



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

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## **PERMISSION FOR DEVELOPMENT**

**Application No:** P/24/074/HH      **Date Application Registered:** 19th September 2024

**Applicant:** Ms Elizabeth Lourensz  
Nundeeps  
Rams Valley  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0JX

**Agent:** Ms Louise Bastable  
Louise Bastable Architects  
129 The Butts  
Frome  
Somerset  
BA11 4AQ

**Site address:** Nundeeps Rams Valley Hugh Town St Mary's Isles Of Scilly  
**Proposal:** Proposed single storey front extension and single storey side extension, internal alterations and associated landscaping, replacement UPVC windows and doors throughout and to existing detached garage.

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 Existing Site Location Plan and Site Block Plan**
- **Plan 2 Proposed Site Block Plan**
- **Plan 3 Existing and Proposed Garage Plan and Elevations**
- **Plan 4 Proposed Ground Floor Plan with front and side extension**
- **Plan 5 Proposed First Floor Plan with front and side extension**
- **Plan 6 Proposed Roof Plan with front and side extension**
- **Plan 7 Proposed Elevations**
- **Plan 8 Proposed Typical Sections**
- **Plan 9 Design and Access Statement**

**These are stamped as APPROVED**

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

**C3 The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.**

Reason: To safeguard the appearance of the building and the character of the area.

**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 No external lighting shall be installed on the dwelling or anywhere within the site. This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.**

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

#### **Further Information**

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework 2023.
2. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
3. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk).
4. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
  - a) a Biodiversity Gain Plan<sup>2</sup> has been submitted to the planning authority, and
  - b) the planning authority has approved the plan.The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be the Planning Department at the Council of the Isles of Scilly.
5. Registering for appropriate Business Rates/Council Tax: 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](mailto: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:** 04 November 2024



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD  
☎0300 1234 105  
✉planning@scilly.gov.uk

Dear Ms Elizabeth Lourensz

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/074/HH and the accompanying conditions have been read and understood by the applicant: Ms Elizabeth Lourensz.

1. **I/we intend to commence the development as approved:** Proposed single storey front extension and single storey side extension, internal alterations and associated landscaping, replacement UPVC windows and doors throughout and to existing detached garage at: Nundeeps Rams Valley Hugh Town St Mary's Isles Of Scilly  
**on:** .....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

**Name:** \_\_\_\_\_ **Contact Telephone Number:** \_\_\_\_\_  
**And/Or Email:** \_\_\_\_\_

Print Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Please sign and return to the **above address** as soon as possible.



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan, Garrison Lane, St Mary's, Isles of Scilly, TR21 0JD

☎ 01720 424455

✉ [planning@scilly.gov.uk](mailto: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 - £43per application
- Other permissions - £145 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 £43 for householder type applications and £293 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](mailto: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.



**RECEIVED**  
By A King at 11:10 am, Sep 19, 2024

**APPROVED**  
By Lisa Walton at 3:24 pm, Nov 04, 2024

Apple Tree Cottage

Merrick

mature hedge to boundary

Side and front grassed area

mature hedge to front and side boundary

front door and entrance step  
pedestrian access from Rams Valley

car parking space to front of garage

Car access to Merrick

Sea Thrift

picket timber fence to boundary  
(approx. 1200mm high)

raised garden area (grass and planting)

existing rear concrete path

1800h close boarded fence

existing blockwork garden retaining wall  
(approx. 1800mm above garden level)

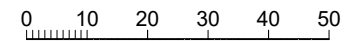
raised garden area (grass)

RAMS VALLEY

existing garage



Ordnance Survey, (c) Crown Copyright 2023. All rights reserved. Licence number 100022432



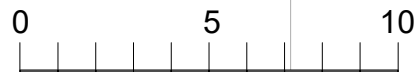
**Site Location Plan 1:1250** Nundeeps shown outlined in RED

This drawing is based upon the OS plan license no. 100022432. This drawing is for the use of planning application stage and building notice stage only and is NOT for Construction

Branksea Close

**Revision:**  
A 09/24 red site line added to existing site block plan

**Existing Site Block Plan 1:200**



Treglesyn

Drinissa

n

**Louise Bastable RIBA**

129 The Butts, Frome, BA11 4AQ  
T: 07801 106 192  
E: louisebastable@lbarch.co.uk  
W: www.lbarch.co.uk

Revision: A 09/24  
Scale: 1: 200 @ A3  
Date: July 2024  
Status: Planning Application

Project Name: Nundeeps, Rams Valley, St. Marys, TR21 0JX  
Project Number: 2360  
Client: Liz Lourensz  
Drawing: Existing Site Location Plan + Site block Plan  
Drawing Number: PL01 A

**RECEIVED**

By A King at 11:10 am, Sep 19, 2024

**APPROVED**

By Lisa Walton at 3:24 pm, Nov 04, 2024

Side and front grassed area

mature hedge retained as existing, to be reduced in height and maintained in some areas

location of front extension (1)

new external steps and landing to relocated front door

existing pedestrian access from Rams Valley retained as existing

existing car parking space to front of garage retained

Apple Tree Cottage

Merrick

Castinicks

Sea Thrift

mature hedge to boundary

existing picket timber fence to boundary (approx. 1200mm high)

raised garden area (grass and planting)

existing rear concrete path

1800h close boarded fence

existing blockwork garden retaining wall

location of side extension (2)

raised garden area (grass)

Branksea Close

Car access to Merrick

4485

2285

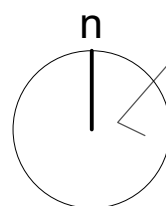
Nundeeps

RAMS VALLEY

existing garage

Treglesyn

Drinissa



0 5 10

**Revision:**

A 09/24 roof outline updated  
B 09/24 red site/line added

**Louise Bastable RIBA**

129 The Butts, Frome, BA11 4AQ  
T: 07801 106 192  
E: louisebastable@lbarch.co.uk  
W: www.lbarch.co.uk

Revision: B 09/24  
Scale: 1: 200 @ A3  
Date: July 2024  
Status: Planning Application

Project Name: Nundeeps, Rams Valley, St. Marys, TR21 0JX  
Project Number: 2360  
Client: Liz Lourensz  
Drawing: Proposed Site block Plan  
Drawing Number: PL05 B

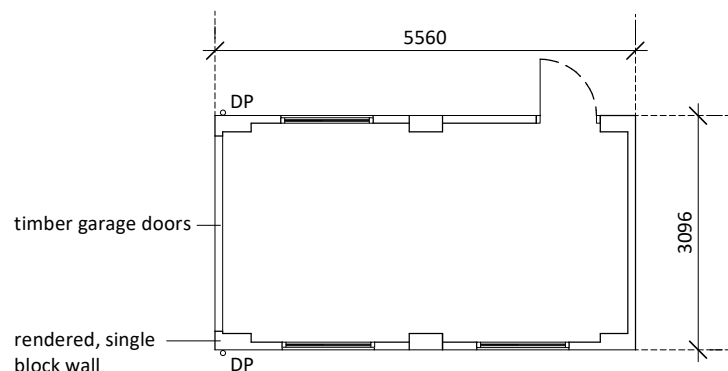


**APPROVED**

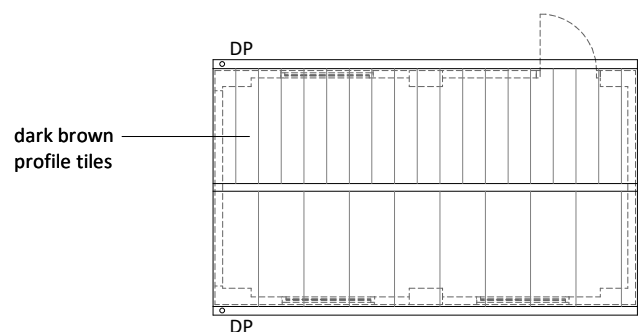
By Lisa Walton at 3:25 pm, Nov 04, 2024

**RECEIVED**

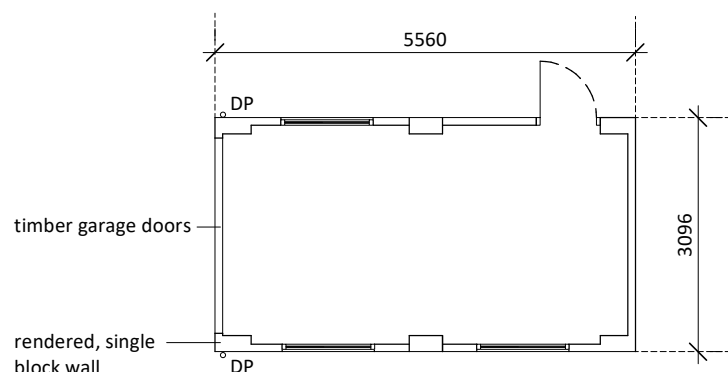
By Liv Rickman at 11:50 am, Sep 13, 2024



