



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/23/046/HH	Date Application Registered:	12th July 2023
Applicant:	Mr Mark Wright Bishop View Porthloo St Mary's Isles of Scilly TR21 0NF	Agent:	Mr Mike Bradbury Mike Bradbury Design Studio St Ives 4 Gabriel Street St Ives TR26 2LU
Site address:	Bishop View Porthloo St Mary's Isles of Scilly TR21 0NF		
Proposal:	Removal of hipped roof and construction of new roof incorporating first floor accommodation and internal alterations (Amended Plans)		

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 Proposed Site Plan (AMENDED), drawing number 2024-P07 Rev A**
 - **Plan 3 Proposed Elevations (AMENDED), drawing number 2024-P04 Rev A**
 - **Plan 4 Proposed Floor Plans (AMENDED), drawing number 2024-P05 Rev B**
 - **Plan 5 Proposed Roof Plan (AMENDED), drawing number 2024-P06 Rev A**
 - **Design and Access Statement (AMENDED), (Sustainable Design Measures)**
 - **Preliminary Ecological Appraisal, Project Ref: 23-7-1 Dated 11th July 2023**
 - **Bat Presence/Absence Survey, Ref: 23-7-2 dated 24th July 2023 (Precautionary Method of Works)**

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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 - 2030).

- C3** 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 ensure appropriate reduction and management of waste in accordance with the waste hierarchy, to be submitted and agreed by the Local Planning Authority. In accordance with Policy SS2(2) of the Isles of Scilly Local Plan (2015-2030)
- C4** 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.
- C5** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order) prior to installation, details of external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall be strictly limited to sensitive low-level lighting only and only where essentially required. The agreed lighting shall be installed and maintained only in accordance with the agreed details.
Reason: To protect the amenities of the locality and preserve the dark night skies of the Isles of Scilly as an Area of Outstanding Natural Beauty and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

Further Information

- Statement of Positive Engagement:** In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework 2021.
- Fire Safety:** Access and Facilities for the Fire Service as detailed in B5 ADB Volume 2 will be required. Access for a pumping appliance should be provided to within 45m of all points inside the building. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.
- Non-Material Amendments:** In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £34 would be required although this will go up to £43 as of 06/12/2023) or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. 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
- Discharge of Conditions:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is 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: (due to increase on 06/12/2023) https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf.
- 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: buildingcontrol@cornwall.gov.uk.
- Revenues:** 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: 20th November 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 Mark Wright

Please sign and complete this certificate.

This is to certify that decision notice: P/23/046/HH and the accompanying conditions have been read and understood by the applicant: Mr Mark Wright.

1. **I/we intend to commence the development as approved:** Removal of hipped roof and construction of new roof incorporating first floor accommodation and internal alterations (Amended Plans) at: Bishop View Porthloo St Mary's Isles Of Scilly TR21 0NF
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. This was agreed, on the Local Validation Checklist, to be dealt with as a pre-commencement condition. 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)

C3 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

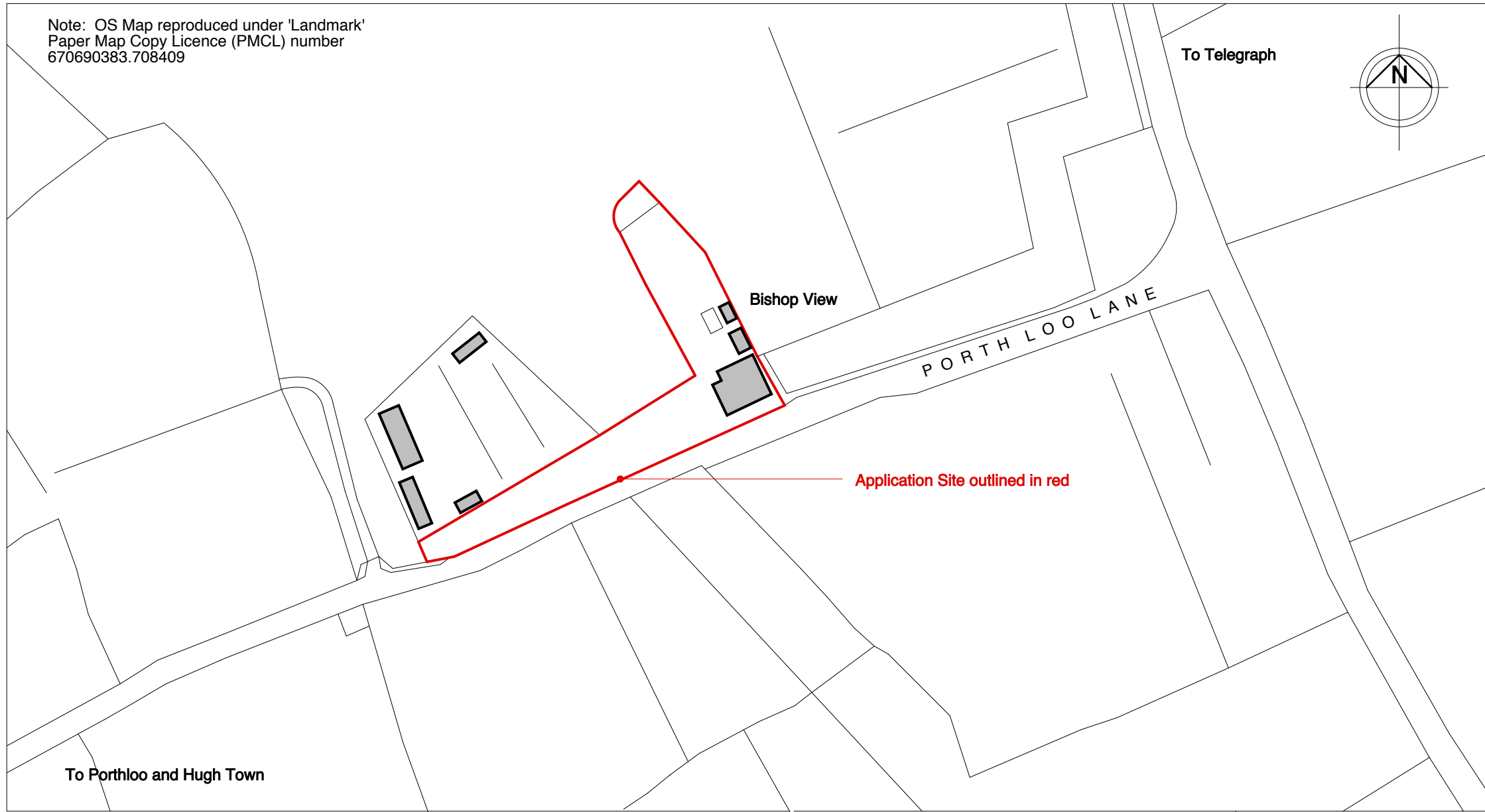
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

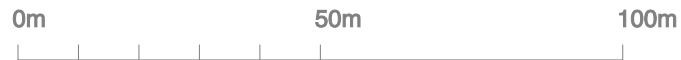
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

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.

Note: OS Map reproduced under 'Landmark'
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670690383.708409



