or tree 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.

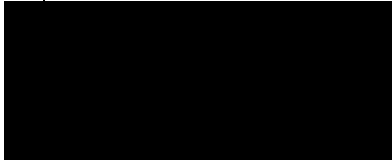
Boxes can be sourced online, or can be constructed on site using methodology and specifications provided by the RSPB:

Sparrows: <https://www.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createasparrowstreet/>

Other Species: <https://www.rspb.org.uk/fun-and-learning/for-families/family-wild-challenge/activities/build-a-birdbox/>

Signed by bat worker(s):

Date: 1st June 2023



APPENDIX 1

-

PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that proposed 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 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 existing building**:

Soffits

There are occasional gaps where the boxed soffits meet the walls. Where these are to be removed or impacted as part of the proposed works, the soffits should be carefully removed and the gaps behind them exposed in such a way that, in the highly unlikely event that bats are present, they are not injured or killed by the action.

Once these areas are fully exposed, they can be visually inspected by contractors. If any bats are present, or suspected, works should pause and the Named Ecologist contacted to review the situation. If no bats are present, the remaining materials can be removed and works can continue.

Internal Gable Timbers

The only gaps suitable for use by bats within the wooden roof structure are where timbers intersect towards the apex of the gable ends internally.

These locations can be inspected visually using a torch, or exposed through careful removal of timbers. This should be done in such a way that, in the highly unlikely event that bats are present, they are not injured or killed by the action.

Once these minor cavities are fully exposed, they can be visually inspected by contractors. If any bats are present, or suspected, works should pause and the Named Ecologist contacted to review the situation. If no bats are present, then works can continue.

Contractors should be aware of **the process to follow in the highly unlikely 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.

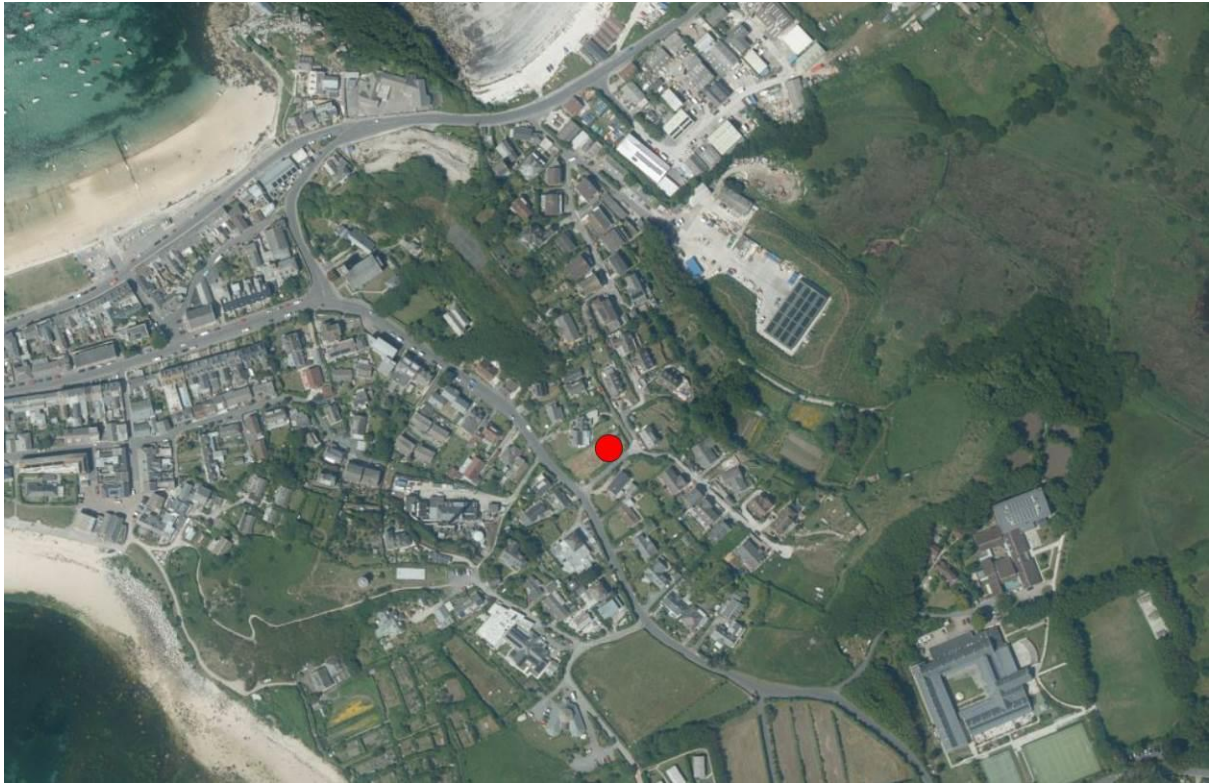
If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

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 2

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LOCATION PLAN AND PHOTOGRAPHS



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



Map 02 – Showing the building (red). Reproduced in accordance with Google’s Fair Use Policy.