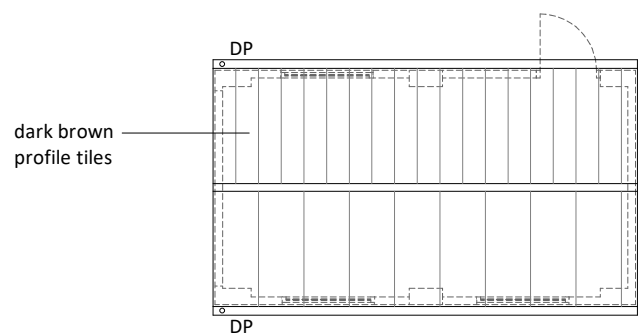
**Existing Garage Plan**



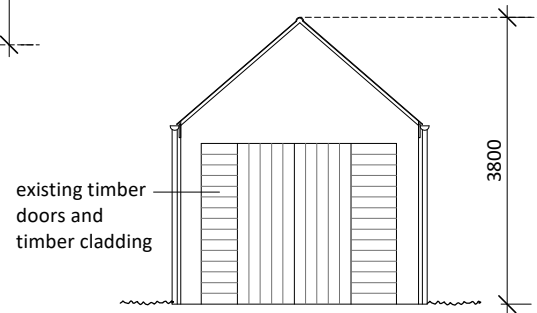
**Existing Garage Roof Plan**



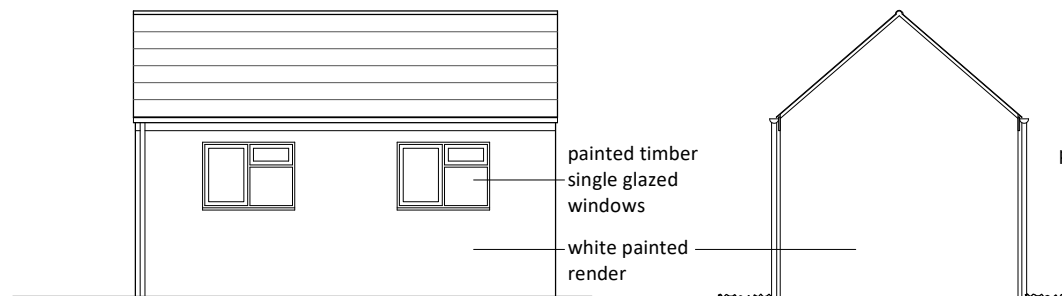
**Proposed Garage Plan**



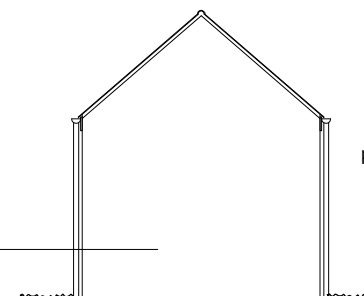
**Proposed Garage Roof Plan**



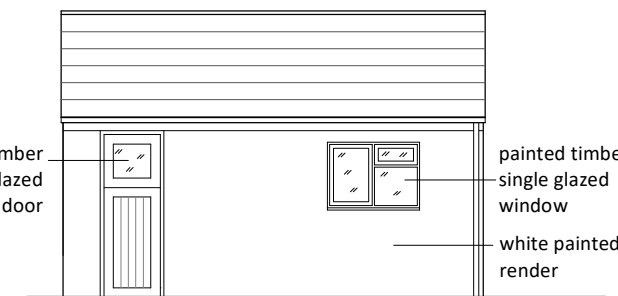
**Front Elevation**



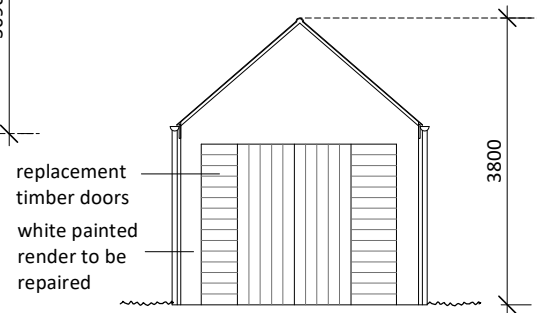
**Side Elevation**



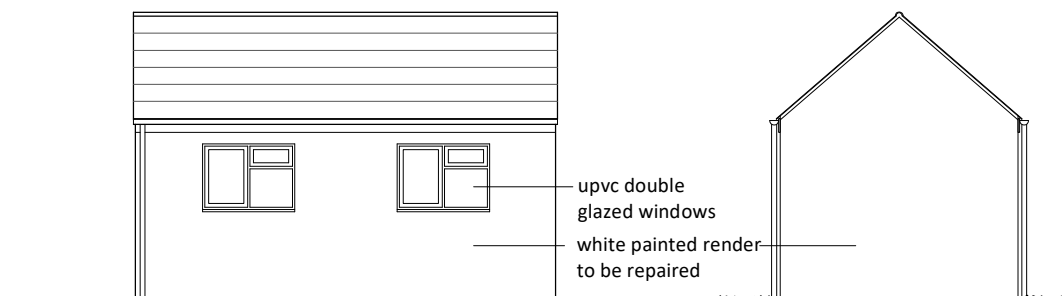
**Rear Elevation**



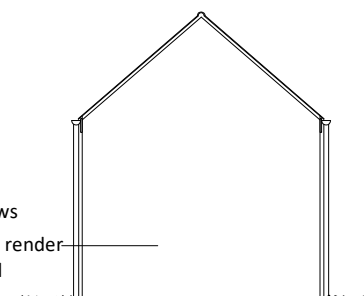
**Elevation to side garden**



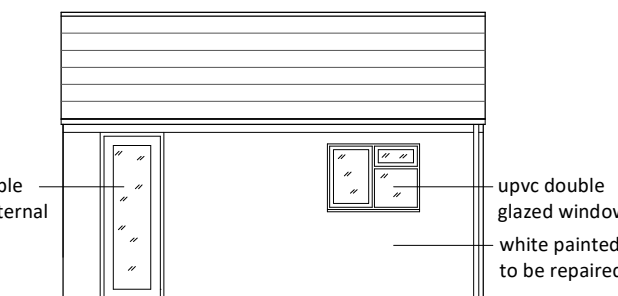
**Proposed Front Elevation**



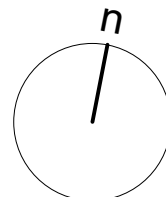
**Proposed Side Elevation**



**Proposed Rear Elevation**



**Proposed Elevation to side garden**



<p><b>Louise Bastable RIBA</b>          129 The Butts, Frome, BA11 4AQ          T: 07801 106 192          E: louisebastable@lbarch.co.uk          W: www.lbarch.co.uk</p>	Revision:	
	Scale:	1: 100 @ A3
	Date:	September 2024
	Status:	Planning Application
	Project Name:	Nundeeps, Rams Valley, St. Marys, TR21 0JX
Project Number:	2360	
Client:	Liz Lourensz	
Drawing:	Existing and Proposed Garage Plan and Elevations	
Drawing Number:	PL11	

**Revision:**

**Drainage Legend** (all to be confirmed on site by Contractor prior to works commencing):

- Proposed new private wastewater drainage ----->
- Existing below ground combined wastewater drainage (private as confirmed with SW Water) ----->

- IC existing inspection chamber
- G existing gully
- o svp existing soil vent pipe
- o dp existing down pipe
- o ss new stub-stack
- o new svp new soil vent pipe
- o dp new down pipe

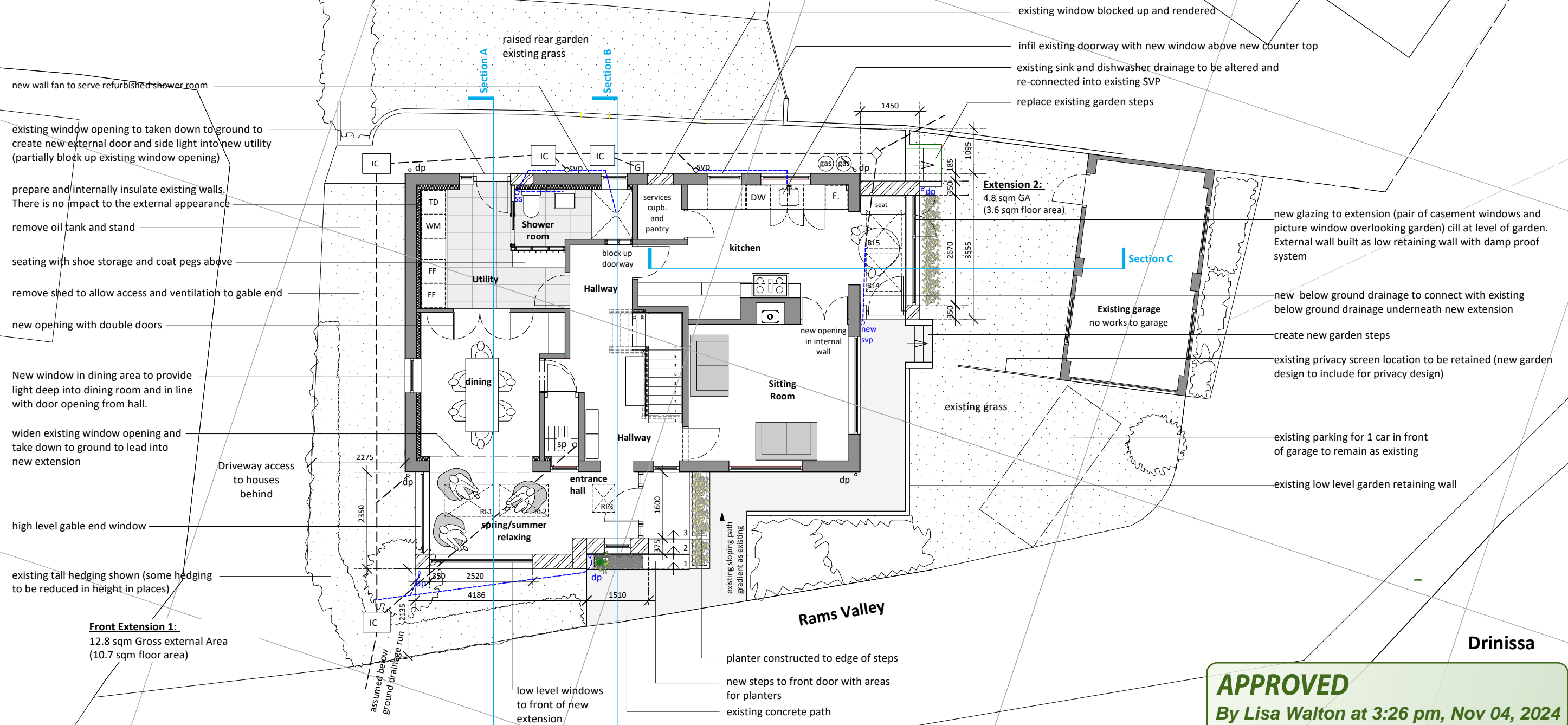
**New Services cupboard:**

- original consumer unit
- new separate consumer unit
- electricity meter
- new mini fuse board (pv panels)

**New and replacement extract fans:**

- ground floor shower room:** new through wall fan (either ceiling or wall mounted)
- bedroom 4 guest en-suite:** new ceiling mounted fan taken out through soffit/roof (replacement for existing)

- new family bathroom:** new ceiling mounted fan taken out through roof
- bedroom 1 with bath:** new wall mounted fan taken out through external wall
- bedroom 3 guest en-suite:** new ceiling mounted fan taken out through soffit/roof



- new wall fan to serve refurbished shower room
- existing window opening to be taken down to ground to create new external door and side light into new utility (partially block up existing window opening)
- prepare and internally insulate existing walls. There is no impact to the external appearance
- remove oil tank and stand
- seating with shoe storage and coat pegs above
- remove shed to allow access and ventilation to gable end
- new opening with double doors
- New window in dining area to provide light deep into dining room and in line with door opening from hall.
- widen existing window opening and take down to ground to lead into new extension
- Driveway access to houses behind
- high level gable end window
- existing tall hedging shown (some hedging to be reduced in height in places)

- existing window blocked up and rendered
- infil existing doorway with new window above new counter top
- existing sink and dishwasher drainage to be altered and re-connected into existing SVP
- replace existing garden steps
- new glazing to extension (pair of casement windows and picture window overlooking garden) cill at level of garden. External wall built as low retaining wall with damp proof system
- new below ground drainage to connect with existing below ground drainage underneath new extension
- create new garden steps
- existing privacy screen location to be retained (new garden design to include for privacy design)
- existing parking for 1 car in front of garage to remain as existing
- existing low level garden retaining wall

**Front Extension 1:**  
12.8 sqm Gross external Area  
(10.7 sqm floor area)

**Generally:**  
Selected external walls are to be internally insulated to improve thermal efficiency and reduce instances of damp occurring within the building.  
New windows to all retained existing and newly proposed openings: All existing windows to be replaced and thermally upgraded with grey framed casement windows. All new windows to meet the current building regulations Part L

Proposed house is now considered 4B/8P (with future ground floor bedroom this would mean it can be used as 5B/9P house).

Existing house internal GF area:	71sqm
Existing house internal FF area:	71sqm
	142sqm

Proposed extension 1 internal area:	9.5sqm
Proposed extension 2 internal area:	3.4sqm
	12.9sqm

**Louise Bastable RIBA**  
129 The Butts, Frome, BA11 4AQ  
T: 07801 106 192  
E: louisebastable@lbarch.co.uk  
W: www.lbarch.co.uk

Revision: A 09/24  
Scale: 1: 100 @ A3  
Date: July 2024  
Status: Planning Application

**Revision:**  
A 09/24 updated to client comments

Project Name: Nundeeps, Rams Valley, st. Marys, TR21 0JX  
Project Number: 2360  
Client: Liz Lourensz  
Drawing: Proposed GF plan with front and side extension  
Drawing Number: PL06 A

**RECEIVED**  
By Liv Rickman at 11:53 am, Sep 13, 2024

**APPROVED**  
By Lisa Walton at 3:26 pm, Nov 04, 2024

**RECEIVED**

By Liv Rickman at 11:52 am, Sep 13, 2024

**APPROVED**

By Lisa Walton at 3:27 pm, Nov 04, 2024

**Drainage Legend :**

Proposed new drainage



new wall to create separate shower room and ensuite

existing ensuite enlarged to accomodate sink

block up existing ensuite doorway

create new doorway

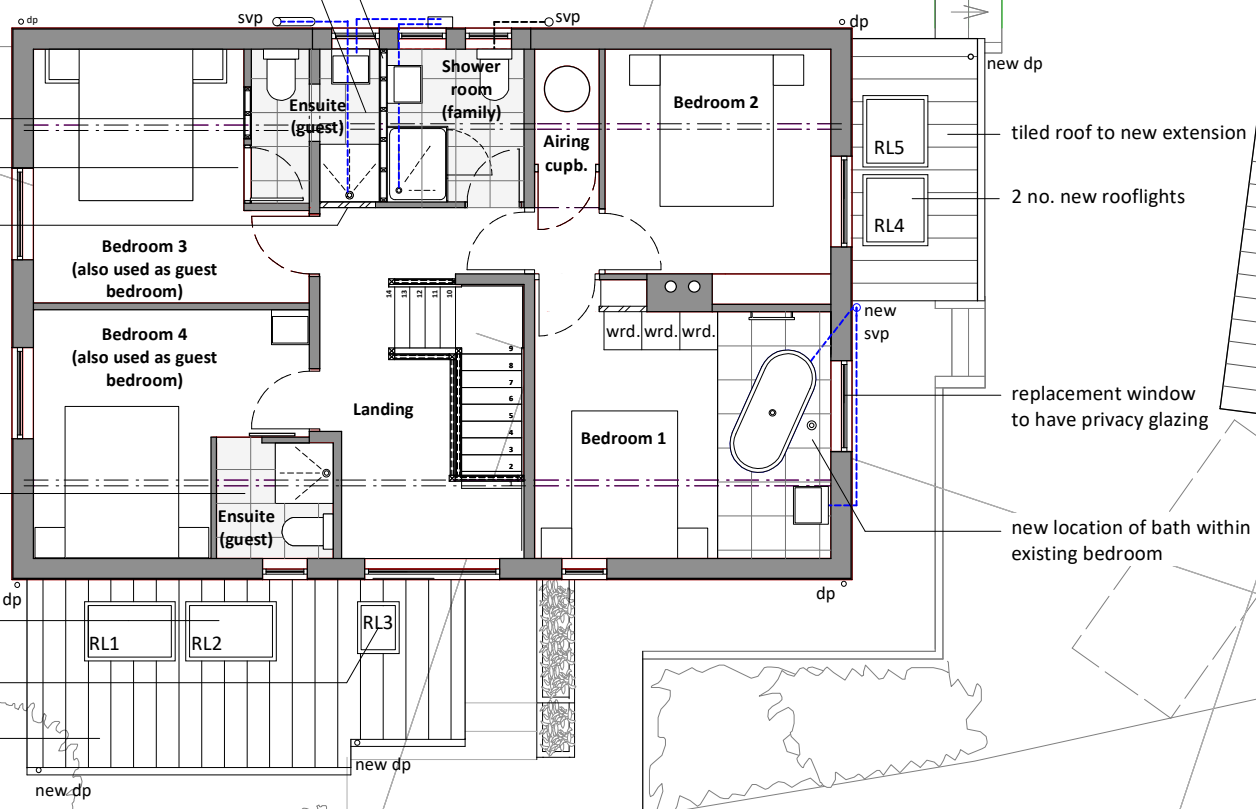
block up bathroom doorway from landing

no changes proposed to bedroom 4 ensuite

2 no. new rooflights to new sitting area

1 no. new rooflight to entrance hall

new tiled roof to extension



new dp

2 no. new rooflights

replacement window to have privacy glazing

new location of bath within existing bedroom

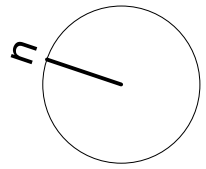
Drinissa

Treglesyn



**Revision:**

A 09/24 updated to client comments



Existing house internal GF area:	71sqm
Existing house internal FF area:	71sqm
	142sqm