Location Plan



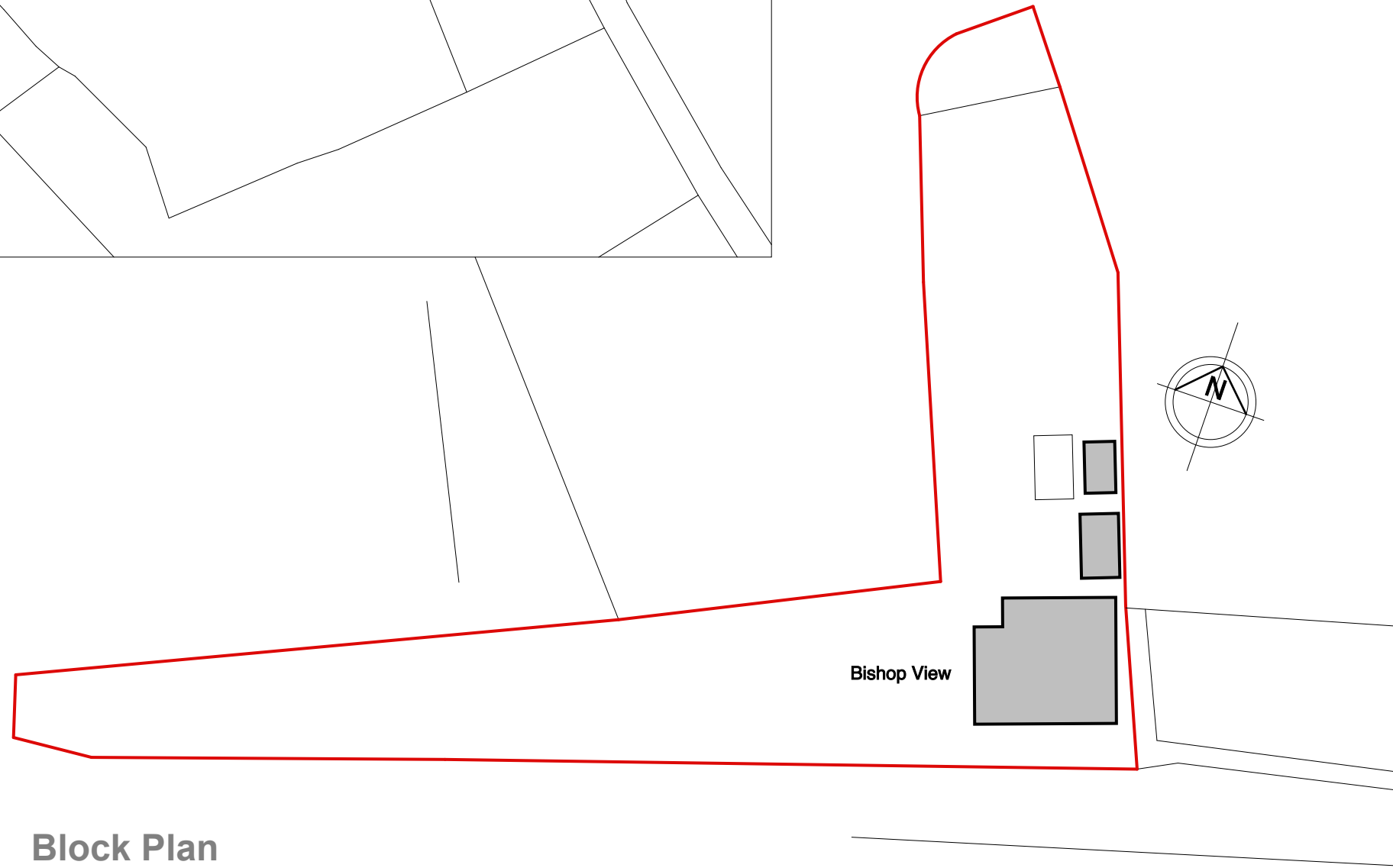
APPROVED

By Lisa Walton at 3:50 pm, Nov 20, 2023

RECEIVED

By A King at 1:51 pm, Jul 12, 2023

Block Plan



PLANNING

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



**MIKE BRADBURY
DESIGN**



JOB
**Extension & Alterations to
Bishop View
Porth Loo Lane
St.Mary's
Isles of Scilly**

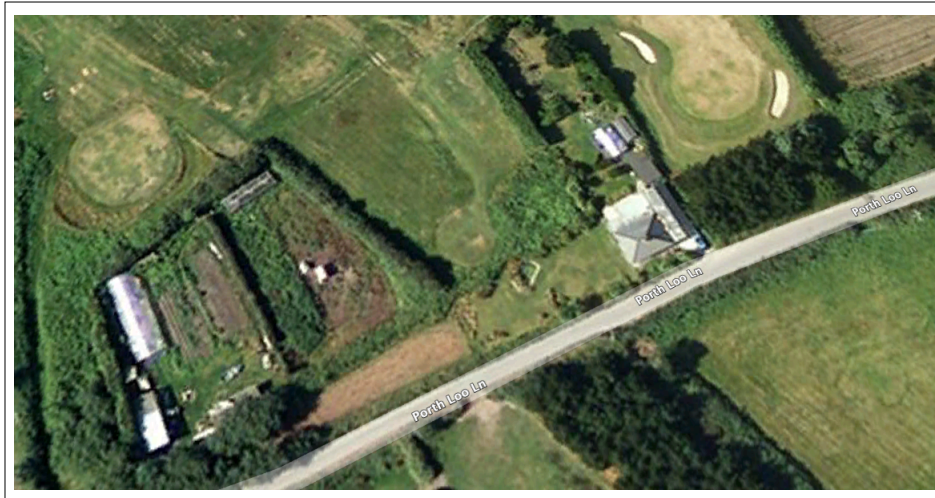
TITLE
Existing Elevations

DRNG. NO. REVISION
2024-P03 A

SCALE DATE
**1:1250 & 1:500 @ A3
May 2023**

OFFICE USE / PRE-ISSUE

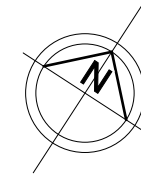
A Block Plan updated. Scale bar added
MRB 120723



2005 Aerial View

RECEIVED
By Lisa Walton at 10:30 am, Sep 29, 2023

APPROVED
By Lisa Walton at 3:41 pm, Nov 20, 2023



PLANNING

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

**MIKE BRADBURY
DESIGN**

JOB
**Extension & Alterations to
Bishop View
Porth Loo Lane
St.Mary's
Isles of Scilly**

TITLE Proposed Site Plan	
DRNG. NO. 2024-P07	REVISION A
SCALE 1:500 @ A3	DATE July 2023
OFFICE USE / PRE-ISSUE	

A Roofplan changed to show roof over rear wing retained. MRB 290923



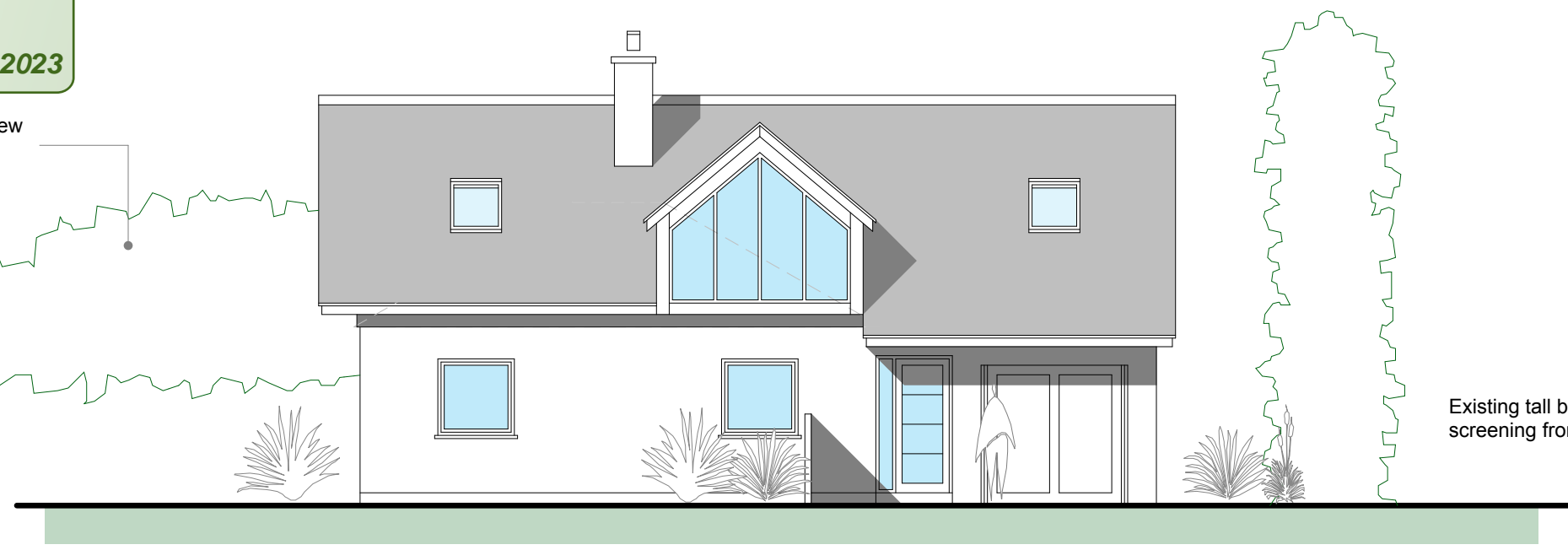
Site Plan



APPROVED
By Lisa Walton at 3:39 pm, Nov 20, 2023

Mature planting behind Bishop View provides screening from the golf course

South Elevation



Existing tall boundary hedge provides screening from East

NOTES

- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
- 2 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
- 3 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS

A First floor en-suite extension omitted. MRB 200923

No change to existing roof

Eaves raised by 350mm

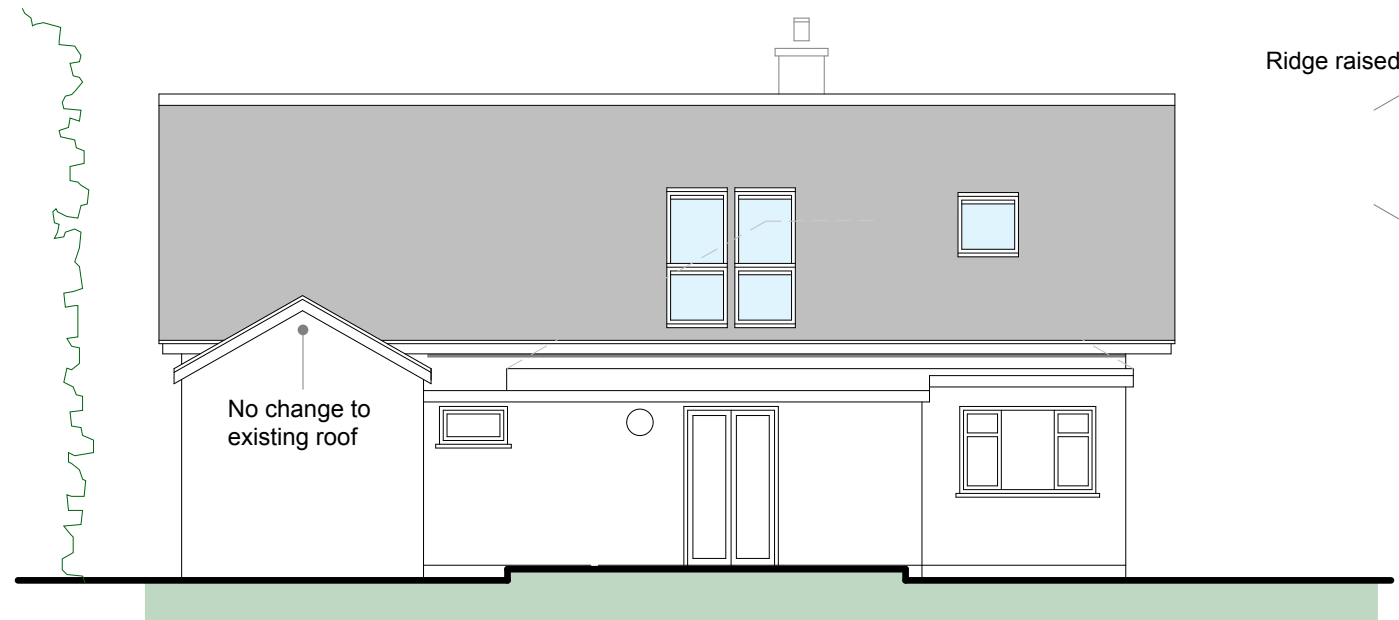
West Elevation



No change to existing roof

Ridge raised by 1.45m

North Elevation



PLANNING

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

MIKE BRADBURY DESIGN

**Extension & Alterations to Bishop View
Porth Loo Lane
St.Mary's Isles of Scilly**

Proposed Elevations

DRNG. NO. 2024-P04 REVISION A

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

OFFICE USE / PRE-ISSUE

Construction Materials

External walls: Mixture of white painted smooth render and cedar or composite vertical boarding
Roof: Natural grey dry-laid slates with red clay angle ventilating ridge
Fascia boards and soffits: White upvc
Doors and windows: White upvc or aluminium
Rainwater goods: Black round section upvc