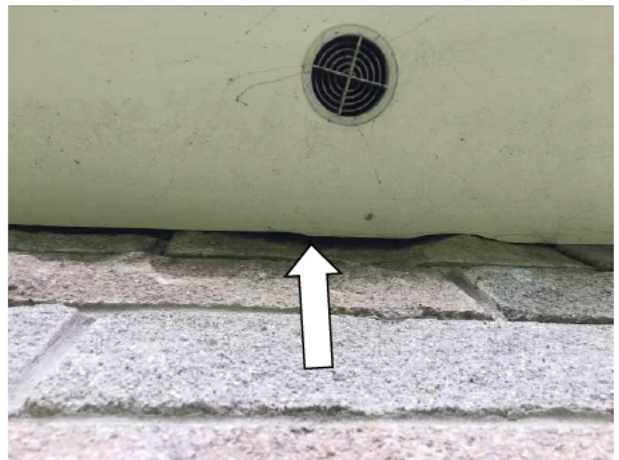
Photograph 1: Showing the building viewed from the west



Photograph 2: Showing the shingles on the gable ends of the property



Photograph 3: Showing the wooden windows fitted within the reconstituted stone block walls



Photograph 4: Showing an example of the minor gaps in the boxed soffits where they meet the wall.



Photograph 5: Showing the roof structure with ridge board visible. The shingles are attached directly to the battens.



Photograph 6: Showing the apex of the interior gable – an example of the locations where minor gaps are present are indicated.

APPROVED

By Lisa Walton at 3:19 pm, Jul 21, 2023

RECEIVED

By Liv Rickman at 12:25 pm, May 22, 2023

**Extension and Alterations to
Lowenva, Church Road
Hugh Town, St.Mary's
Isles of Scilly, TR21 0NA
for
Matt and Jenny Davis**

DESIGN AND ACCESS STATEMENT

May 2023

Background

Matt and Jenny Davis live at Lowenva on Church Road, on the edge of Hugh Town overlooking the harbour. They purchased the bungalow in August 2019 from the estate of the late Prime Minister, Harold Wilson. They share the property with their three sons, aged 2, 7 and 10, who go to the local Five Islands School, a short walk down the road in Old Town. Lowenva is their principal residence and very much a family home. The photo below is evidence of this showing the front garden used as an outdoor play space with swings, climbing frame and a pen for their pet guinea pig.



Above: View of Lowenva from the boundary wall close to the Church Road entrance

The bungalow was constructed in the 1960's as a holiday home for Harold and Mary Wilson. It remained in the same ownership until the applicants purchased it. For the life-span of the

property it has been a second home so it is only relatively recently that a family has occupied the dwelling on a permanent basis.

Existing Property / Design Brief

Lowenva is typical of many 60's buildings and certainly looks its age! External walls are constructed from 'Reformite' 'reconstituted stone' blocks in varying shades of grey and pink. The building is very solidly built and there are no obvious signs of settlement or cracking. On either end of the building the two gables are clad with timber shingles – matching the shingle cladding on the roof. This is another building material that was popular at the time but is seldom used today due to fire risks and poor durability. Windows are the original timber ones and are in need of replacement.



Side view looking back towards Guthers

The bungalow sits at the rear of a 743m² rectangular plot incorporating a large garden at the front. The ground is generally level but the garden begins to fall away to the road frontage on the West side. Mains drains run close to the Northern boundary before connecting into the sewer in the main road. There is space for a single car to park at the back of the site, although this is seldom used as the applicants do not own a motor vehicle.