Proposed extension 1 internal area:	9.5sqm
Proposed extension 2 internal area:	3.4sqm
	12.9sqm

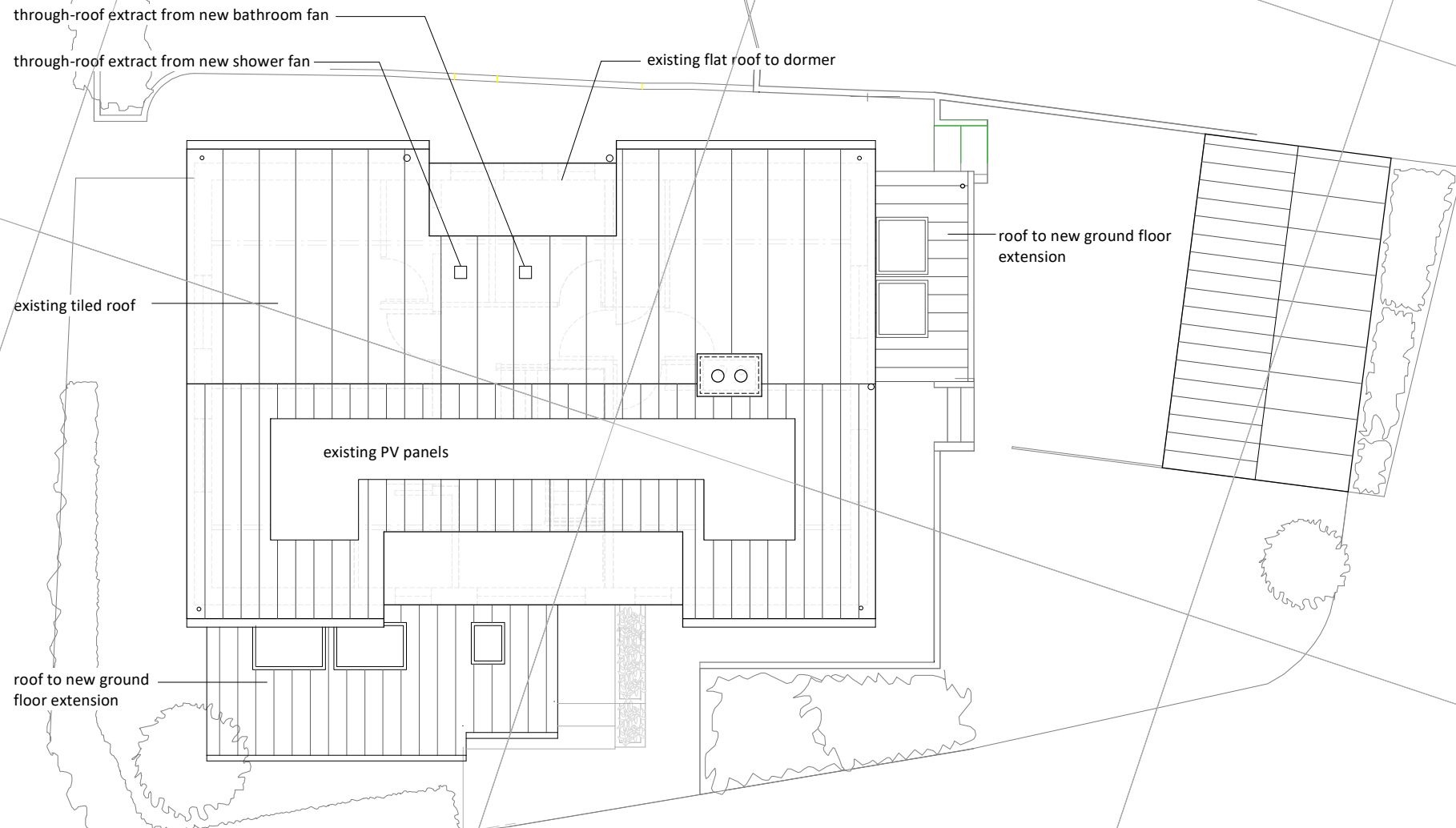
<b>Louise Bastable RIBA</b> 129 The Butts, Frome, BA11 4AQ T: 07801 106 192 E: louisebastable@lbarch.co.uk W: www.lbarch.co.uk	Revision:	A 09/24	Project Name:	Nundeeps, Rams Valley, st. Marys,TR21 0JX
	Scale:	1: 100 @ A3	Project Number:	2360
	Date:	July 2024	Client:	Liz Lourensz
	Status:	Plannning Application	Drawing:	Proposed FF plan
			Drawing Number:	PL07A

**RECEIVED**

By Liv Rickman at 11:56 am, Sep 13, 2024

**APPROVED**

By Lisa Walton at 3:27 pm, Nov 04, 2024



**Generally:**

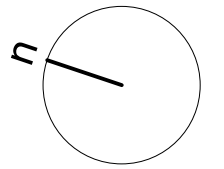
New PV panels have already been installed on the front roof of the dwelling