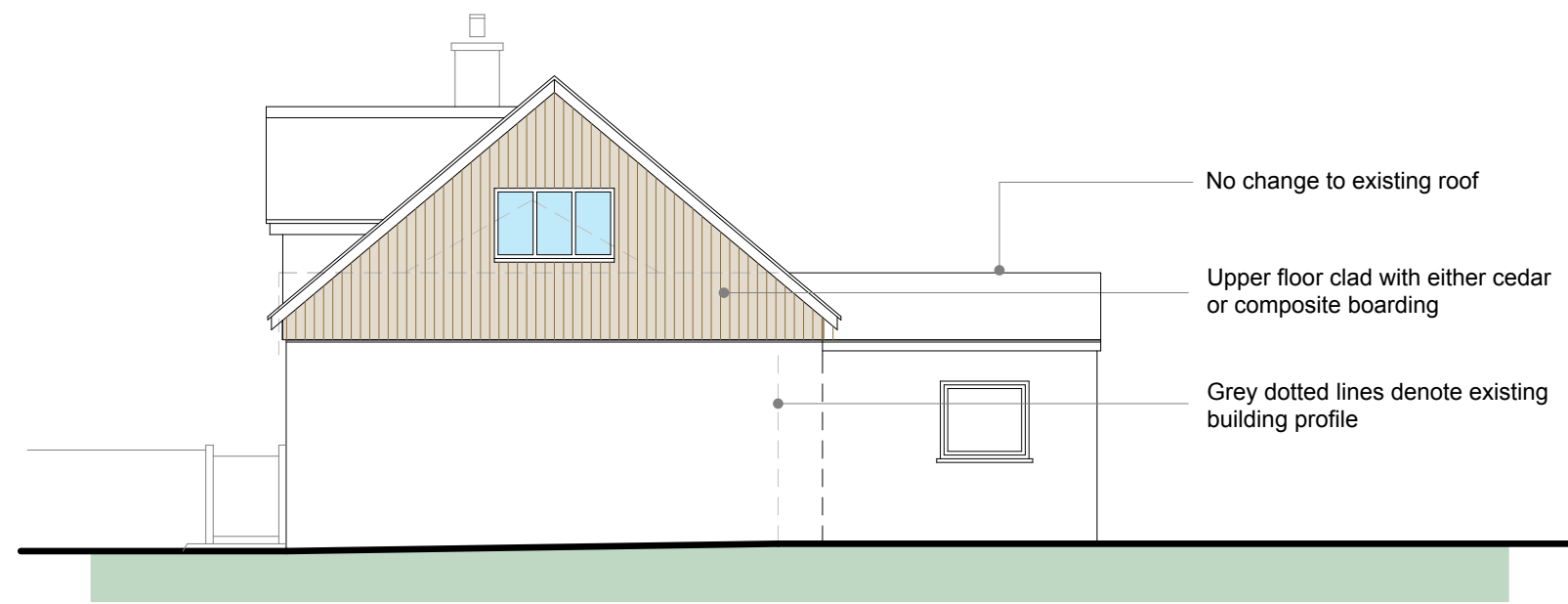


No change to existing roof

Upper floor clad with either cedar or composite boarding

Grey dotted lines denote existing building profile

East Elevation



RECEIVED
By Liv Rickman at 3:52 pm, Sep 22, 2023

APPROVED
By Lisa Walton at 3:40 pm, Nov 20, 2023

Existing tall boundary hedge provides screening from East

Note: Walls coloured in orange denote new construction

RECEIVED
By Liv Rickman at 3:51 pm, Sep 22, 2023

Note: No increase in building footprint

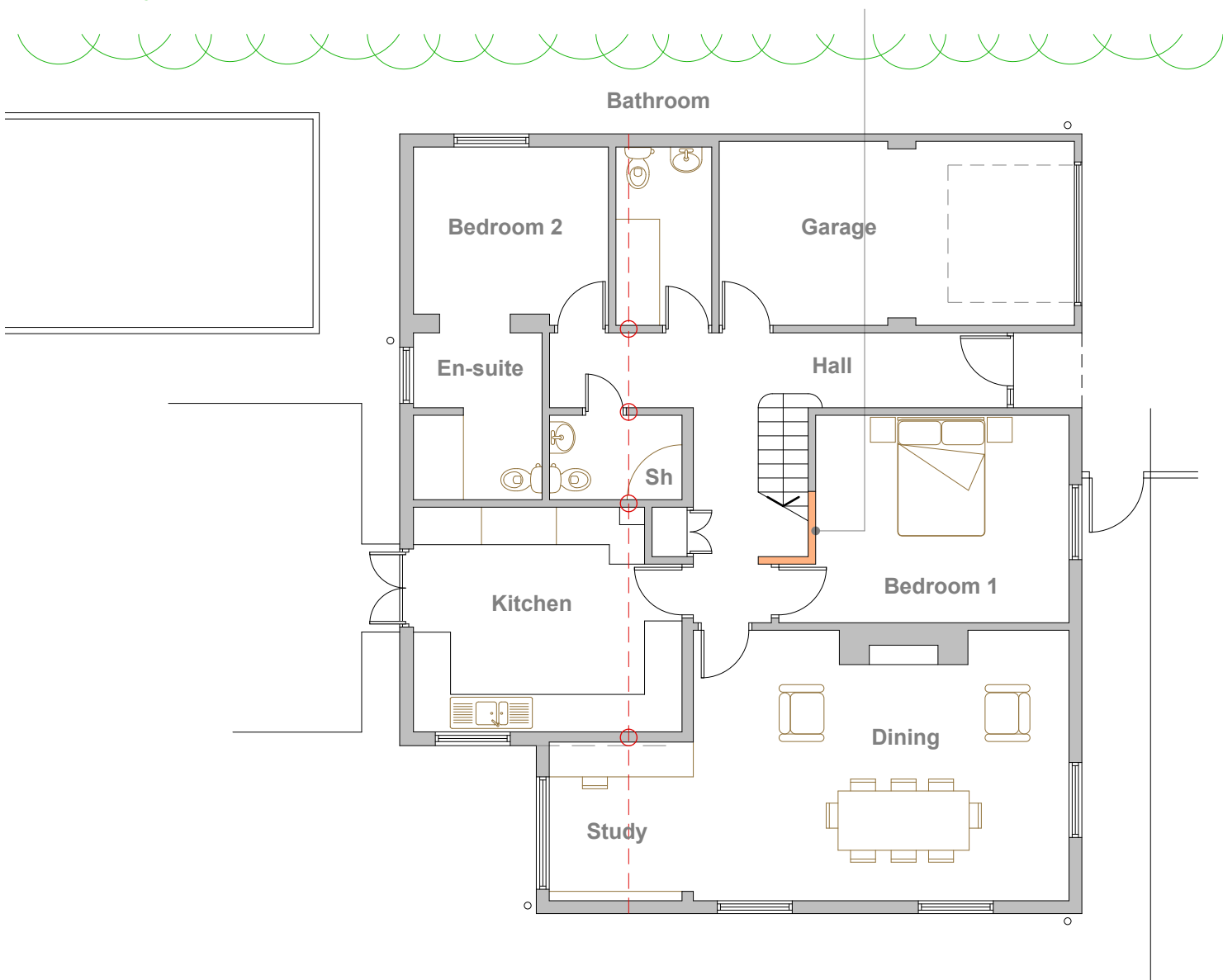
Roof extended over front door and garage door to provide covered entrance