It is fair to say that Lowenva has no real architectural value but it is clearly of some historic interest due to the high-profile previous owners! Its positioning on the site is slightly curious as it is set much further back from the main road than neighbouring buildings. As a result, there is no private outdoor space other than the narrow strip between the bungalow and the tall boundary hedges at the back and far side. The front door is also unusually hidden from view around the

back. Anyone approaching the property for the first time would have to search out the entrance – apparently this was a client requirement when the property was first designed as the Wilsons saw Scilly as their escape from the public eye and wanted to hide away.

Lowenva is a perfect family home for the Davis family in many respects. Dr Jenny Davis works as a GP at the Health Centre almost directly opposite. Matt works in the Council's Social Services department so can also easily walk to work in the town centre. As mentioned above, the children have a short walk to school of only 10 minutes – even quicker if they chose to cycle. The bungalow is compact and easy to heat, light and maintain. However, there are some real design challenges that the applicants are addressing with this planning application. The architect's design brief summarised these 'issues' and requirements as follows:

- **Shortage of Bedroom Accommodation:** There are currently three bedrooms for five occupants. This means that the two younger boys have to share a bedroom and there is certainly no guest bedroom for visiting parents or family. As the children grow up – something they seem to be doing rapidly (!) – the shortage of bedroom space is going to become more acute
- **Lack of Utility Room:** The washing machine and ironing / drying space is currently in the kitchen / dining room. A dedicated space for utility use would be a real advantage. This will isolate the sound from the washing machine and also confine the humid washing activities to a well-ventilated room
- **No space for home working:** As the boys become older, they will receive more homework from school and will need to spend more time studying at home. There is also a growing expectation and need for adult home working – a pattern that Matt and Jenny have experienced during and after the pandemic
- **Living spaces relate poorly to front garden / poor means of escape:** At present, the living rooms face the back or side of the house, and the bedrooms are located at the front overlooking the garden. There are no doors leading from any of the rooms onto the garden. In fact, there is only one single door in the bungalow in the kitchen. If a fire was to break out in the kitchen, the only means of escape from the rest of the property would be through a window. This practical and fire-safety issue clearly needs to be addressed in the new designs
- **Obscure Entrance:** A better, improved entrance to the house is needed in a more obvious location close to the driveway. A draught lobby would help to keep the main habitable rooms warmer in winter. There should ideally be room here for boot or coat storage and access to a toilet without walking through the main living spaces
- **Cramped Bathroom Accommodation:** One bathroom / toilet is proving to be something of a challenge for five people!
- **Rooms do not take advantage of the outlook towards to harbour:** There is a magnificent view towards the harbour from the front garden, but this cannot be appreciated from inside the bungalow
- **Outdated Building Materials:** The shingles on the roof are weathering and there is no roofing felt below them. They are likely to fail in the near future and need to be replaced. The same comments apply to the shingles on the gables. The timber windows are also beginning to rot and have reached the end of their natural life span.

Proposed Designs

A. Use

The bungalow currently has an unrestricted residential use. The applicants do not want to change this. They are pleased that purchasing and occupying Lowenva for the last 4 years has brought a former holiday home back into full time residential occupancy.



B. Amount

The plan above is an extract from the planning drawings. It shows the existing bungalow walls coloured in blue and new structure in orange – so it is easy to see the extent of the extension. The existing property measures 71m internally. This is well below the National Housing Standards for a 3 bedroom / 5-person single storey dwelling of 88.5m² (86m² + 2.5m² built-in storage). The new proposals address this shortfall by adding 67m² of living accommodation plus the 13m² flat-roofed link / circulation space.