**Drinissa**

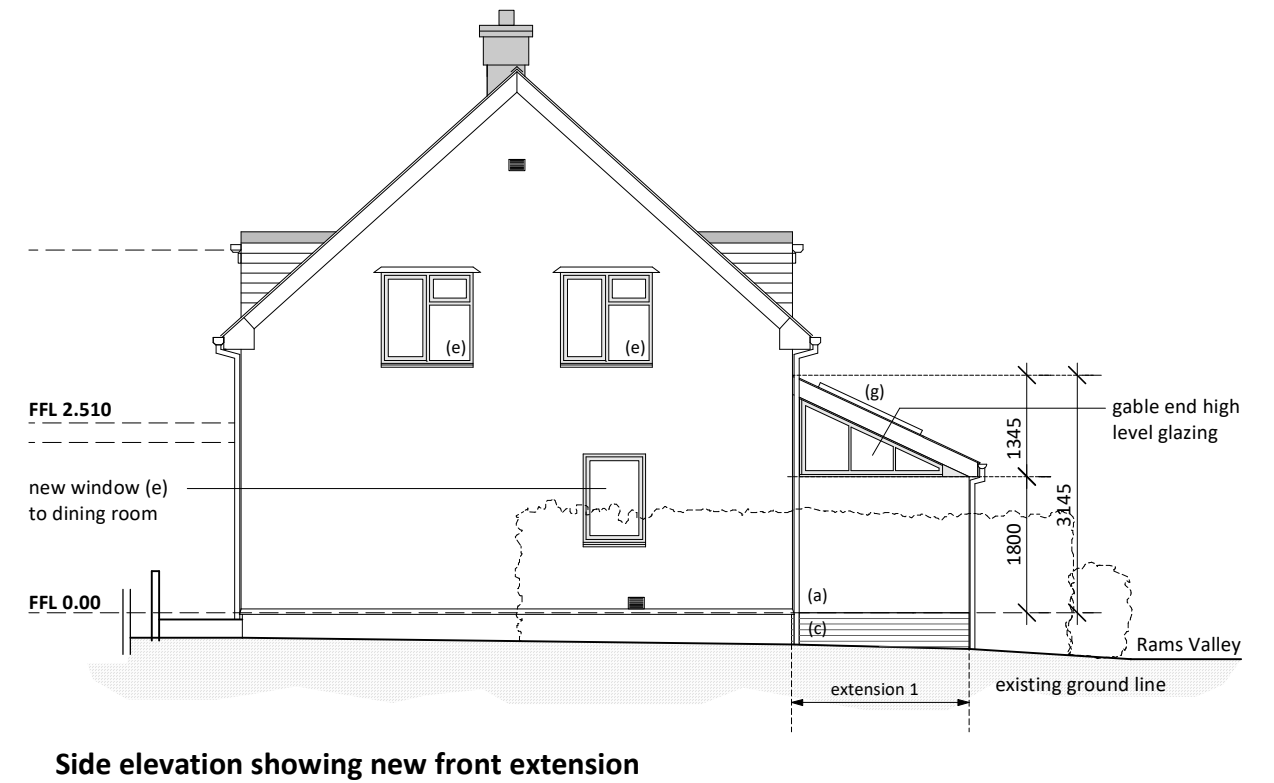
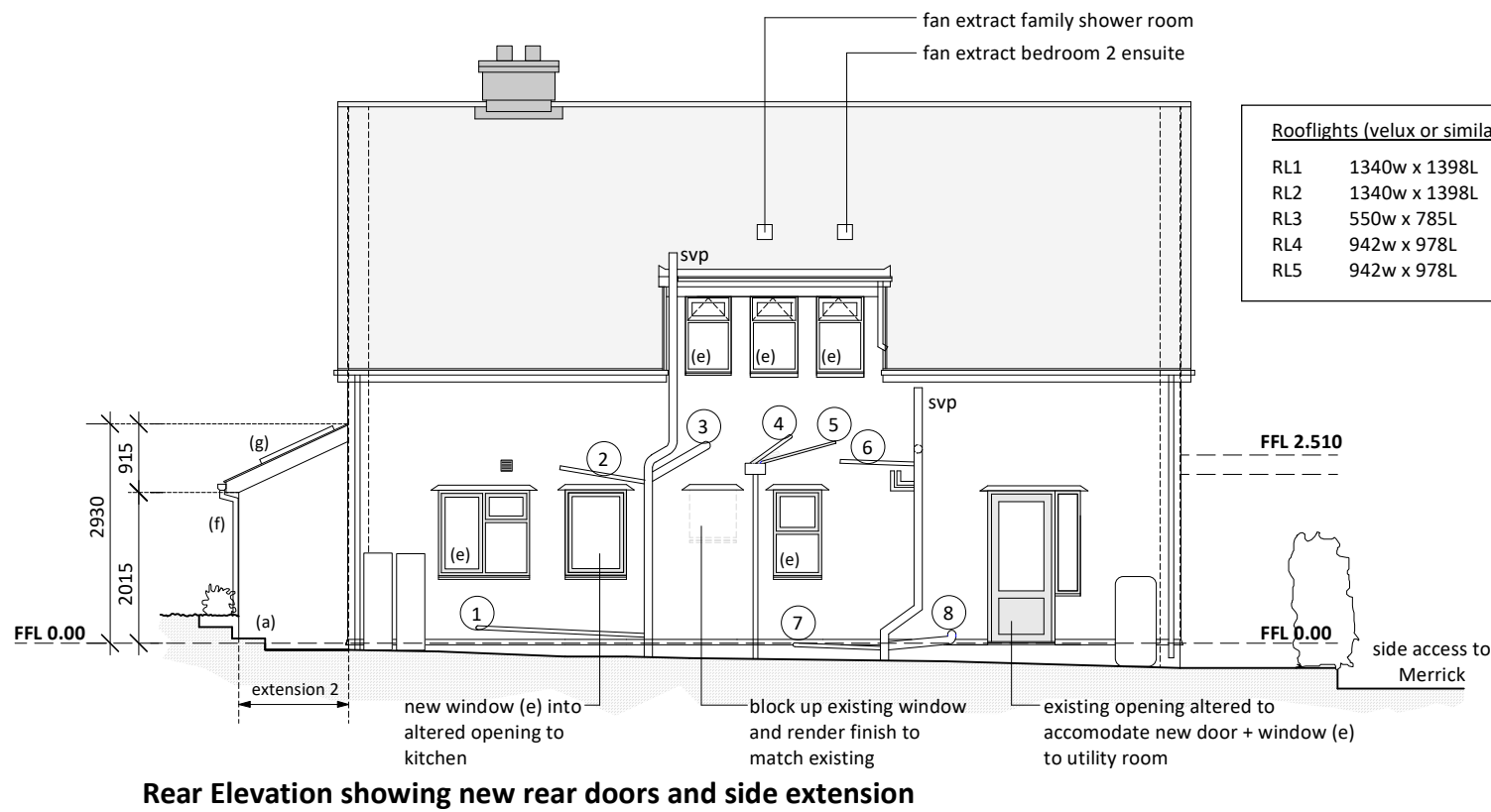
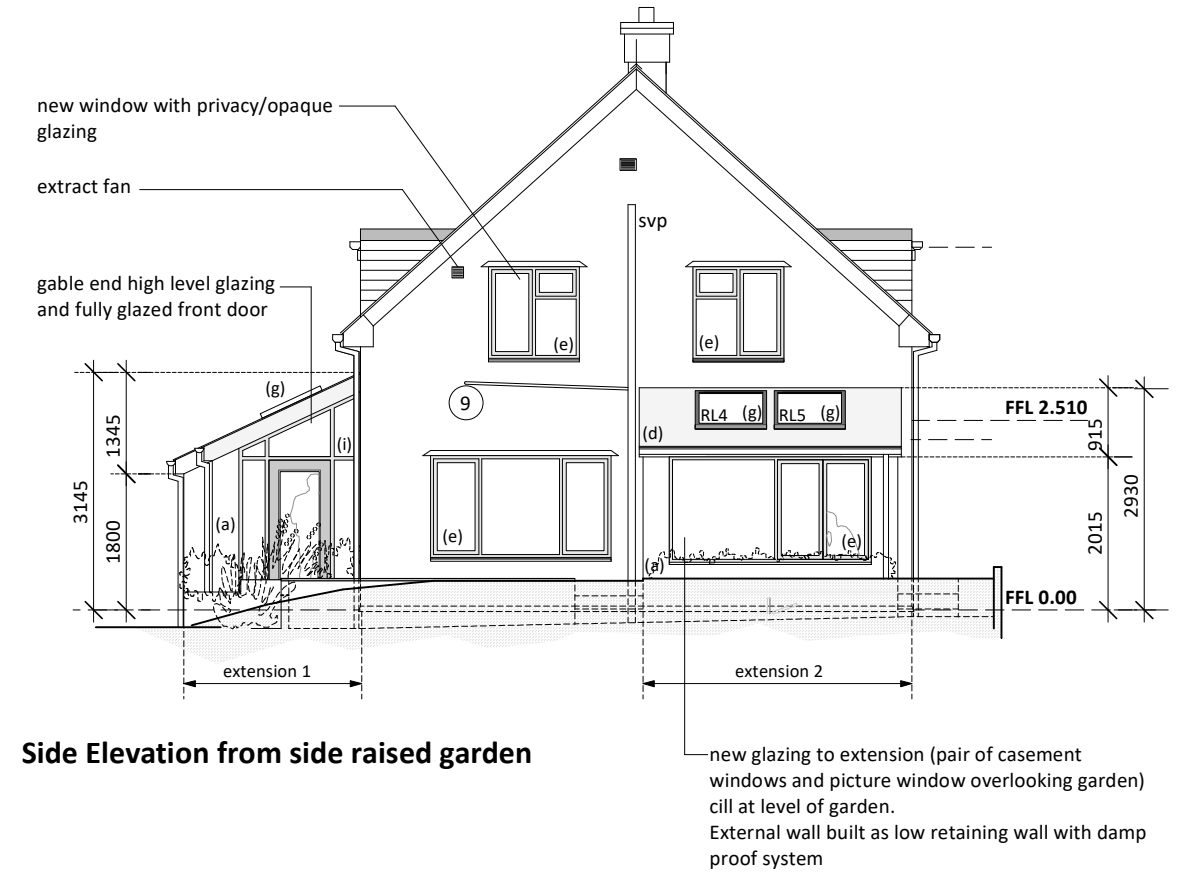
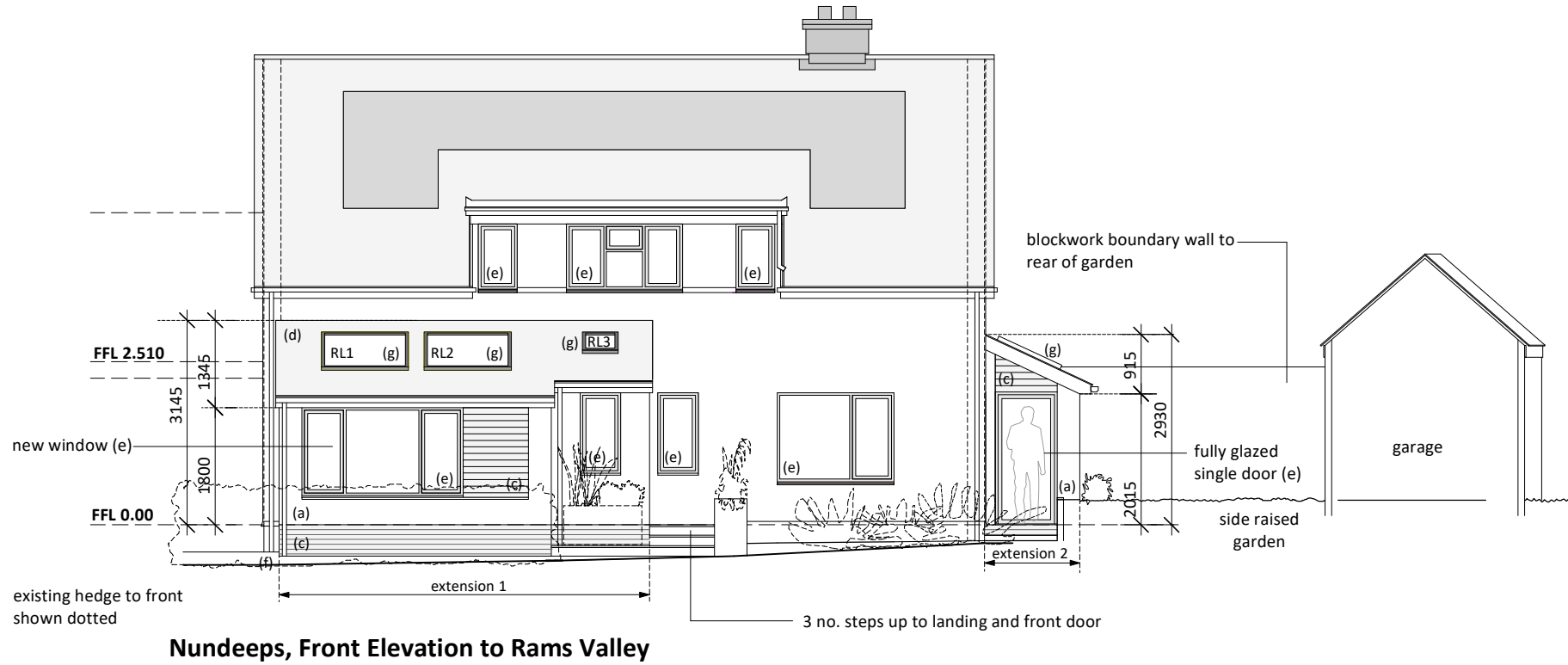
**Treglesyn**



**Revision:**  
A 09/24 updated to client comments



<p><b>Louise Bastable RIBA</b>          129 The Butts, Frome, BA11 4AQ          T: 07801 106 192          E: louisebastable@lbarch.co.uk          W: www.lbarch.co.uk</p>	Revision: A 09/24	Project Name: Nundeeps, Rams Valley, st. Marys, TR21 0JX
	Scale: 1: 100 @ A3	Project Number: 2360
	Date: July 2024	Client: Liz Lourensz
	Status: Planning Application	Drawing: Proposed Roof Plan
		Drawing Number: PL08 A



**New above ground external drainage runs:**

- (1) From kitchen sink and dishwasher
- (2) From new bath
- (3) From new toilet
- (4) From new shower and wash-basin
- (5) From new wash-basin
- (6) From new shower
- (7) From new shower
- (8) From new toilet, wash-basin, washing machine and utility room sink
- (9) From new sink

**Proposed Materials:**

- (a) Proposed extension walls : light coloured render to match existing
- (b) Proposed plinth detail to extension : grey multi 'tumbled' brick-work
- (c) Proposed feature cladding : composite material cladding/timber cladding
- (d) Proposed Extension roof covering : brown profile tiles to match existing
- (e) Proposed windows : light grey upvc
- (f) Proposed rainwater goods : white upvc to match existing
- (g) Proposed rooflights : dark grey framed rooflights with flashing (velux or similar and agreed)
- (h) Existing windows replaced : light grey upvc
- (i) Proposed Front door : grey framed glazing with composite front door



**Revision:**

A 09/24 updated to client comments

<p><b>Louise Bastable RIBA</b></p> <p>129 The Butts, Frome, BA11 4AQ T: 07801 106 192 E: louisebastable@lbarch.co.uk W: www.lbarch.co.uk</p>	Revision: A 09/24	Project Name: Nundeeps, Rams Valley, st. Marys, TR21 0JX
	Scale: 1: 100 @ A3	Project Number: 2360
	Date: July 2024	Client: Liz Lourenz
	Status: Planning Application	Drawing: Proposed Elevations
		Drawing Number: PL09 A