NOTES

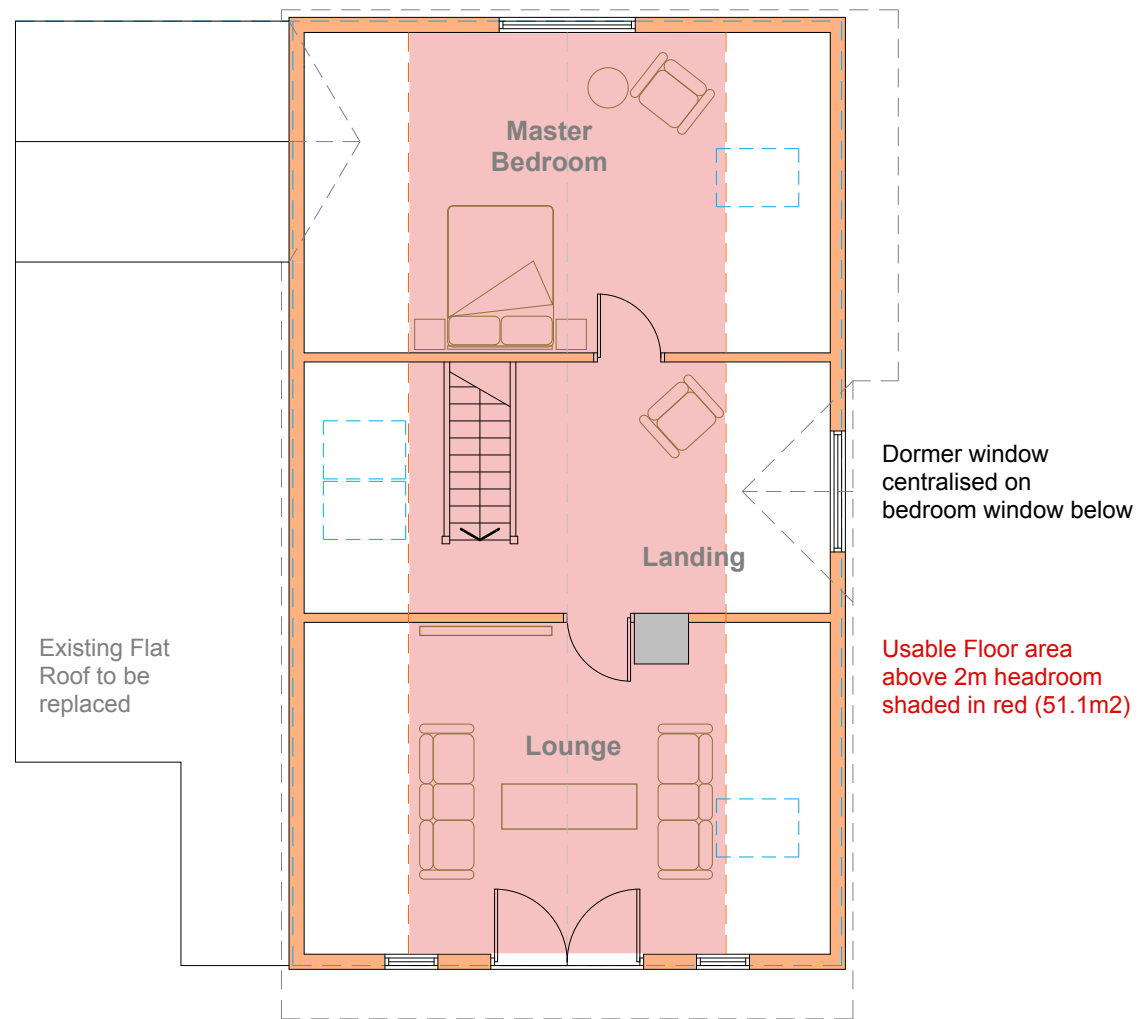
- THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
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- NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECT'S DRAWINGS.

AMENDMENTS

- A Floor areas clarified MRB 210823
- B First floor en-suite extension omitted. MRB 200923



Note: New roof above is centralised on existing windows - see elevations



Dormer window centralised on bedroom window below

Usable Floor area above 2m headroom shaded in red (51.1m2)

Existing Flat Roof to be replaced

PLANNING

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

MIKE BRADBURY DESIGN

Extension and Alterations to Bishop View
Porth Loo Lane
St.Mary's Isles of Scilly

Proposed Plans

DRNG. NO. 2024-P05 REVISION B

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

OFFICE USE / PRE-ISSUE

Ground Floor Plan

First Floor Plan

Floor Areas:

Ground Floor	102.6m ²
Attic	51.1m ²
TOTAL	153.7m²

NB: Excludes garage



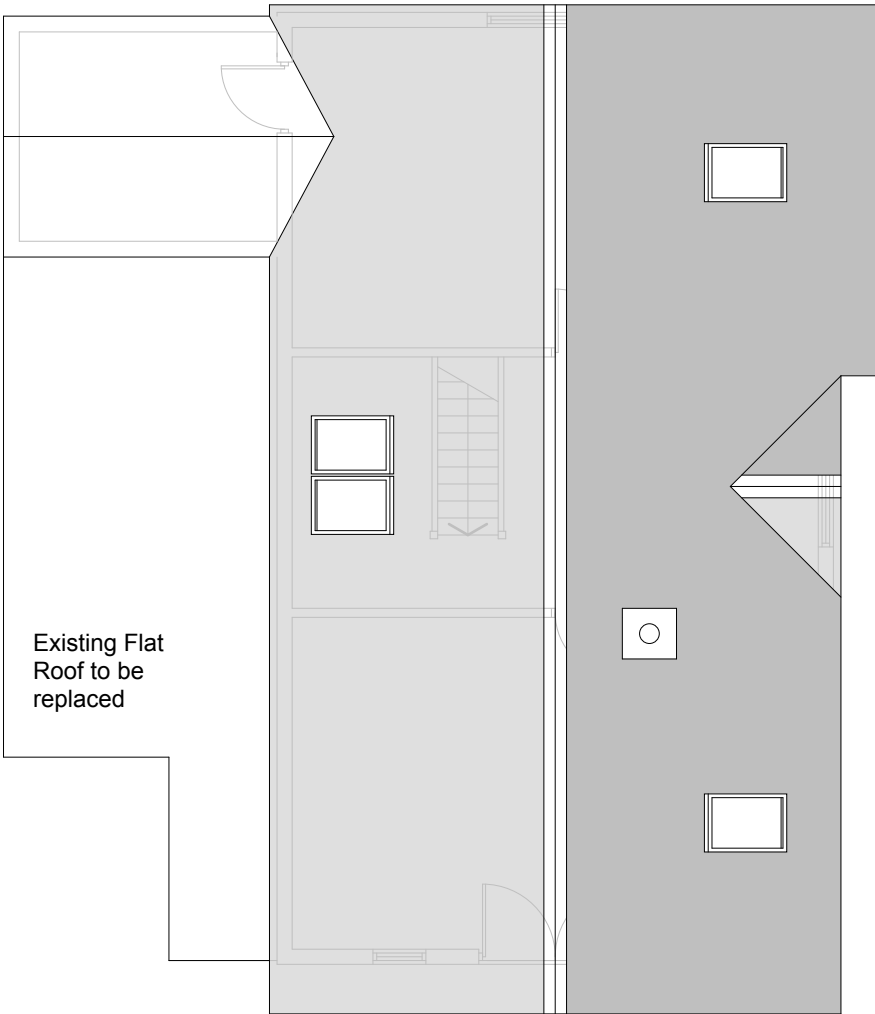
Key

- Existing Construction
- New Construction
- Symbols denote post and beam support to roof structure above as advised by structural engineer

RECEIVED

By Lisa Walton at 10:26 am, Sep 29, 2023

Existing Pitched Roof
over rear wing to be
retained



Existing Roofplan

Proposed Roofplan



NOTES

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- 3 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS

- A Proposed roofplan changed to show roof over rear wing retained. MRB 290923

PLANNING

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



APPROVED
By Lisa Walton at 3:44 pm, Nov 20, 2023

JOB
**Extension and Alterations to
Bishop View
Porth Loo Lane
St.Mary's
Isles of Scilly**

TITLE
Roof Plans

DRNG. NO.	REVISION
2024-P06	A

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

OFFICE USE / PRE-ISSUE

APPROVED

By Lisa Walton at 3:46 pm, Nov 20, 2023

RECEIVED

By A King at 3:27 pm, Jul 24, 2023

BAT PRESENCE/ABSENCE SURVEYS (PAS)

BISHOPS VIEW,
ST MARY'S, ISLES OF SCILLY



Client: Mark Wright

Our reference: 23-7-2

Planning reference: Produced in advance of submission

Report date: 24th July 2023

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

Contact: ios.ecology@gmail.com

Executive Summary

Overview
<p>One Presence/Absence Survey (PAS) was undertaken on the property known as Bishop's View in St Mary's, Isles of Scilly. The purpose of the survey was to provide an evidence base which meets Best Practice Guidance following the initial findings of the Preliminary Roost Assessment (PRA) which was completed in July 2023.</p> <p>The results of the PAS survey are provided in this report which should be read alongside the PRA report to provide a comprehensive assessment of the building with regards to bats.</p>
Results
<p>The PAS did not identify any bats emerging from the property.</p> <p>The PAS recorded moderate levels of foraging by common pipistrelle bats in the grounds of the property. No other bat species were recorded.</p>
Conclusion
<p>The survey evidence accords with the Best Practice Guidance requirements to conclude 'Probable Absence' of bats roosting in the building.</p> <p>No further surveys are required and there is no requirement for a European Protected Species Mitigation Licence (EPSML).</p>
Mitigation Strategy
<p>It would be appropriate to ensure that works are undertaken with due regard for the unlikely eventuality that bats may make transient use of roosting features identified in the PRA report – the conclusion of 'likely absence' does not preclude the possibility of occasional use of features by bats on an exploratory/opportunistic basis.</p> <p>A Precautionary Method of Works (PMW) is therefore provided in Appendix 1. This should be followed during works to ensure legislative compliance on the part of the contractors.</p> <p>If the applicant wishes to provide biodiversity enhancement, a bat box could be erected on the dwelling or within the grounds of the property. Guidance on suitable specifications is provided.</p>
Planning Recommendations
<p>A Planning Condition requiring compliance with the PMW outlined in Appendix 1 could be attached to a Decision Notice at the discretion of the LPA.</p> <p>The PRA and PAS reports together provide an appropriate ecological baseline for the purposes of assessing the Planning Application. No further surveys would be required.</p> <p>This report provides an appropriate baseline to inform Planning and allow works to take place within the next 12 months. After July 2024, if works have not commenced, an update should be undertaken.</p>

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1. Introduction

1.1. Background to Surveys

The property is a detached bungalow situated towards the north-western portion of the island of St Mary's in the Isles of Scilly, between Porthloo and Telegraph.