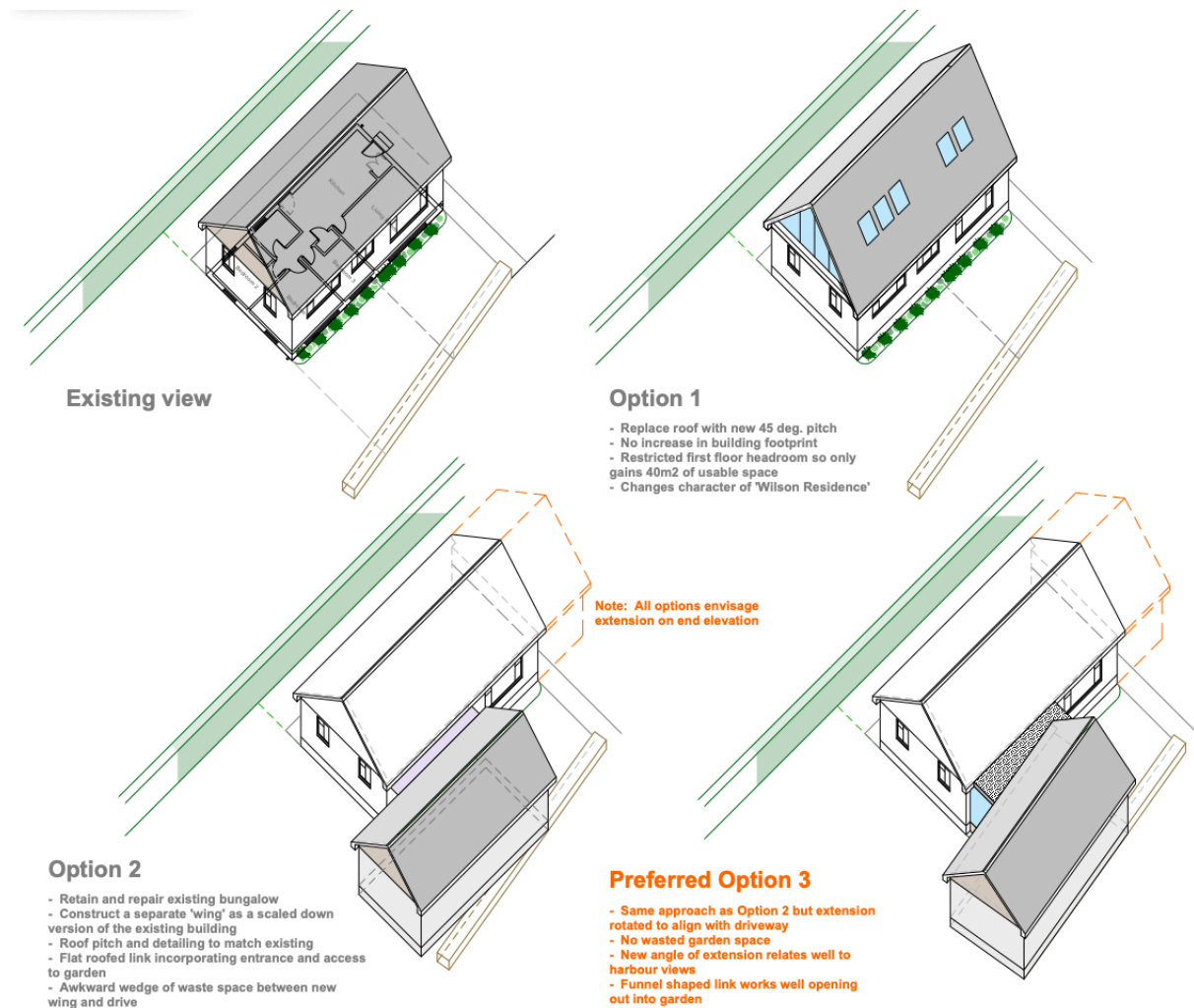
C. Layout

Firstly, the existing bungalow has been re-arranged internally by moving the kitchen / dining area to the front and bedrooms to the rear. A utility room next to the kitchen replaces 'Bedroom 2'. An additional toilet has been introduced with a new window replacing the original back door. The main new extension houses the principal living room and master bedroom with an en-suite. Finally, at the back of the house a smaller extension creates one of the new bedrooms and a home office available to all members of the family. The kitchen, dining area and sitting room all open onto an outdoor terrace. This is screened from public view by the extension itself and proposed new planting inside the low granite boundary wall.

D. Scale

The diagram on the following page shows the design development leading to the current planning submission.

The original option of raising the roof and replacing the structure with a steeper pitch was discounted for a number of reasons. Firstly, it would have completely changed the character of the current bungalow. It would have also rendered the existing house unusable during the construction period and would not have generated the additional space required. The latter two options show the progression towards the current planning submission. The 'preferred option' retains the architectural form of the bungalow and adds a smaller principal extension with the same pitched roof. As the span of the extension is smaller than the main property (5m compared to 6.7m), the new roof will be lower than the existing one. The rear extension is very much hidden from view so will have minimal impact on neighbours or the general public.