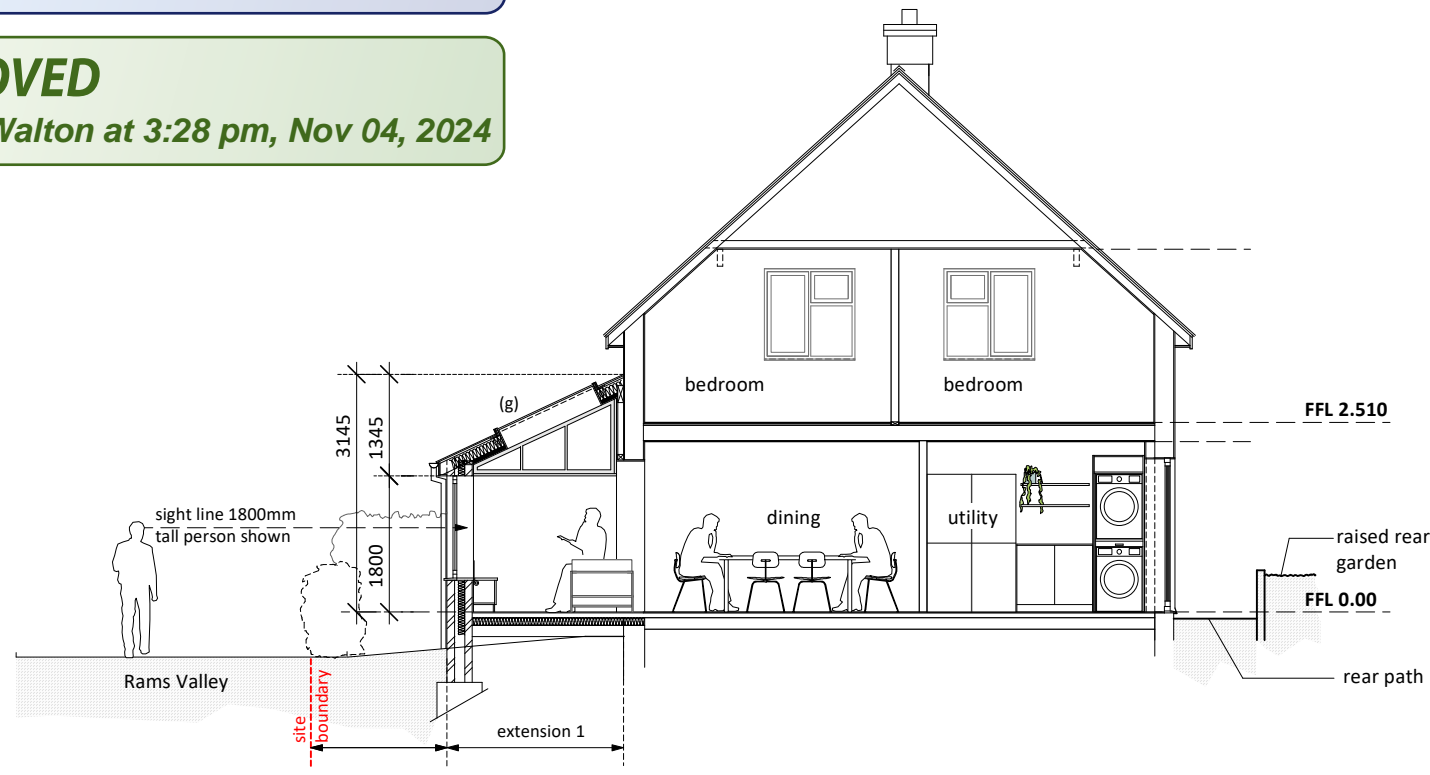


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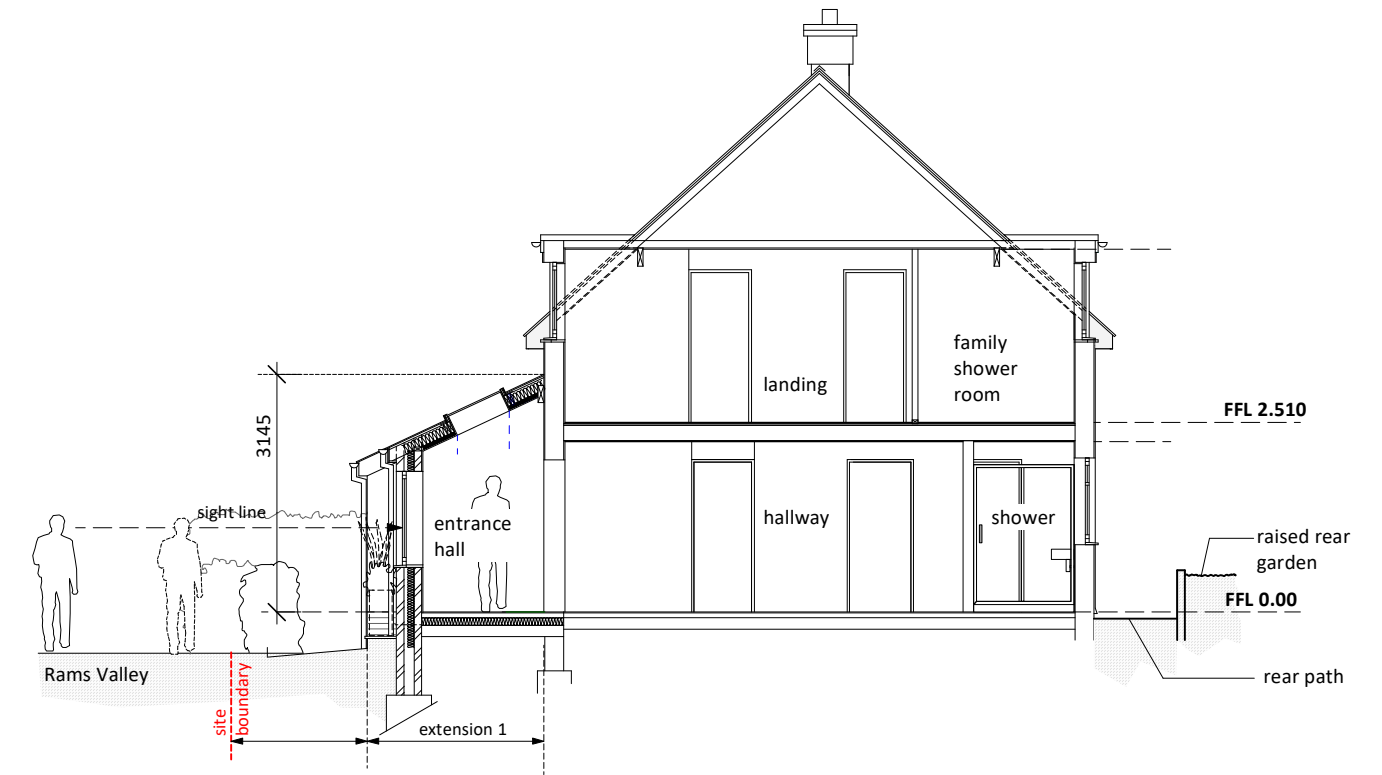
By Liv Rickman at 11:57 am, Sep 13, 2024

**APPROVED**

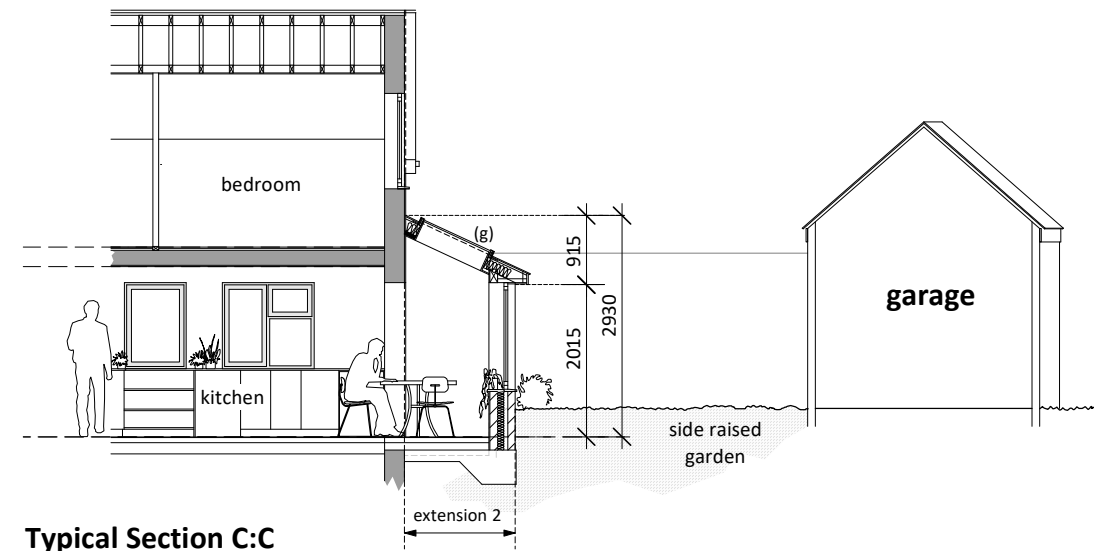
By Lisa Walton at 3:28 pm, Nov 04, 2024



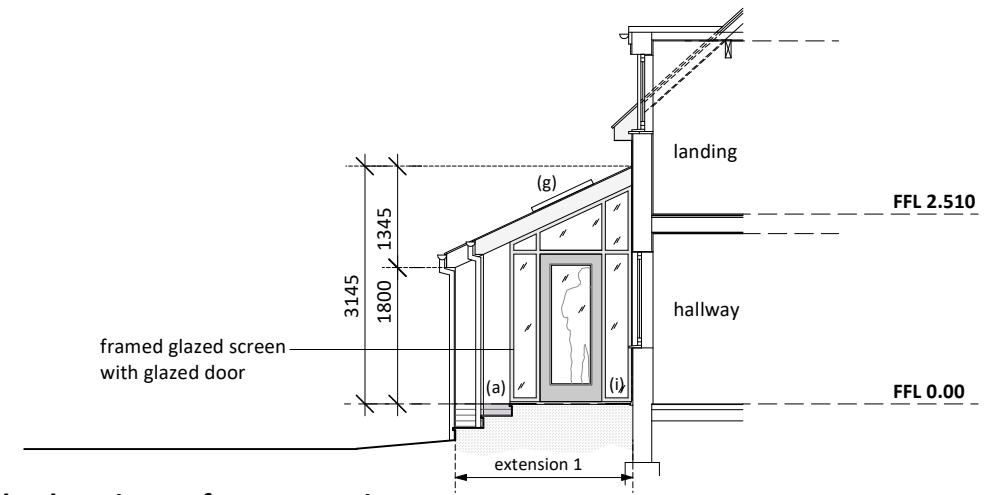
Typical Section A:A



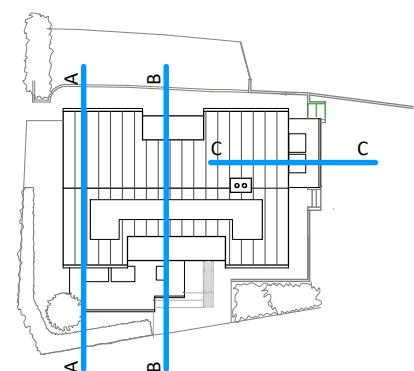
Typical Section B:B



Typical Section C:C



Side Elevation to front extension showing new front door location



**Revision:**  
A 09/24 updated to client comments, front door elevation added

<b>Louise Bastable RIBA</b> 129 The Butts, Frome, BA11 4AQ T: 07801 106 192 E: louisebastable@lbarch.co.uk W: www.lbarch.co.uk	Revision: A 09/24	Project Name: Nundeeps, Rams Valley, St. Marys, TR21 0JX
	Scale: 1: 100 @ A3	Project Number: 2360
	Date: July 2024	Client: Liz Lourensz
	Status: Planning Application	Drawing: Proposed Typical Sections
		Drawing Number: PL10 A

**RECEIVED**

By Liv Rickman at 12:04 pm, Sep 13, 2024

**APPROVED**

By Lisa Walton at 3:28 pm, Nov 04, 2024

## Design and Access Statement : Planning Application

Site Address: Nundeeps, Rams Valley, St. Marys, TR21 0JX

Project: Extension(s) and internal alterations

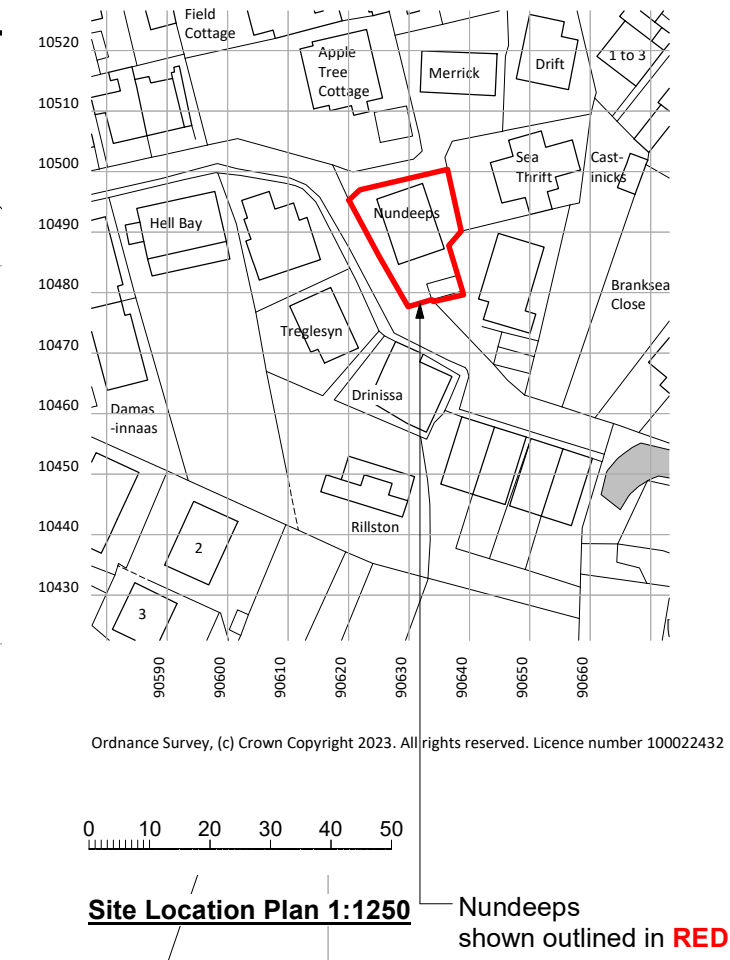
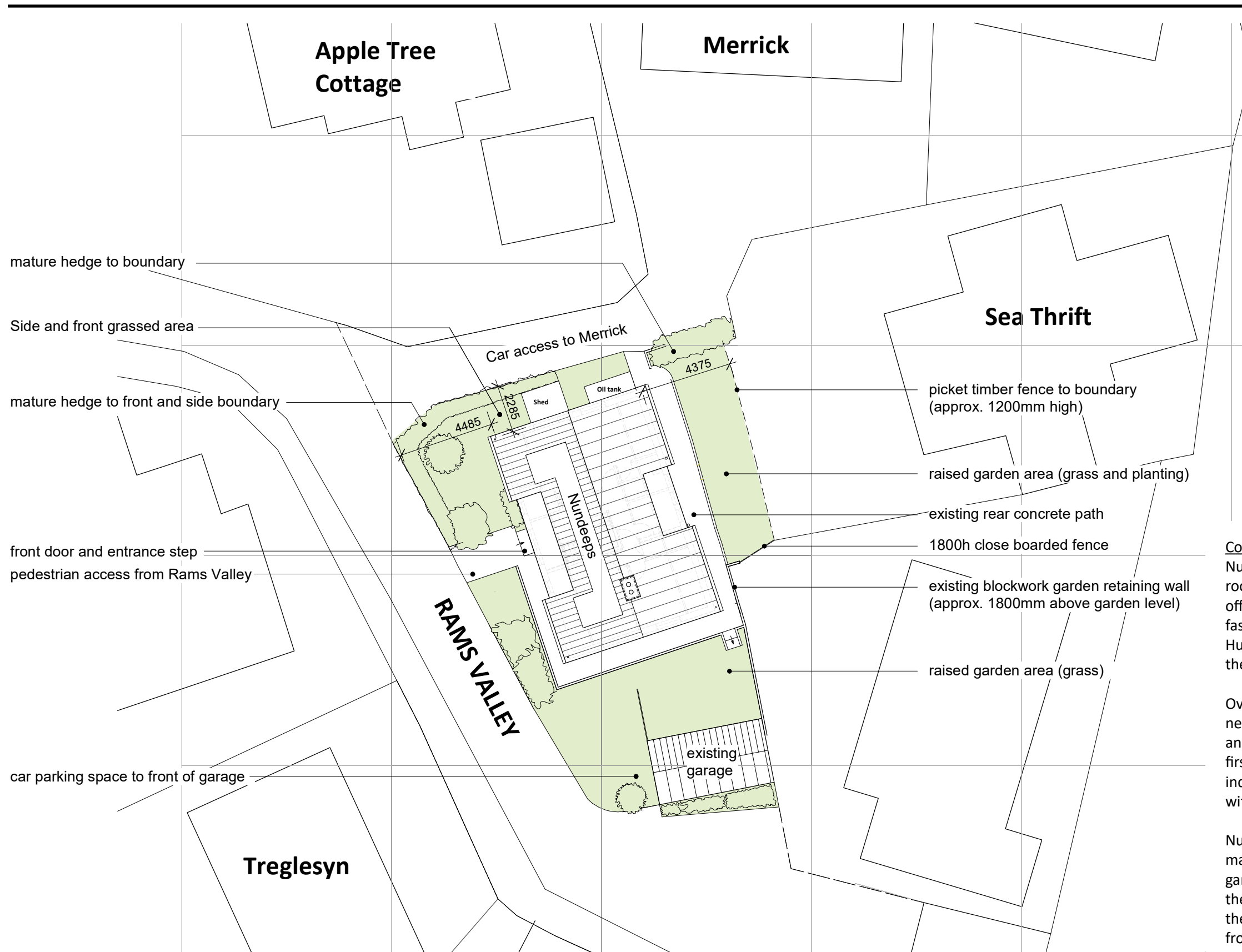
Client: Liz Lourensz