The proposed schedule of works involve the replacement of the existing roof.

A Preliminary Roosting Assessment (PRA) was carried out in July 2023 – this assessment identified low potential for use by roosting bats.

The PRA report stated that further Presence/Absence Surveys (PAS) would be required to provide an evidence base sufficient to identify the status of the buildings with regards to bats, and inform any mitigation measures required to ensure legislative compliance. This PAS report provides the results of the recommended surveys. It should be read alongside the PRA report to provide a comprehensive assessment of the buildings with regards to roosting bats.

1.2. Survey Objectives

In accordance with the Best Practice Guidance¹, the building was subject to one PAS survey with three surveyors positioned to observe those locations where potential access or roosting features were identified.

The overall objective is to provide a comprehensive baseline upon which to assess the potential impact of the proposed re-roofing works to roosting bats.

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

2. Survey Methodology

2.1. Surveyor Details

The survey was led by Darren Hart. Darren has undertaken Professional Bat Licence training and is a Level 2 licenced bat worker with experience in undertaking emergence, re-entry and activity surveys.

Additional surveyors are experienced in undertaking emergence and re-entry surveys and worked under the supervision of the Licenced Bat Worker.

2.2. Survey Methodology

The dusk emergence surveys were conducted following Best Practice methodology for bat surveys.

The dusk emergence surveys commenced from approximately 20 minutes before sunset and continued until 90 minutes after sunset. The survey was undertaken with regard for the appropriate weather conditions ($\geq 10^{\circ}\text{C}$ at sunset, no/light rain or wind).

Frequency division bat detectors were used to detect and record all bat passes. The surveyors recorded metadata including the time the pass occurred, the behaviour observed (foraging/commuting) and where possible, the species of bat observed. Results from the bat detector recordings were analysed using BatSound/Analook sonogram analysis computer software.

2.3. Survey Validity and Update

Bats are transient in their use of habitats such as these, and apparently minor changes in condition or use of the building can affect suitability. However in the absence of significant changes in condition or building use, the nature and character of the site suggest that the PAS survey can be considered valid for a period of 12 months after the survey was completed, until July 2024.

3. Results

3.1. Surveyor Positions

In order to ensure that the different elements of the building were surveyed comprehensively in line with the Best Practice Guidance, a total of three surveyor positions were identified. These are identified in Map 01 below.



Map 01 – showing surveyor positions around the building. The different shading of the plan reflects different roof structures within the property – these are described in full in the PRA report.

3.2. PAS Survey 1

3.2.1. Survey Conditions

The dusk survey was undertaken on 20th July 2023. The survey commenced at 21:09, approximately 20 minutes before sunset at 21:24. It was completed at 22:54.

The temperature throughout the survey was 15°C. The evening was calm, dry and clear with 5% high cloud. There was no precipitation throughout the survey.

3.2.2. Survey Results

The emergence survey did not identify any emergence activity.

The surveyors in Positions S2 and S3 both recorded intermittent foraging by common pipistrelle between 21:54 and the end of the survey, with a period of intense foraging to the west of the property from 22:18 – 22:27. Low levels of activity were recorded by the surveyor in Position S1 with only occasional bats seen from 21:58 onwards.

All recorded bat passes were common pipistrelle – no other species were recorded.

3.3. Summary and Evaluation

3.3.1. Overview

The surveys did not identify any bats emerging from the building – this is sufficient to conclude ‘Likely Absence’ in accordance with the Best Practice Guidance.

The surveys showed moderate levels of activity by common pipistrelle in the environs of the property which is consistent with the high quality of local habitat including the mature trees to the west and the golf course to the north.

3.3.2. Requirement for Further Surveys

No further surveys are required to provide an appropriate ecological baseline in accordance with the Best Practice Guidance.

3.4. Limitations and Constraints

3.4.1. Seasonal Timing

The timing of the surveys was within the Best Practice window of late-May to early-September.

3.4.2. Survey Conditions

The weather conditions were optimal with no precipitation or other adverse conditions which might be expected to affect bat behaviour.

3.4.3. Visibility and Coverage

The surveys were comprehensive with regards to surveyor visibility of all potential features identified in the PRA survey.

4. Mitigation Strategy

4.1. EPSML Requirement

The project does not require an European Protected Species Mitigation Licence (EPSML) to proceed.

4.2. Precautionary Method of Works

As individual bats can be exploratory or make transient use of roosting opportunities, it is important that contractors undertaking the proposed works are aware of the low risk for bats to be encountered - works should therefore proceed with appropriate caution and vigilance.

A Precautionary Method of Works (PMW) is outlined in Appendix 1 of this document and should be followed by contractors undertaking works.

4.3. Timing of Works

4.3.1. Bats

The results of the PRA/PAS surveys do not indicate that there is a requirement for seasonal constraints on the timing of works with regards to bats.

4.3.2. Nesting Birds

Assessment of potential for nesting birds, and appropriate mitigation measures, are provided in the PRA report. These recommendations are not repeated here, for brevity.

4.4. Habitat Enhancement / Mitigation

4.4.1. Bats

If the applicant wishes to provide biodiversity enhancement, the eastern aspect of the property, adjacent to the trees, 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. The location and aspect would be optimal for bats such as common pipistrelle which is the dominant species present on the island and the most likely species to use the environs for foraging and roosting, as determined in the PAS survey.

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

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

4.4.2. Nesting Birds

Recommendations relating to nesting habitat retention or creation works for breeding birds are provided in the PRA report. These recommendations are not repeated here, for brevity.

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.*

The following guidance outlines measures required to ensure that contractors are suitably informed of the potential for bats to be present, and undertake works in a manner which minimises the risk of impact to bats in the unlikely event of their presence.

Measures entailed by a Precautionary Method of Works

- Contractors undertaking the works should be informed of the potential for bats to be present in the features outlined in the PRA report – specifically the fascia boards and roof space of the pitched-roof garage component. This could take the form of a Toolbox Talk or site induction when contractors commence works on the site;
- Contractors should be aware of their own legal obligations with regards to bats;
- The features identified in the PRA report should be visually inspected by contractors before works, after which they should be subject to a ‘soft strip’ approach whereby they are removed carefully and by hand such that in the highly unlikely event of bats being present, they are not crushed and can disperse freely;
- If there is any uncertainty around the ability to remove or expose these features safely in accordance with this guidance; or any ambiguity around the features which should be included within the PMW scope, the Licenced Bat Worker should be contacted for further advice in advance of works commencing.

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 Licenced Bat Worker 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.

APPROVED

By Lisa Walton at 3:45 pm, Nov 20, 2023

RECEIVED

By Liv Rickman at 3:52 pm, Sep 22, 2023

**Extension and Alterations to
Bishop View, Porth Loo Lane
Hugh Town, St.Mary's
Isles of Scilly, TR21 0NF
for
Mark Wright**

DESIGN AND ACCESS STATEMENT

June 2023
(Revised September 2023)

Background

Mark Wright purchased Bishop View at the end of 2022. This is his 'permanent residence' where he lives with his partner, Ruth, and very lively dog, Clara. Mark was born and bred on Scilly and has a large family on the islands. His youngest daughter, Jess, is technically homeless and plans on moving into Bishop View in the near future. For many years Mark has aspired to owning a detached home outside the main town and with private grounds where he and his family can relax. Bishop View ticks all the boxes in this respect. His closest neighbours are golfers on the Isles of Scilly Golf Club next door! As the name of the property suggests, there is a wonderful view towards Bishop Rock Lighthouse some 12 kilometres away to the SW.



Above: View of Bishop View from the main road. The roadside boundary belongs to Bishop View. Note the establish backdrop of mature trees behind the bungalow

Although the bungalow is in a stunning location, it was constructed in the 1960's and is in need of some serious improvement and refurbishing. The sections below explain these shortfalls in more detail and the reasons for applying for permission to extend and improve. The Design and Access Statement should be read in conjunction with architect's drawings numbers 2024-P01 to P09 inclusive.

Existing Property / Design Brief

Bishop View sits in 0.19 hectares of ground close to Porth Loo Lane leading up to Telegraph. Although it is perfectly habitable there are a number of building defects to attend to. For example, the pitched roof is the original asbestos-cement slate clad roof construction. There are sarking boards but no roofing felt so the roof leaks in bad weather when the wind is in the wrong direction. Internally some of the roof timbers have been removed by the previous owner (to accommodate his model railway in the roof space!). This has compromised the structural integrity of the roof. The flat roof appears to leak in hot weather, so this is almost certainly the result of extreme condensation. The external walls and roof are poorly insulated resulting in higher than normal energy costs. These building issues can all be addressed in the proposed new extension and alterations. See photo on drawing number 2024-P08 and below.



Above: The pitched roof over the garage, corner of the main hipped roof and flat roof connecting link

Shortly after purchasing the property, Mark Wright asked structural engineer, Mark Harris, to inspect the fabric of the building and advise on the potential for altering the roof. The structural opinion was that the walls were sufficiently robust to support the weight of new room-in-the-roof trusses incorporating a first floor. A new post-and-beam frame would be required to support the rear section of the roof and this has been incorporated into the new designs. Most importantly it would not be necessary to demolish the shell of the existing bungalow. Having established this, Mark and Ruth have already restored parts of the interior and invested in a new £10k kitchen (see drawing number 2024-P08).