E. Landscaping

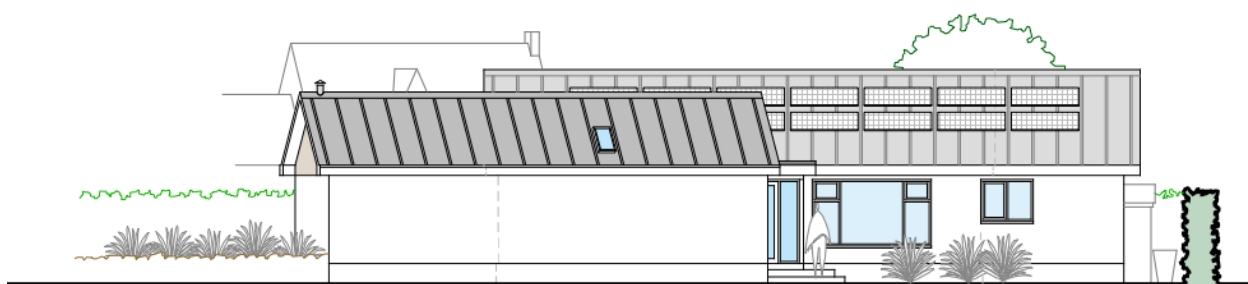
One of the noticeable 'features' of Lowenva is the way the bungalow sits on the landscape rather than within it. There is little in the way of soft landscaping or planting to help the disguise the stark architectural form of the 1960's building. New landscaping is therefore seen as an important element of this application. New areas of planting will be introduced around the new entrance and just inside the boundary wall. A private outdoor terrace will be created looking over the garden where parents can watch their children at play. The approach to the property will also be improved. The granite boundary wall is little more than a long pile of stones at the moment. This will be re-built as a low stone wall using the existing material and importing a small amount of local granite.



Work in progress on a new parking area

F. Appearance

The planning application designs show how the existing bungalow is to be given a facelift by replacing the shingle roof cladding, gable cladding and windows. The roof is to be replaced with a long-life, low-maintenance single ply membrane such as 'Sarnafil'. The planted ribs mask the joints in the sheet membrane and also improve the appearance of the roof. The same material will also line hidden gutters so there will be no need for conventional rainwater goods here. Existing windows are to be replaced with either grey upvc or marine grade aluminium that will be able to withstand the extreme Scillonian climate. Gables are to be clad with natural untreated cedar vertical boarding – acknowledging the use of timber in the original property.



South Elevation

The same palette of materials will apply to the extensions for consistency. The small extension on the rear of Lowenva will be a seamless continuation of the original bungalow – clad with the new roofing material so it will be difficult to tell the old from the new. The main new extension will follow the Southern boundary line at an angle to the host building. This creates some interesting architectural effects. Firstly, the wedge-shaped entrance hall will gradually open out into the kitchen / dining space with fully glazed doors facing the garden. The angled extension will also face the harbour and will embrace the private outdoor terrace. The flat roof will be a mixed sedum clad 'living roof' producing extremely high insulation values (see section on Sustainability below).

Impact on Neighbours / Consultation

Matt and Jenny will approach all of their neighbours before the planning application is registered. The impact will be minimal as the height of the extensions do not exceed the existing ones and light and views are not affected. Although the principal extension projects in front of the existing bungalow it is still set well behind an arbitrary building line linking the fronts of the neighbouring properties. It will therefore have no negative impact on public viewpoints.

Before submitting this application, a 'Pre-App Enquiry' was submitted to the Isles of Scilly Council – Ref no. PA-23-025. Although no formal response has been received, useful feedback from Lisa Walton in the Planning Department was obtained at a meeting at the Council Offices on Wednesday 19th April. At this meeting the general design approach was well received and the final 'preferred option 3' was seen as the best solution. Two specific points were raised at the meeting that would need addressing:

- **Size:** It was noted that the extensions are likely to exceed the target maximum size for extensions of no more than 30% of the existing property. However, this was not seen as a hard-and-fast rule and, as long as a case could be made for exceeding this target, this would be considered. The reasons for seeking to increase and improve living standards have hopefully been explained in this document
- **Principal Residence Condition:** The new Council policy of trying to encourage applicants to adopt a 'principal residence' planning condition was explained. Ms Walton stated that this would be a condition rather than a more binding legal Section 106 Agreement and could be reviewed if circumstances changed. Although it is the Davis's intention to keep Lowenva as a main residence for the foreseeable future, they do not want to agree to a condition that could devalue the property in future. They would like the Council to note the fact that they have actually changed a holiday home to a permanent one already without planning involvement

Access

The new designs improve internal circulation within the bungalow. At present principal habitable rooms are used as circulation spaces and the only entrance through the kitchen could be regarded as a health and safety risk in the event of a fire. As the ground floor level is approximately 0.5m above ground level – the equivalent of three steps – it will be difficult to convert the bungalow into a fully accessible property. However, many of the principles of an accessible home have been adopted. For example, circulation spaces are more generous in the improved property. There is a toilet close to the entrance hall. The front door is more obvious, and easy to reach from the driveway. Large areas of glazing, including roof windows, will improve internal daylight levels.