Job Number: 2360

Local Authority: Council of The Isles of Scilly

Revision: A: updated for planning submission





**Context:**  
 Nundeeps is a white rendered 5 bedroom family home with 4 bedrooms to the first floor and 1 bedroom to the ground floor. It also offers 2 of these bedrooms as guest bedrooms for bed and breakfast accommodation. It is located in Rams Valley at the edge of Hugh Town and has been in the same family since it was built in the 1960's.

Over the years various upgrades have been undertaken such as a new kitchen, new double glazed windows, new internal decoration and bathroom suites. Overall the layout is as it was when it was first constructed which is traditional of its time; a large hall with individual rooms leading directly off and at first floor a large landing with rooms leading off.

Nundeeps is set back from the road with a planting border and mature hedging to the front boundary. Nundeeps is set within its garden, with grass to the northeast side and wrapping round to the front and the rear. The side garden is raised and bordered by the garage and privacy screening along with a car-parking space in front of the garage.





Looking south-east up Rams Valley with Nundeeps (south west elevation) on the left

Brief and use:

The existing house (use class C3) is still very much the original layout and consists of very separate rooms connected to each other by a main hallway at ground floor. There is an open large landing at first floor. The ground floor rooms are very cellular and the dining room and rear ground floor bedroom (which used to be used for bed and breakfast) at the north-west end of the house get very cold and damp and are hard to heat. This results in them often being shut up in the winter months and not really used for everyday living.

Along with thermally upgrading the full north-west end of the house and part of the north-east elevation, the brief includes bringing these spaces back into continual use, though changing their room type and how they interact with the rest of the ground floor plan. Upstairs the 2 guest bedrooms are to be retained so as not to lose accommodation for tourism, and the ensuite to the rear guest bedroom spatially improved. Along with providing a new, large family shower room, the master bedroom will be personalised to include for a free-standing bath.

The applicant, Liz, has also spent time understanding her home and how the various ground floor spaces are naturally lit during the day and how different areas can be used at different times to rest, eat and relax. As a result the proposed plans also include various internal alterations to existing openings. The wish to fit in a breakfast table rather than a breakfast bar in the kitchen and to be able to sit in the evenings and to capture the evening south-west sun has resulted in 2 modestly sized extensions being proposed.

Currently the existing garage also houses the washing machine and tumble dryer and additional freezer, and providing a utility room/space to locate these in the house has become essential to allow the home to act as a family home.

Part of the design brief is also to include for future simple adaptations to the new proposals to allow the ground floor to be altered to meet to any future needs of the applicant to allow her to easily stay in her home, including providing a ground floor bedroom if required whilst the rest of the house can continue to be used as a family home.



Looking north-west down Rams Valley with Nundeeps (south east and south west elevations) and it's garage, with parking space on the right



existing area of garden in front of dining room



area of garden next to south-east gable and low level retaining wall





front and side elevation to Nundeeps, showing side raised garden and garage with car parking area



garden area to rear of Nundeeps and passage behind kitchen leading to raised garden



Side elevation to garage, with existing bin storage and parking to the front




raised garden area to rear of Nundeeps looking north-west with overgrown kitchen path







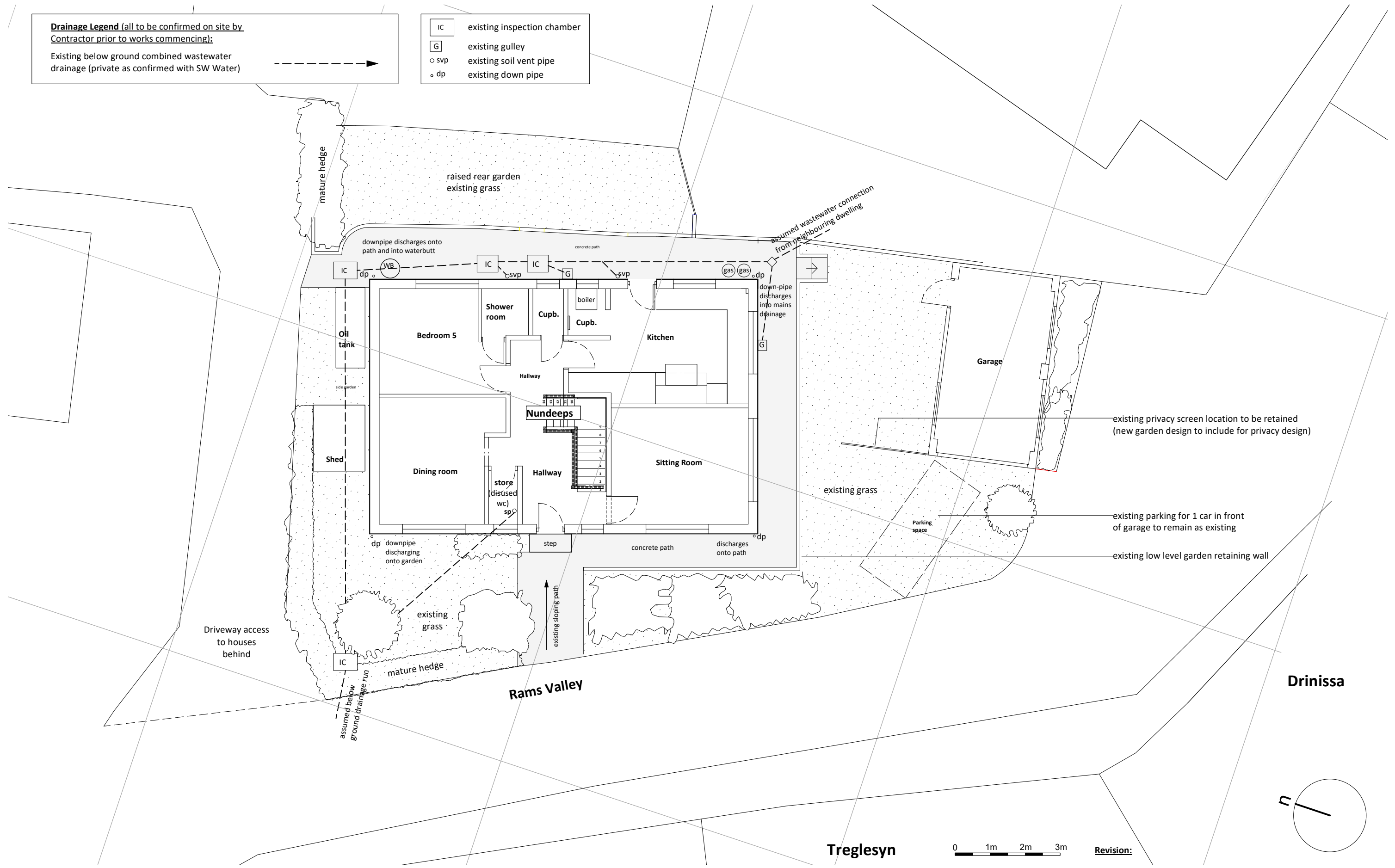
garden area to rear of Nundeeps looking south-east



Existing Ground Floor Plan

**Drainage Legend** (all to be confirmed on site by Contractor prior to works commencing):  
 Existing below ground combined wastewater drainage (private as confirmed with SW Water) 

-  existing inspection chamber
-  existing gulley
-  existing soil vent pipe
-  existing down pipe

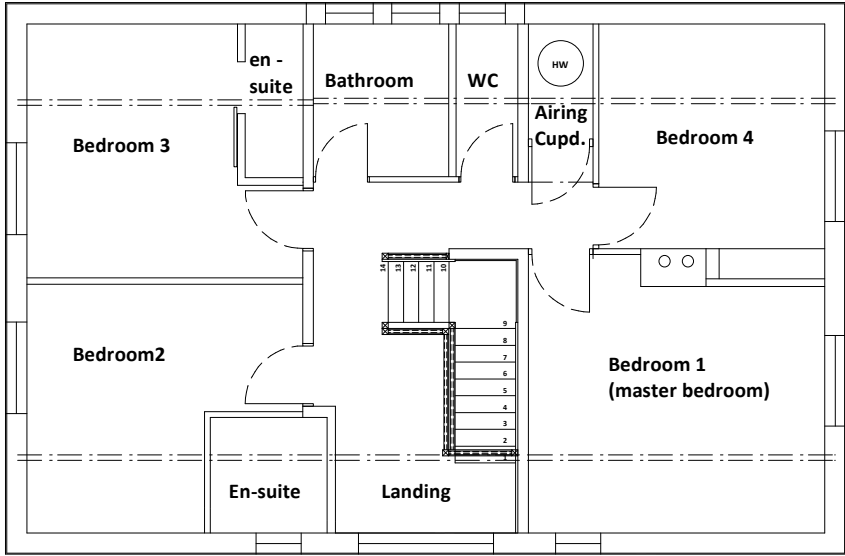


existing privacy screen location to be retained (new garden design to include for privacy design)

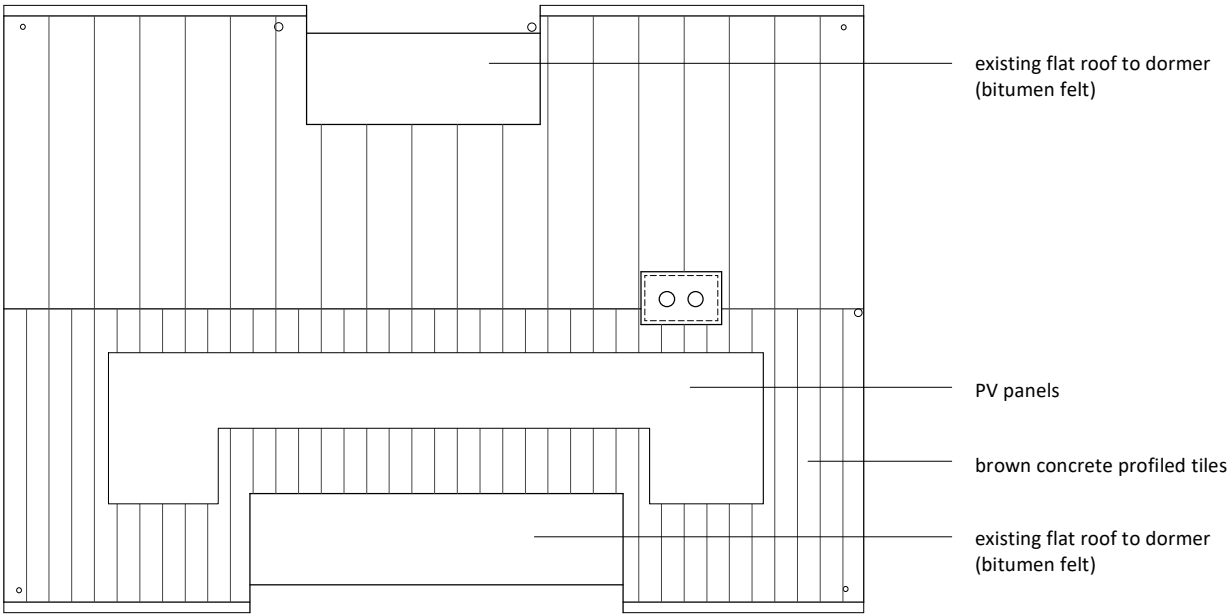
existing parking for 1 car in front of garage to remain as existing

existing low level garden retaining wall

Existing First Floor Plan



Existing First Floor Plan



Existing Roof Plan



Existing front window to dining room which will be widened to walk through into the new extension