The architectural **design brief** for Bishop View is to achieve the following:

- Building improvements to rectify the technical problems outlined above. In particular the property must be made water-tight and much better insulated
- Additional Bedroom Accommodation: The bungalow currently only has one main bedroom and a small single back bedroom. A better master bedroom with plenty of space for furniture and storage is required
- Improved living accommodation: The dining room is very tight at the moment and the dining table doubles as a home office. There is an opportunity here to provide a new quiet living space in room-in-the-roof accommodation and convert the lounge into a dining room next to the kitchen

- Additional Storage: There is virtually no storage space in the bungalow at present so more space is required for either built-in cupboards or storage units
- The bungalow layout is rather uninspiring with individual rooms accessed from a 'T' shaped corridor. The applicant would like to create a better first impression on entry and some more interesting internal spaces
- The external appearance also looks dated and a facelift is needed. The additions of the flat-roofed extensions to the rear (with their condensation problems!) do nothing to enhance the appearance of the original hipped roof bungalow. The garage has presumably been added to the original property which now has a mix of hipped roofs and gables

Proposed Designs



Photo-montage view looking back along Porth Loo Lane towards Bishop View

A. Use / Need

There are no current restrictions of the residential use of Bishop View so it could be occupied as a permanent dwelling, holiday home or Air B&B. Although there are 'options' as things stand, the applicant fully intends to occupy his house on a permanent basis, and has no plans to change this. In fact, at the point of sale, the vendors were encouraged by the prospect of selling their home to a local family who intended to occupy the bungalow throughout the year. They were selected as preferred purchasers in the face of competition from a number of potential buyers. Although this is to be a permanent residence for the foreseeable future, the applicant does not want to have the property devalued by the imposition of a principal residence planning condition.

Mark is one of a large Scillonian family and has lived on St.Mary's for 52 years. His youngest daughter, Jess, is in the process of moving to Bishop View and has already registered to vote here. Mark's partner, Ruth, has parents living in St.Ives who visit Scilly on a regular basis. Her father, Viv Stratton, is a naturalist who has conducted guided wildlife tours on the islands including RSPB group visits travelling by Scillonian. Her parents, both in their 70's, would ideally like to stay with Mark and Ruth but have recently had to pay for expensive holiday accommodation. By creating a new master bedroom at first floor level, the ground floor double would become available for family visitors.

Mark and Ruth also run two local businesses – Wright Construction and 'The Store' - and employ a significant number of staff. Home working is an essential reality if these companies are to be run successfully. In addition to extra bed-space, the applicant also needs a quiet home working area. The addition of a first-floor area within the roof gives Mark and Ruth a number of options. As shown on the plans, a home office could be incorporated in the wing off the new dining room – or an alternative would be the first-floor landing taking advantage of the south facing rural views.

B. Amount

As the planning drawings show, the internal area of the bungalow including a small attic with standing headroom, but excluding the garage, is 112.8m² (for all areas quoted in this section refer to existing and proposed plans). Excluding the attic, the bungalow provides 102.6m² of accommodation. Before the garage, connecting link and rear extensions were added, the compact hipped roof bungalow would have been smaller than national minimum housing standards.

The additional area generated by raising and re-constructing the roof increases the size of the attic from 10.2m² to 51.1m². The overall internal size of Bishop View will then become 153.7m² representing an increase of floor space of 40.9m². There is no increase in the footprint of the building. Local Plan Policy LC8(1) states that extensions should not increase the size of dwellings above the minimum national standard plus 30% unless justification can be provided. The minimum standard for a 2-bed / 6-person house is 120m². By adding the permissible 30% the overall permissible size would increase to 133m². The proposed alterations therefore exceed this limit by a modest 20.7m². This report sets out the justification for a larger home to meet the applicant's needs in accordance with policy.

It should also be noted that the national minimum standards assume efficient space planning and design. They are clearly an appropriate guide for new housing but do not take into account the constraints imposed by existing buildings. In theory a poorly designed existing property with inefficient circulation spaces could meet the minimum standards but would not be fit for living in. This is very much the case with Bishop View where a high proportion of the space is devoted to corridors and there is virtually no storage space. If the bungalow were to be gutted internally and re-planned, some of these shortfalls could possibly be addressed, but this would hardly be a sustainable solution. Also, Mark and Ruth have already installed a new kitchen and redecorated throughout and do not want to destroy their hard work to date.

C. Layout

At design stage, a key decision was selecting the right position for the staircase. A straight stair was preferred to one with winders or dog-legs and good headroom is clearly needed where the stair alights at first floor level. The preferred position is shown on the proposed plans with the staircase replacing existing ground floor cupboards. The bottom step is immediately obvious when entering Bishop View and an added advantage is widening the corridor to create a more spacious hallway. There are no other real changes to the ground floor. At first floor level the stair leads to a landing with a large dormer window to provide plenty natural light. This space could be used for a small desk in addition to providing access to principal rooms. The new living

room faces South taking advantage of the views towards Bishop Rock Lighthouse in the distance. Double glazed doors with an outdoor Juliet Balcony will allow light and sunshine into the living room and overlook the long road-side garden. The master bedroom is at the opposite side of the house with a window facing the neighbouring copse, and a roof-window for additional daylight.

D. Scale

As mentioned above, the proposed designs do not alter the footprint of Bishop View. However, there is a vertical increase in height with the eaves raised by approximately 350mm and the ridge increased by 1.45m. This is the minimum height increase possible to generate reasonable usable first floor space with a canopy internal ceiling profile. Looking at the site as a whole, the most dominant features are mature conifers surrounding the site to the West and North (see photo on previous page). Although these have not been measured accurately, they appear to be in the region of 50ft tall. The relatively small increase in roof height will have little impact in relation to the enveloping landscape. It should also be noted that, from road level, the apparent height of the bungalow is dictated by the line of the eaves. As the height is only being increased by 350mm, the visual impact of this change will be minimal.



Above: Photomontage proposed view, approaching Bishop View from the East. The existing roof profiles can be seen ghosted behind the freehand overlay

E. Landscaping

One of the attractions of Bishop View, when Mark Wright first viewed it, was the presence of established trees and shrubs within and around the grounds. There is very little need to add to this ready-made landscaping. The applicant has already spent time and energy improving the

gardens and making the land secure for his dog, Clara. This work does not require planning approval but it does demonstrate the applicant's commitment to maintaining the grounds in good order.

F. Appearance

The changes to the roof design and fenestration will transform the appearance of Bishop View. The new gabled roof does change the character of the existing bungalow that has no real architectural merit. Proportions and alignment have been carefully considered. For example, on the front elevation (see below) the new first floor dormer window has been centred on the bedroom window below. Roof windows also align with the window and garage door below. The dragged-down roof over the garage and front door serves a practical purpose, creating shelter – it also introduces a pleasing asymmetrical effect to add interest to the property.



The South facing gable elevation is the other prominent face, seen from Porth Loo Lane when approaching from the Hugh Town direction. Again, care has been taken to achieve the right proportions. The new roof has been centred on the ground floor living room windows. The first floor living room will have an impressive seaward outlook and the glazing will flood the interior with natural light. The two port-hole windows will provide glimpse views from a sitting position. The 40-degree traditional roof pitch will be perfect for a new natural slate roof. Windows will be white to match the new ground floor windows in either upvc or, in the case of the larger feature windows, marine grade aluminium. The earlier rear wing has been omitted from the designs, reducing the impact of the extensions from this angle.



Impact on Neighbours / Consultation

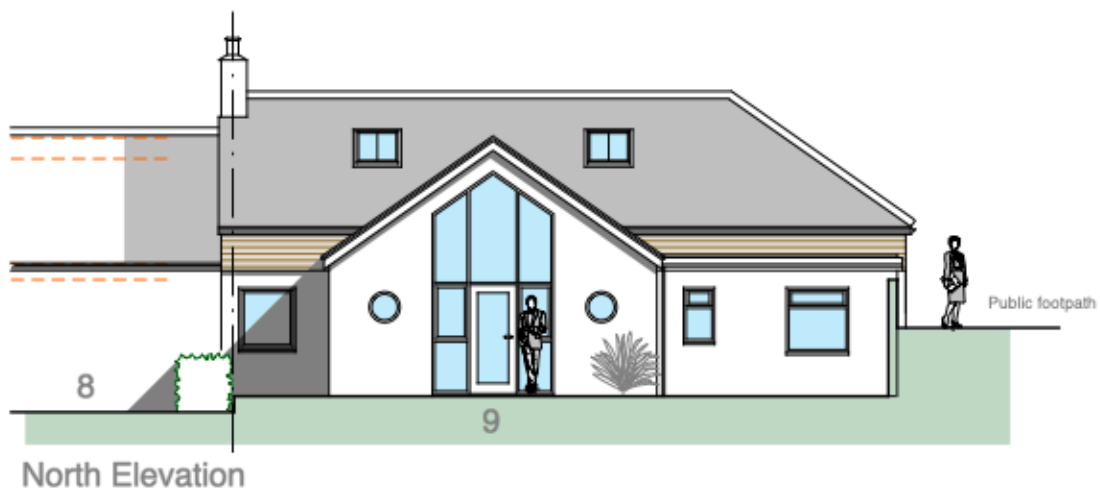
The beauty of this project in terms of impact on the neighbourhood, is its rural location as shown from the aerial photo below. The nearest property is at Telegraph over 300m away by road to the North. From here Bishop View is completely hidden by the topography and tree belt. The raising of the roof will clearly have no impact on housing in this area. The golf course and surrounding farmland is also clearly visible on the satellite image. Photo-montage images have been prepared to show the appearance from Porth Loo Lane – some of which are enclosed in this report (also see drawing 2024-P09).



