



Planning Department
Town Hall, St Mary's, Isles of Scilly, TR21 0LW
01720 424455
planning@scilly.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number [input field]

Suffix [input field]

Property Name
Gregs [input field]

Address Line 1
Garrison Lane [input field]

Address Line 2
Hugh Town [input field]

Address Line 3
Isles Of Scilly [input field]

Town/city
St Mary's [input field]

Postcode
TR21 0JF [input field]

Description of site location must be completed if postcode is not known:

Easting (x)
90096 [input field]

Northing (y)
10591 [input field]

Description [input field]

Applicant Details

Name/Company

Title

Miss

First name

Susan

Surname

Capel

Company Name

Address

Address line 1

Gregs

Address line 2

Garrison Lane

Address line 3

Town/City

Isles of Scilly

County

Country

United Kingdom

Postcode

TR21 0JF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of Proposed Works

Please describe the proposed works

To replace metal windows with Upvc windows throughout the house (the design and style (colour, glazing bar style and thickness) of the new windows will be in keeping with those installed on several of the flats in Moonrakers which adjoin Gregs). The metal windows do not retain the heat and rattle in the wind, so need replacing - not least for energy efficiency.

I am advised that planning permission is needed only for the windows at the front of the house. The house is two storeys at the front (with two downstairs bedrooms, the lounge and window over the stairs on the first floor)

Has the work already been started without consent?

- Yes
 No

Materials

Does the proposed development require any materials to be used externally?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Windows

Existing materials and finishes:

Wood sills and surrounds, metal frames, secondary glazing

Proposed materials and finishes:

Upvc sills, Upvc frames, double glazing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes

No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes

No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes

No

Parking

Will the proposed works affect existing car parking arrangements?

Yes

No

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

PA/23/086

Date (must be pre-application submission)

07/09/2023

Details of the pre-application advice received

We have looked through the planning history for the property and established that from a planning point of view Greg's is considered to be a dwelling house. This is because although it was built as a unit of staff accommodation for what was originally a guesthouse, there were no restrictive conditions placed on it and the guesthouse was converted to flats and separated out. So it is effectively a semi-detached dwelling house. This is important as it means that unlike the flats next door the property benefits from permitted development rights to replace windows and doors. Having said that, where the windows and doors front the public highway they need planning permission where they are not like for like in term of materials, style, appearance, glazing etc.

We would consider then that although elevated above road level, the east elevation fronts the highway and would require planning permission for replacement windows and doors. The rear elevation is not considered to front the highway given the height of the Garrison wall behind and the elevation not being visible in the wider landscape.

Assuming that you would be looking to replace the old windows with UPVC, we advised previously on the approved replacement of windows at flat 6; "The Local Planning Authority is in favour of sustainable development which when it comes to windows would be the use of more traditional materials such as timber which can be recycled at the end of its useful life. Having said that, the principle of replacing the aluminium windows with UPVC in this case is likely to be acceptable given that other properties within the adjacent building have already done this. We would expect the design and style (colour, glazing bar style and thickness) of the new windows to be in keeping with the others on the building which shouldn't be difficult to achieve."

This represents an informal opinion by officers and not a formal determination under the Town and Country Planning Act 1990.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
- The Agent

Title

Miss

First Name

Susan

Surname

Capel

Declaration Date

05/08/2024

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Susan Capel

Date

05/08/2024