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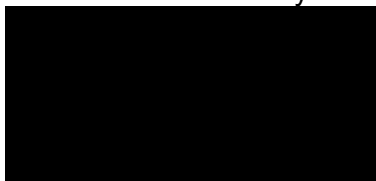
Planning Department

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

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Mr Mike Bradbury



27th June 2023

Dear Mike,

PLANNING REFERENCE

P/23/031/HH

DEVELOPMENT PROPOSED:

Extension and alterations to existing bungalow.

LOCATION:

Lowenva, Church Road, Hugh Town, St Mary's, Isles Of Scilly, TR21 0NA

Further to the submission of the above application I am writing to clarify a particular issue. Firstly, I note that the existing bungalow is a particularly modest 3 bedroom dwelling. The Local Plan is supportive of extensions to existing dwellings, providing no adverse harm is identified, particularly where the resulting dwelling improves the overall appearance and sustainability of the property and where the proposal is bringing the size of the dwelling up to minimum space standards.

In this case Lowenva, as it was designed to be a summer residence, is below modern minimum standards for a single storey three bedroom home for permanent occupation.

Our Local Plan, at Policy LC8, aligns with the national space standards, as set out in the Technical housing standards – nationally described space standard. This sets out general guidance for housing size and for a single storey three bedroom home the internal space should achieve a minimum of 95 square metres (based on 6 people living together). The submission notes that currently as a single storey three bedroom residence, Lowenva has 71 square metres. Clearly Lowenva falls below what would be expected by modern standards. I note that the proposal seeks to increase this by a further 90 square metres, bringing this property up to 4 bedrooms. The gross internal floor space for a 4 bedroom single storey dwelling would be 117 square metres, based on 8 people sharing. The resulting dwelling, based on the submitted information, is 37% above the space standards. The proposal would create a home which exceeds the current maximum expressed in this policy.

On the basis of protecting a supply of locally available, and relatively affordable homes, Policy LC8 requires extensions to existing homes to not exceed the space standards by more than 30% unless adequate justification is provided as to why a larger home is required. The submitted documentation notes that the applicant is a family of 5, and additional space is required to meet the family's needs. The family live permanently, and both adults work, on the islands. The purchase of the property by the applicant secured its use from what was a holiday/second home, to a home used on a permanent basis. The applicant recognises the local historical significance of the property as one constructed and occupied by a former UK Prime Minister and its local historical significance is retained by a design that seeks to preserve some of the legibility of the original dwelling. The design recognises the need to improve the overall sustainability of the property. The proposal is generally considered to meet the policy

requirements. What I would like to clarify is whether the applicant, on the basis of exceeding the space standards, would be prepared to have a principal residence condition on the permission, as a means to off-set the additional size?

In terms of other general issues, can you confirm the site levels, and whether you anticipating lowering or increasing the site levels, or stepping up/down the extension to the side? If this is unknown at this point, it is likely we could condition these details.

I look forward to hearing from you in due course.

Yours sincerely



Lisa Walton *MRTPI*
Chief Planning Officer