Before preparing this planning application, a 'Pre-App Enquiry' was submitted to the Isles of Scilly Council – Ref no. PA-23-023. 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. The general principle of improving and extending Bishop View was supported and encouraged. A number of specific points were raised at the meeting as listed below:

- **First Floor Balcony:** The original designs incorporated a walk-out timber balcony from the first-floor lounge - see sketch designs in the 'scale' section above. It was felt that this would be unduly prominent and could set a precedent for other balconies. Although there are a number of examples of similar new structures on Scilly this feature has been omitted and replaced with a Juliet balcony
- **Size:** It was noted that the extensions are likely to exceed the target maximum size for extensions of no more than the national minimum standard plus 30%. 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 Mark Wright's intention to keep Bishop View as a main residence for the foreseeable future, he does not want to agree to a condition that could devalue the property in future.

- Traditional v Contemporary Design Approach: Attention was drawn to a number of traditional design solutions that have recently been approved by The Council, in particular those submitted by the Dutchy of Cornwall. By contrast there are a number of contemporary designs that have been approved and constructed, some of which are illustrated below. One relevant project is the recent raising of the roof at number 9 Little Porth to gain first floor accommodation. The cross-sections through the two buildings are virtually identical. Modern design elements make an architectural statement such as the gable on the front elevation incorporating the front door. This revitalised building sits comfortably at the end of the terrace. The main difference between the two projects is the urban setting of Little Porth compared to the very rural planning application site. In the case of Bishop View there are no immediate neighbours, influencing the design approach.



Top: 9 Little Porth. The original roof aligned with number 8 next door
 Below: Examples of successful contemporary designs on Scilly

Access

Where possible accessibility improvements are being made. The hallway will become more spacious and the decision to introduce a straight flight would facilitate a stairlift at some point in the future if needed. As the property is currently a bungalow with a level ground floor throughout it is already suitable for disabled users or visitors. At first floor level, generous glazing and roof windows will allow plenty of natural light into the living spaces, helping anyone who is visually impaired. The extensions and alterations will conform with Part M of the Building Regulations dealing with accessibility. For example, power outlets will be easy to reach from a wheelchair as will light switches and electrical fittings. The roof extension over the front door and approach to the house will improve access to the property especially in poor weather conditions.

Sustainability

There is a real opportunity to improve the thermal performance of Bishop View 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:

- **High Levels of Insulation:** The new roof and gable walls will incorporate high levels of thermal insulation. The new 2022 Building Regulations require much higher insulation standards and these regulations will clearly be adhered to. It should be noted that the existing building has minimal insulation between ceiling joists and none in the external walls so there will be a significant saving in energy costs. The flat roofed areas at the back of the property will also be replaced incorporating compliant insulation
- **Solar Panels:** Although there is no proposal to clutter the new roof with solar panels, the applicant intends to construct an array of South facing solar panels in his garden at the back of the house. This will be completely screened from public view
- **Roof ventilation:** Vented roofs will be constructed throughout avoiding the current condensation problems
- **Materials:** The gable walls will be clad with either sustainably sourced cedar or composite cladding. Either material will be low maintenance. The change in roof cladding from asbestos cement tiles to natural slate will also be a significant improvement. Where existing materials can be salvaged and re-used this will be done
- **Water harvesting:** Roof water will be harvested in a number of water butts and used for watering the garden, cleaning, etc
- **Heating:** The existing oil-fired boiler and central heating system will be removed and replaced with a sustainable new installation. Ground and air source heating are currently being investigated as efficient heating solutions. An advantage of the rural location and land availability is the option to install a ground source heating system. At the back of the current bungalow, the unsightly chimney flue serving the oil fire boiler will be removed
- **Sound Insulation:** The new first floor will be fully insulated with Rockwool 'Soundbloc' or similar to create high levels of sound insulation between the ground and first floor. Internal partitions will also be fully insulated so, for the first time, there will be quiet spaces within the home
- **Fire Protection:** The original bungalow relied on battery operated fire alarms for fire detection and there were no other fire prevention measures. The extension and refurbishment project will create a fire protected escape route to the front door. New heat and smoke detectors will be introduced, connected to mains electricity. Where new plasterboard is used for internal wall of ceiling cladding, 'Fireline' board will be used for maximum fire resistance
- **Considerate Construction:** Mark is 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

Summary

Bishop View is clearly a property with great potential for improvement. Although the building has no immediate neighbours, it is nonetheless visible from a distance around St.Mary's. It is therefore important to achieve the right architectural result. The planning designs have been carefully considered and reviewed over the last 6 months. A bold decision has been taken to improve the character and appearance of the uninspiring hipped-roof building with its flat-roofed extensions.

New designs are relatively simple in form but attractive and well detailed. As one of the island's main building contractors, Mark is well placed to ensure that the architectural vision is properly delivered.

Since the application was submitted in July 2023, feedback has been received the chief planning officer and Lead Member for planning during a site visit. In response to this feedback, the designs have been refined and reduced in scale. An earlier first floor 'rear wing' has been omitted to reduce the area of the extension. This report has also been updated to include a fuller description of new sustainable measures and provide more justification for the project. We therefore believe that we have responded in an appropriate way to Local Plan policies with a sympathetic design that will enhance the quality of the immediate neighbourhood.

Michael R Bradbury RIBA
Mike Bradbury Design
Studio St.Ives
4 Gabriel Street
St.Ives, TR26 2LU

July 2023 (Revised 21 September 2023)

APPROVED

By Lisa Walton at 3:46 pm, Nov 20, 2023

RECEIVED

By A King at 1:50 pm, Jul 12, 2023

PRELIMINARY ROOST ASSESSMENT (PRA)

BISHOPS VIEW, ST MARY'S, ISLES OF SCILLY



Client: Mark Wright

Our reference: 23-7-1

Planning reference: Produced in advance of submission

Report date: 11th July 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 of the structures directly impacted by the proposals concluded that there is **low potential** for use by bats.

Bats – Further Survey Requirements

The following recommendations are outlined in the report in order to provide a suitable baseline to inform Planning and to ensure that no Protected Species are negatively impacted as a result of the proposed works:

- **One further Presence/Absence Survey (PAS)** should be undertaken on the building to characterise and assess the potential use of the roof structures by bats to meet the standard of survey required by Best Practice Guidance to support a Planning Application.

Nesting Birds – Results and Findings

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

Nesting Birds - Recommendations

Works should take account of the potential for species such as sparrow to make 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.

Other Ecological Receptors

No further ecological impacts relevant to planning are identified.

Report Status

As the requirement for PAS surveys is identified in accordance with the Best Practice Guidance, this report **does not provide a comprehensive baseline to inform Planning** until these surveys have been completed and their results used to inform appropriate mitigation measures.

PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Location: SV 91192 11733	Planning Application ref: Report produced in support of application
Planning application address: Bishops View, Porthloo Lane, St Mary's, Isles of Scilly		
Proposed development: The proposed works were identified by the client and should accord with the documentation submitted in support of the application. These involve: 1) The re-roofing of the property. The following assessment takes into account both the potential direct impacts to the structure (e.g. removal of the existing roof) and the indirect impacts (e.g. disturbance to offsite features which may support roosting bats).		
Building references: The building is identified in the plans provided in Appendix 1.		
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 7 th July 2023 in accordance with relevant Best Practice methodology ¹ .		
Local and Landscape Setting: The property is situated towards the north-western portion of the island of St Mary's, between Porthloo and Telegraph. It is a detached bungalow separated from other immediately proximate development. The bungalow is set within a garden including a lawn, a pond and flower beds with boundary hedgerows. The land to the north and north-west is occupied by St Mary's Golf Club. This area is dominated by grassland, with minor areas of scrub and trees though the character of this golf course is less intensively manicured than many which can be found on the mainland, resulting in the provision of a higher quality of habitat for species including bats. The remaining landscape surrounding the property is a series of agricultural fields under various management including flower growing, pasture and arable as well as disused land which is not under active cultivation. These are frequently separated by typical windbreak species hedgerows providing good connectivity through the landscape. There is a pine shelter belt running immediately to the north of the bungalow on the boundary of the property, which continues both north-west and south-east – this represents a relatively unusual stand of mature trees within the local environs though it is not strongly connected with other wooded habitat. There are no bat roosts recorded within 500m of the site – the closest roost record relates to a		

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

common pipistrelle roost just over 500m away in McFarland's Down to the north.

Building Description(s):

The property is a detached bungalow which comprises three distinct roof sections; the main hipped roof to the west; a pitched roof over a garage (partially in residential use) to the east; and a flat-roof section which links the two and extends over a kitchen to the north. The different roof sections are given unique identifications A – C for the purposes of this report – these are identified in the plan provided in Map 02 in Appendix 1.

Building Overview

The bungalow is rendered white with well-fitted uPVC window and door frames throughout. The walls are in good condition with no cracks or other damage features which could potentially provide roosting opportunities for bats.

There is an under-boarded porch on the southern aspect which was well-sealed with no gaps or potential roosting features.

There are hanging tiles on the gables of the garage roof section to the east of the property – these are well-fitted aside from a minor gap at the base of the tiles on the southern gable – this was carefully inspected and found to be cobwebbed with no sign of historic or current use by bats.

These features are described for context, but it is understood that these would not be affected by the proposals.

Main Hipped Roof Structure – Section A (see Map 02 in Appendix A)

The main roof of the building is a hipped roof to the west. Tiles are flat-slate style and well-fitted throughout with no gaps or lifted sections noted. The ridge tiles, including those on the hipped sections, are well-fitted – occasional minor gaps in the mortar appeared superficial and did not offer roosting opportunities for bats. The only potential cavities were noted at the base of some hipped sections where they meet the eaves – here the mortar is damaged or missing in places. These offer minor niches but were inspected closely at height and found to be cobwebbed with no evidence of historic or current use by bats. However there remains a low potential for these features to be used in the future, especially if their condition changes. A vent is present close to the ridge on the western aspect, though this is likely to have a grill or fly-screen installed to prevent access. The lead flashing around the well-pointed chimney was tightly fitted.