If it were necessary to access the property by wheelchair, there is space to install a wheelchair ramp adjacent to the front door. The extension and alterations will conform with Part M of the Building Regulations dealing with accessibility.

Sustainability

There is a real opportunity to improve the thermal performance of Lowenva here by utilising green technologies, selecting the right building materials and building in a sensitive manner. The following sustainable 'gains' have been adopted in the design project:

- **Solar Panels:** An array of solar cell panels is proposed on the South facing roof of the existing bungalow. These will be partially screened by the extension but will be in full view of the sun for the majority of the day

- **High Levels of Insulation:** The minimal insulation in the existing roof will be significantly improved and high levels of insulation will be specified in the extension. The new 2022 Building Regulations require much higher insulation standards and these regulations will clearly be adhered to
- **Cedar Cladding:** The gable walls will be clad with sustainably sourced cedar cladding. This pays homage to the timber roof shingles and wall cladding. It is a natural building material that does not require treatment. If carefully detailed it will weather well and will mellow into a silver / grey shade in time
- **Living Roof:** The flat roof will be clad with mixed sedum on a substrate with a drainage system below. It will improve the environment as plants absorb carbon dioxide and release oxygen during photosynthesis thereby counteracting emissions and helping to work towards zero carbon. The sedum also helps to create habitats and encourage a range of insects, birds and other wildlife. Green roofs also achieve extremely high thermal and sound insulation levels



Mixed Sedum roof – Porthmeor View, St.Ives

- **Single Ply Roofing Membrane:** The proposed Sarnafil roof system is also a very sustainable product. Sika, the manufacturers, pride themselves in protecting natural resources and minimising impact on the environment. One of their focuses is extending roof systems life span and achieving long term performance. The energy-efficient waterproof membrane will be guaranteed for decades, not years, delaying the prospect of replacement for the foreseeable future
- **Water harvesting:** Roof water will be harvested in a number of water butts and used for watering the garden, cleaning, etc
- **Heating:** In addition to the input from the solar panels, a DEFRA approved wood-burning stove will be installed in the new living room. This will minimise pollution and will burn wood off-cuts and locally cut logs

- Considerate Construction: Matt and Jenny are keen to ensure that the construction process minimises any disruption for neighbours or the local community. There is plenty of space on site for storage of materials and some parking. A Construction Management Plan will be prepared to control working hours, noise levels, waste control, etc. A Planning Condition to agree a mutually acceptable plan is welcomed



Left: Sarnafil roof cladding with planted battens, Bellair, School Lane, Truro

Centre: Vertical cedar boarding

Right: Concealed gutter lined with single ply membrane

Summary

Lowenva is located in a quiet residential area, surrounded by a mix of housing. There is no established theme although many of the properties are single storey – some with roof conversions. Walls are generally either natural or simulated stone, or painted render. There are a mix of roofing materials including profiled concrete tiles (see below). The extensions and alterations will regenerate a rather tired and dated property. The improvement in quality of construction will have a beneficial impact on the neighbourhood. Internally, the new accommodation will dramatically improve the living conditions of the applicants. Matt and Jenny are encouraged by the positive feedback received to date and look forward to a straightforward planning application process. If any queries do arise, they will do their best to address these during the application period.



View from garden

Footnote:

Since this Design and Access Statement was written, Dr Jenny Davis has been offered a temporary post as a GP in a Medical Centre on the Isle of Skye in Scotland. The family have therefore decided to relocate for a short period before returning to Scilly. They will not be selling their much-loved home in Church Road. During this period of absence, they may choose to carry out the construction work so that the extended and improved property will be ready for them on their return. Outside this construction period they intend to rent out the property to a local household or individual as they are acutely aware of the housing shortage on Scilly.

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TR26 2LU

May 2023