Existing kitchen door to be removed and turned into window with new worktop taken in front

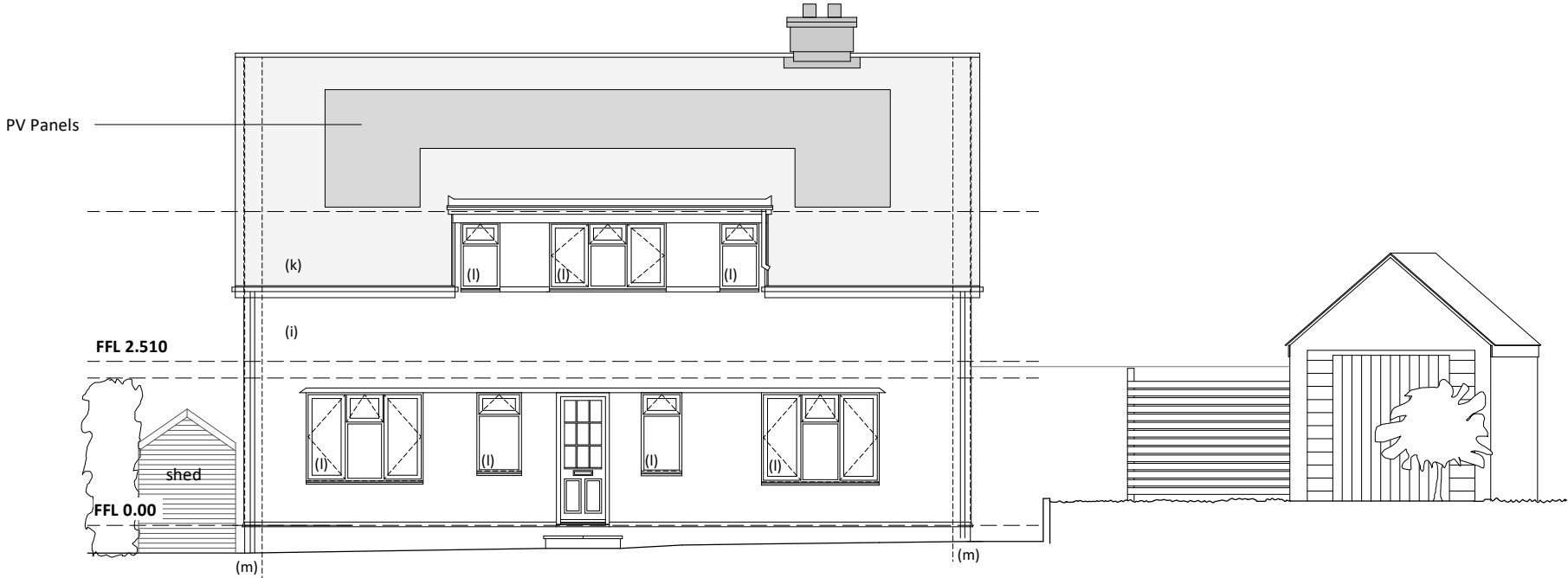


Existing kitchen window opening which will be removed to create walk through into new side extension. Wall cupboards to be removed and fridge relocated to create opening into sitting room