Internally, the loft space is used for storage but is clean with insulation between the joists. There is sarking internally which is in good condition throughout. The roof is built around a typical timber truss framework and appears well-sealed at the eaves. A breeze-block chimney rises through the loft space and roof – this is well pointed with no gaps noted between the blocks. No evidence of bats was identified, though occasional rodent evidence was present. The potential features internally are restricted to minor gaps between timber joints, or free-hanging from timbers.

Fascia boards throughout this section of the roof were well-sealed with no gaps present. They support guttering which would restrict potential fly-in access to any potential access beneath tiles at the eaves.

Pitched Roof Structure – Section B (see Map 02 in Appendix A)

The pitched roof to the east of the building is structurally separated from the hipped roof (Section A) by the flat roof (Section C). The roof structure itself is covered with the same materials as Section A and is similarly well-sealed with no gaps noted associated with the roof or ridge tiles.

There is potential access for bats via gaps at the eaves of the building which are too wide to

provide roosting features in their own right, and lack a terminal apex for a crevice-dwelling species such as common pipistrelle, but would provide potential access to roosting features associated with the loft space.

Internally, the small loft space could not be fully accessed due to restricted size and the obstructions caused by roof-light columns which pass through the void. The roof is built around a timber-truss framework - there is no ridge present and the roof is under-felted throughout in good condition. Rodent droppings were noted. No evidence of bats was identified, but the restrictions on access to the void represent a constraint to survey.

Flat Roof Structure – Section C (see Map 02 in Appendix A)

There is a flat-roof structure which links the hipped and pitched roof sections – this was in good condition. The junction between this roof and the surrounding structures was generally good – there is a single section of lifted flashing in the northern corner at the junction with Roof Section B but this was inspected and found to be cobwebbed with no evidence of historic or recent occupation by bats.

Survey Limitations

The size of the loft space in Section B restricted comprehensive inspection of the void, especially towards the eaves. This is accounted for in the recommendations provided for a further PAS survey.

Assessment of Potential for use by Roosting Bats

It is considered that the structural features to be affected by the re-roofing proposals offer **low potential for use by roosting bats** – this is predominantly related to the pitched roof Section B.

This assessment is based on the following observations and conclusions:

- The roof space in Section B is accessible to bats via gaps at the eaves, but the void could not be adequately inspected due to its small size and the presence of obstructing structures. Any roosting bats, or evidence of their presence, could not therefore be adequately assessed through a direct inspection;
- The position of the building in relative isolation in the landscape, but directly backing onto the pine tree line, would increase the likelihood of occupation by bats.

This judgement was reached in accordance with the survey methodologies and evaluation criteria outlined in the Bat Surveys for Professional Ecologists: Good Practice Guidelines².

If roosts are present associated with these structures, uncontrolled works have the potential to destroy roosts and kill/injure bats occupying the roosts at the time of work.

Recommendations and Justification (Bats):

In accordance with the criteria outlined in the Best Practice Guidance, one further Presence/Absence Survey (PAS) would be required to provide an appropriate evidence-base upon which to support a planning application.

The purpose of the PAS technique is to allow the building to be watched at dusk and/or dawn to observe bats emerging from, or returning to, concealed roosting locations. This uses the predictable emergence and re-entry behaviour of bats to allow their presence to be detected in roosting locations which cannot be directly visually inspected.

The PAS surveys should be led by Licenced Bat Worker(s) between May and September. The

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

survey would require three surveyors in order to achieve a comprehensive view of the relevant features and should be supported by use of an infra-red or thermal imaging camera along the eastern aspect.

These surveys should be completed and submitted in support of a Planning Application in accordance with the guidance provided by Circular 06/05 (ODPM, 2005) which states that “*it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision*”.

For the avoidance of doubt, the current survey baseline is not sufficient to support a Planning Application with reference to the Circular 06/05.

If no bats are identified emerging/returning to the building then the results would be incorporated into a PAS report which, submitted alongside this PRA report, would form a suitable ecological basis to support a Planning Application.

If bats are identified emerging from the building, further surveys would be required to fully characterise the roost and provide sufficient evidence of Protected Species to inform a Planning Application.

Assessment of Potential for use by Nesting Birds

No evidence of nesting birds was identified associated with the property; however access at the eaves of the pitched roof Section B 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 parts of the building, 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. Boxes associated with the pine trees to the north would have a good chance of occupation.

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.

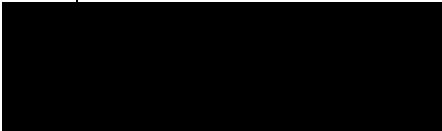
Boxes can be sourced online, or can be constructed on site using methodology and specifications provided by the RSPB:

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):

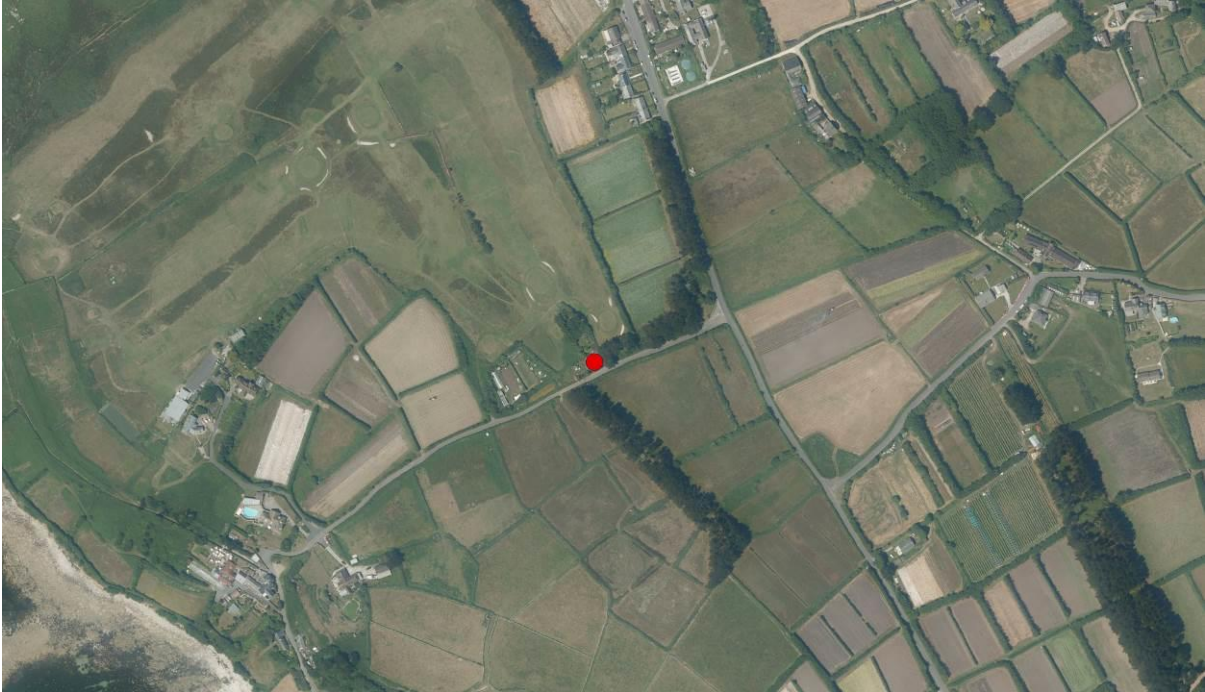
Date: 11th July 2023



APPENDIX 1

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LOCATION PLAN AND PHOTOGRAPHS



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



Map 02 – Showing the main hipped roof Section A (red wash) along with the pitched roof Section B (blue wash) and the connecting flat roof Section C (yellow wash). Reproduced in accordance with Google’s Fair Use Policy.



Photograph 1: Showing the property viewed from the south-west showing the hipped roof Section A.



Photograph 2: Showing the property from the south-east with the pitched roof Section B over the garage unit.



Photograph 3: Showing the flat roof Section C at the point where it links the other two roofs.



Photograph 4: Showing the flat roof Section C to the north of the property with the hipped roof Section A visible behind.



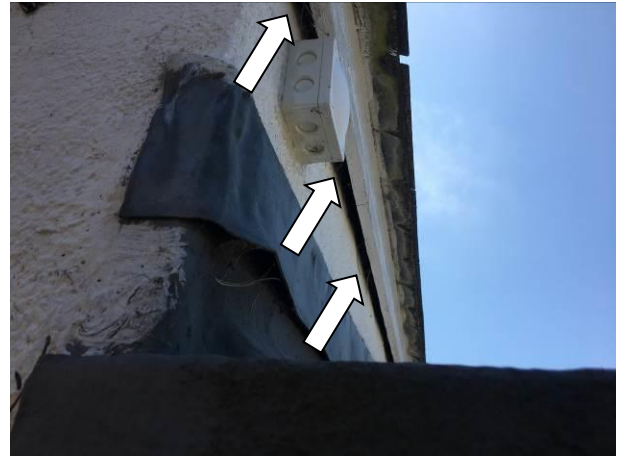
Photograph 5: Showing the interior of the loft space of the hipped roof Section A – the sarking boarding above the timber trusses can be seen.



Photograph 6: Showing the loft space of the pitched roof Section B which could not be fully inspected due to the size and construction.



Photograph 7: Showing an example of the minor sections of missing pointing at the base of the hipped ridge tiles in roof Section A.



Photograph 8: Showing an example of potential access for bats beneath the fascias at the eaves of roof Section B. The individual instance of lifted lead flashing associated with the junction between flat roof Section C and the surrounding structures can be seen below this.