



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Deborah

Surname

Bellamy-Gearon

Company Name

Address

Address line 1

Carn Ithen

Address line 2

Trench Lane

Address line 3

St Mary's Isles of Scilly

Town/City

St Marys

County

Country

United Kingdom

Postcode

TR21 0PA

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

Replacing an old shed which is no longer fit for purpose with the proposed garden log cabin. This will be situated in the rear garden of Carnlthen.

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:

Roof

Existing materials and finishes:

Felt roof

Proposed materials and finishes:

Insulated panel covered with super felt

Type:

Windows

Existing materials and finishes:

Wooden windows, single glazed.

Proposed materials and finishes:

PVC double glazed.

Type:

Walls

Existing materials and finishes:

Wooden frame.

Proposed materials and finishes:

Wooden, made with slow grown spruce.

Type:

Doors

Existing materials and finishes:

Double doors - wooden framed and single glazed

Proposed materials and finishes:

Double doors - PVC and double glazed toughened glass with door locking system

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

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

Full specifications on garden log cabin, with dimensions, design and drawing, materials

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/24/071

Date (must be pre-application submission)

13/08/2024

Details of the pre-application advice received

In terms of erecting a new outbuilding, Carn lthen is not a listed building and our planning records indicate it is a single dwelling house and that permitted development rights have not been removed by way of condition on any previous planning permissions. However, an article 4 direction is in place on the island, which removes permitted development rights for all dwellings to erect outbuildings. That being said, the intention of this is that sheds are not erected in locations where they are likely to cause a visual impact, over-develop a site or be used as independent units of accommodation.

We generally take the view that for simple sheds, if constructed within the guidelines set out below then we are not likely to enforce against their construction if they come to our attention. Given the above Article 4 Direction, you may seek to apply for planning permission rather than take any risk, however low, that it could be subject to enforcement investigations at a later date. There are no specific conditions relating to the appearance of the structure under these but we would always advise considering any potential impact on the appearance of the property, surrounding buildings and wider conservation area. Any outbuildings built in line with permitted development rights must be used for domestic purposes incidental to the enjoyment of the dwelling house i.e. not as separate units of accommodation or for commercial purposes.

Class E of Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 would allow the erection of an outbuilding for the purposes of enjoyment incidental to a dwelling house if it meets the following (see link for full list):

You would need to ensure that you keep within the criteria above otherwise planning permission would definitely be required, an application for planning permission allows us to assess things such as the potential impact the design, scale and siting of the building would have on the appearance and setting of the area. Planning Permission may be required for engineering (landscaping/gabions) works required to site buildings and also any raised decking. An application for this would also allow you to regularise the shed should any issues arise with it.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
- No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

Deborah

Surname

Bellamy-Gearon

Declaration Date

03/09/2024

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

Deborah Bellamy-Gearon

Date

03/09/2024