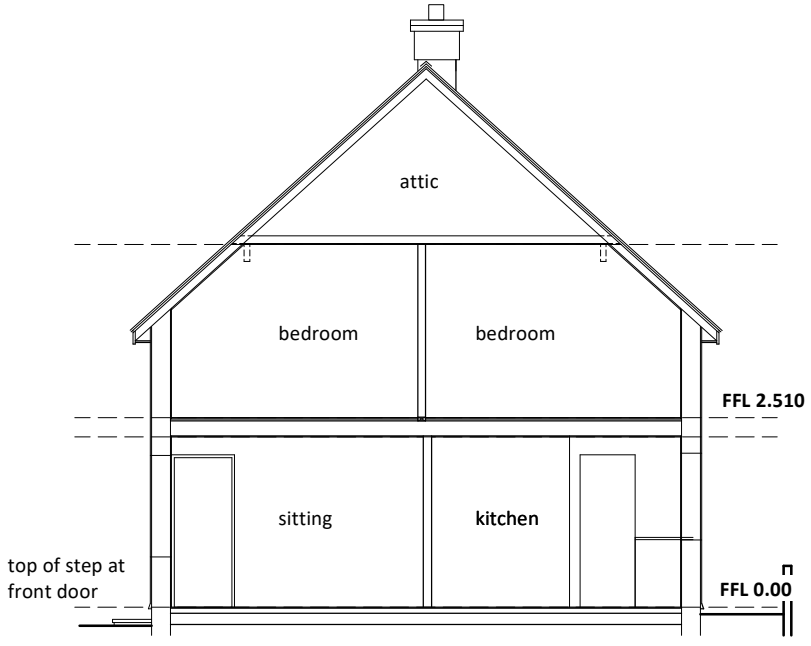


Existing area of wall in sitting room to be opened up through to kitchen

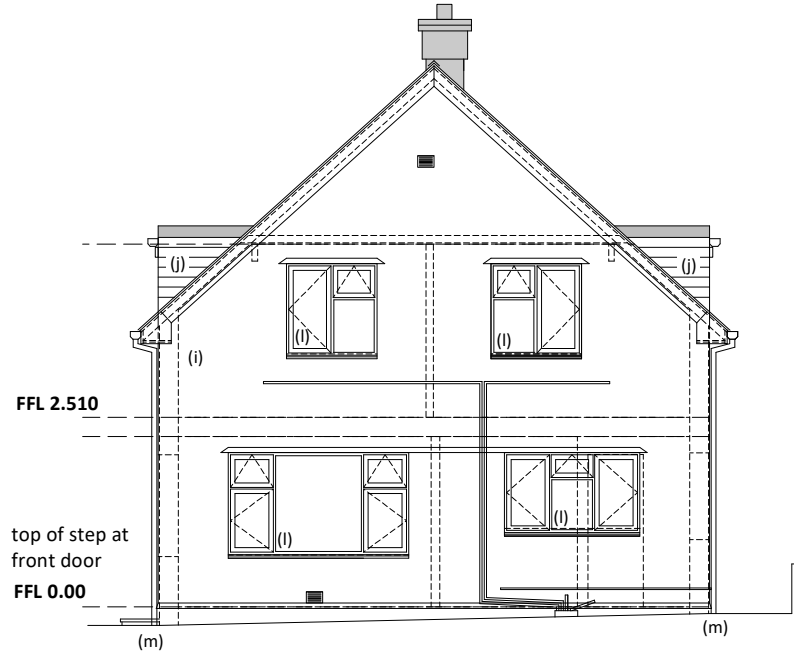
Existing Elevations



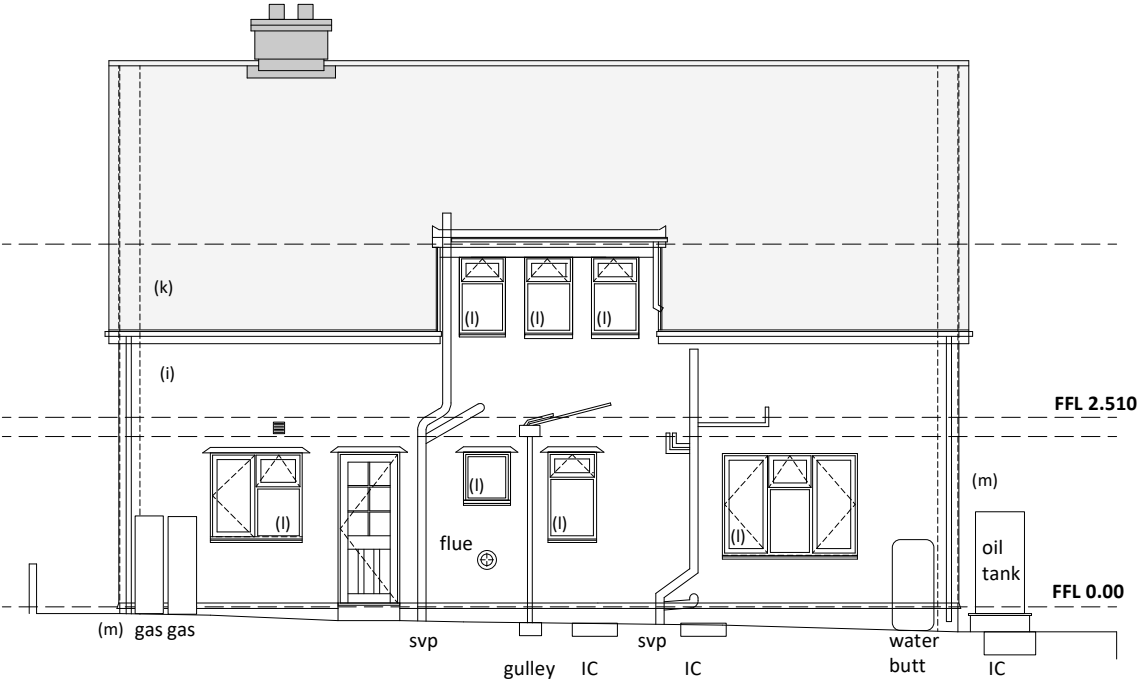
Existing Front Elevation



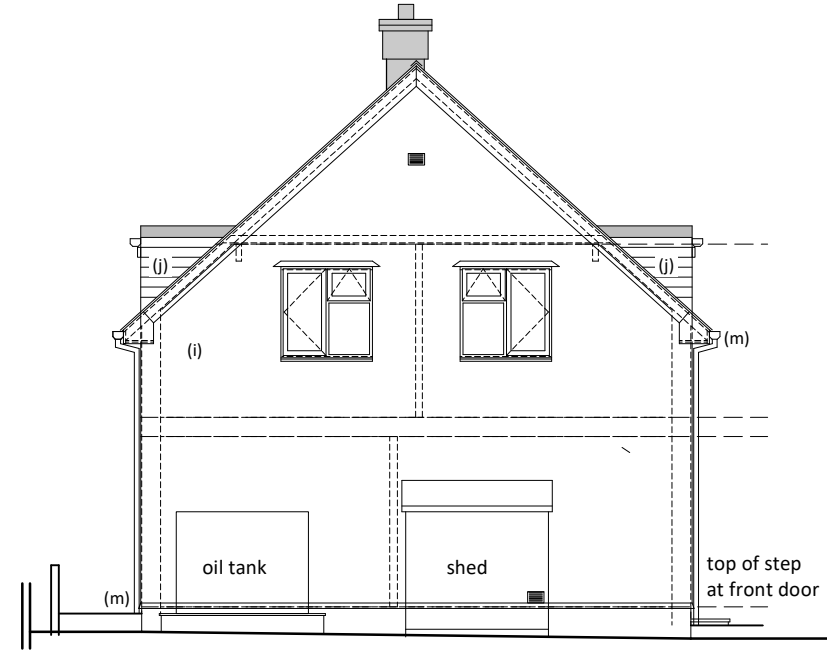
Existing Typical Section



Existing Side Garden Elevation



Existing Rear Elevation

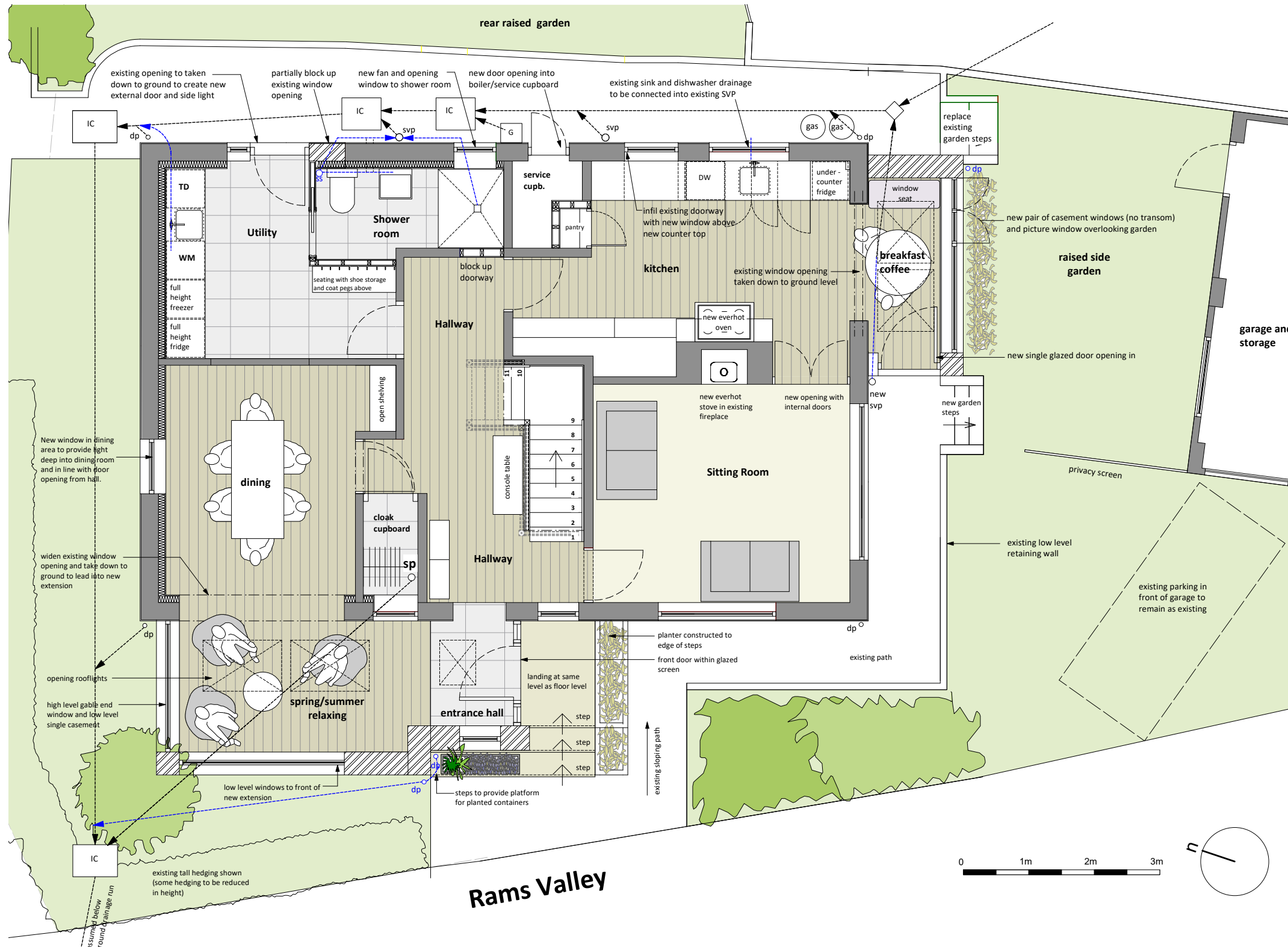


Existing Side Elevation

**Proposed Materials:**

(i) Existing walls	: white render
(j) Existing cladding to dormer	: white upvc
(k) Existing roof tiles	: brown profile tiles
(l) Existing windows	: white upvc and white painted wood
(m) Existing rainwater goods	: white upvc

**Proposed Ground Floor Plan (not to scale)**



**Layout:**

Where possible, existing plumbing runs have been incorporated into any new design and existing openings altered rather than provide new openings, opening widths have been kept to a size to reduce the need/minimize sizes of any new steelwork and standard easily accessible materials used and these choices have helped to shape the proposed alterations.

Overall the ground floor proposals seek to open up the ground floor rooms to each other and provide a year round use to the different spaces along with modest ground floor extensions providing additional space to take advantage of the natural light at different times of the day.

The existing ground floor bedroom, directly across the hall from the kitchen has become the new utility room with room for shoes and coats, and a new access to the outside rear garden and is now connected to the dining room. The existing ensuite has been combined with the hall cupboard to create a new, large ground floor shower room.

The kitchen is recently installed and to minimize disruption the layout is remaining as is but with a newly continued worktop where the original kitchen door has been changed to a window. To catch the morning light and long views up between the houses towards Buzza Hill, a small extension provides space for a breakfast table. Rooflights over the extension and a fully glazed door also provide high levels of natural morning light.

A new internal door opening between the front sitting room and kitchen creates a more open plan feel.

The existing dining room is retained and a new window to the side added to get natural light deeper into the plan due to the new extension to the front, which captures the evening sun for relaxing and dining. The new sunroom extension also extends across the front of Nundeeps and creates a new hallway and front entrance door (located to the side to minimize the effects of the wind, and recessed). This again adds to the open plan feeling and makes the hall feel less of a separate space.

Upstairs all 4 bedrooms are retained. The 2 bed and breakfast guest rooms remain with the back bedroom ensuite improved. The original wc is combined with the bathroom to provide a new large family shower room and the front master bedroom incorporates a new free standing bath and sink.

As part of the pre-design discussions, the applicant had discussions with The Cornwall fire Brigade and have incorporated the recommendation of upgrading required doors to fire doors



**Proposed First Floor Plan (not to scale)**



Amount:

The important local plan policy raised by the planning officer at the pre-application surgery is policy LC8(1) which applies to all residential extensions.

With any alterations and extensions proposed to a dwelling the number of bedrooms maintained and floor space generated as part of any proposed layout as set out in of the local plan:

‘.where a proposal results in an increase in size (either in relation to the number of bedrooms, floors, usable floorspace or footprint) of the original dwelling then this should meet and be no greater than 30% above as a maximum, the minimum space standards as set out in the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards); unless clear justification is provided as to why a larger home is required.’

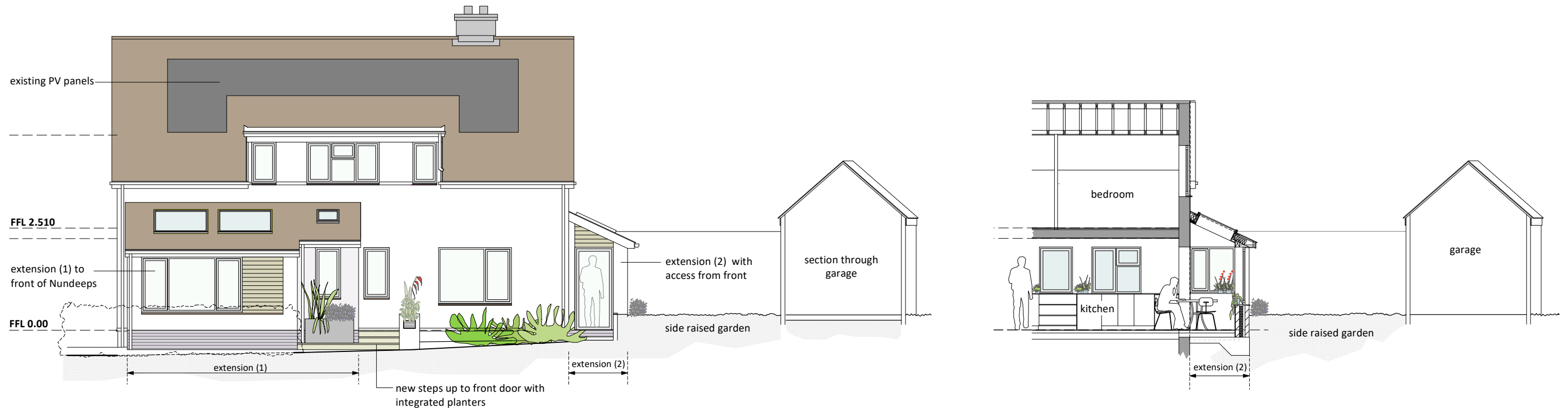
Currently Nundeeps is a 5 bed/10 person home (4 bedrooms on the first floor and 1 on the ground floor). The proposal is to create a 4 bedroom/8 person home with the future option of a 5th bedroom if required.

For this reason we have used the space standards form Table 1 of the ‘Technical housing standards – nationally described space standard’ associated with a 2 storey, 4 bedroom/8 person home.

The minimum gross internal floor area required is 124sqm. The maximum gross internal floor area allowed is 30% (37.2sqm) above this which is 161.2sqm.

The existing gross internal floor area is 142sqm. With the additional extensions the overall gross floor area proposed is an extra 14.3sqm, which provides a new floor area of 156.3sqm, which is well within the maximum gross floor area allowed.





possible options for a grey-multi brick with colour matched mortar used as low level plinth



small areas of feature cladding

conventional rooflights set in recessed flashing and in dark brown profile tile roof

**Scale and Appearance:**

Both extensions are single storey, modest in scale and subservient to the original house. The front extension is 2.35m deep and set back between 2.1m and 1.3 m from the road. The low window cill level is similar to the current dining room window and due to the gently sloping site does not increase any overlooking of the opposite neighbour and the planting provides privacy.

The side extension extends over the original concrete path width (access is still provided around the other side of the house to the rear path) and its external wall will be built as a small retaining wall to the side raised garden. The cill level of the new side windows is determined by the existing ground level, and allows planting immediately outside so that the windows are opened up to the level of the planting.

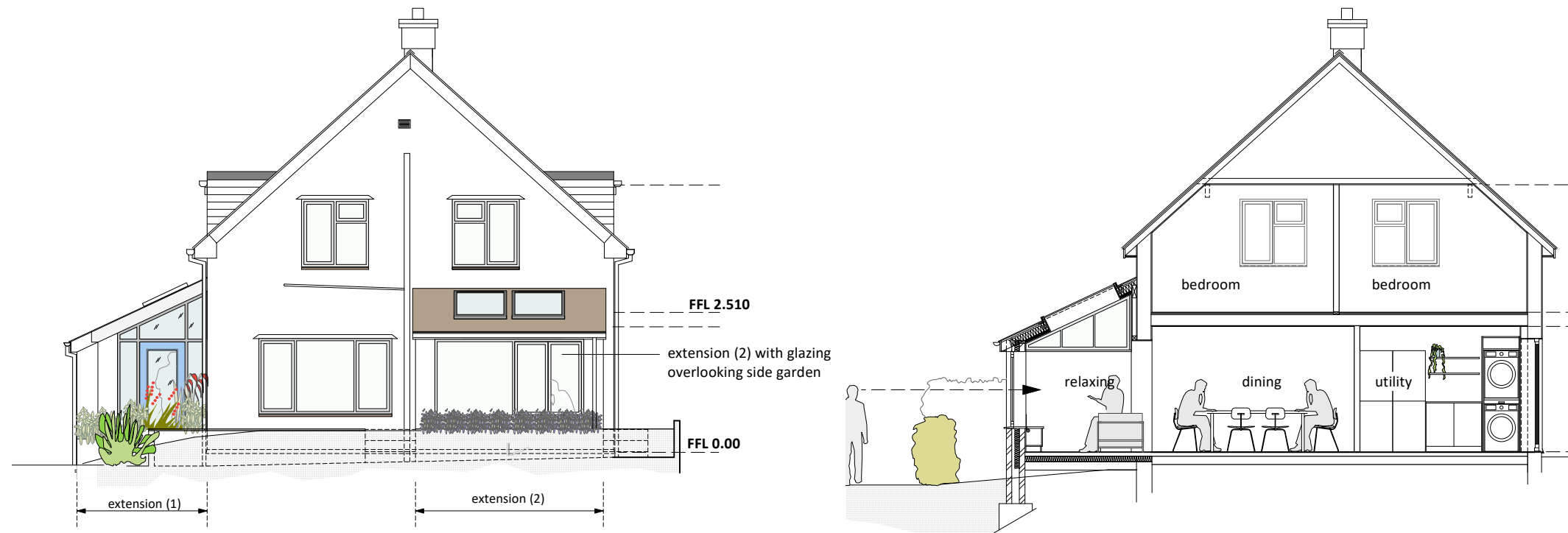
The materials pallet is similar to the existing, with white render to the main walls and brown profile tiles to the new roofs. Rather than a black painted wall below the render as in the main house, a soft grey-multi brick is proposed, which will soften the appearance of the plinth to the front elevation of the new extension. Although brick is not common on the Isles of Scilly, it is proposed in a small low level area with a type chosen to reflect the granit colouring and a colour matched mortar. Painting the plinth black was considered but was felt to be too prominent, granite has not been proposed as there is no granite on the original house but could be considered if required.

Some small areas of feature cladding are proposed next to the new windows on the front and above the door to the side extension, this will again soften the sharpness of the new render. Although inspired by the use of timber cladding on various houses seen on St. Marys, there is also the opportunity to use a recycled cladding material rather than wood (to reduce the maintenance needed and to aim for uniform weathering).



planting to kitchen window, blue front glazed door, rooflights to extensions, light grey windows and doors in white render





**Scale and Appearance cont. :**

Large rooflights will provide a good level of sky-light to the rooms and all rooflights will be provided with integrated blinds to help with both solar control and reduce light emittance at night. The rooflights are set out sympathetically in relation to the existing window locations. Through out it is proposed to upgrade the existing mix of older white upvc and rotten white painted timber windows with modern, light grey framed, upvc windows. The garage windows and door will also be replaced.

**Landscaping:**

The raised gardens to the rear and side will remain as mainly grass with areas of planting, with small areas of paving for an outside table and chairs. Existing steps to the raised gardens will be replaced and made 'easy going' as part of the garden works. At the front replacement steps and a 'level' landing are provided to the new front door, with the steps integrated into the front elevation of the extension to provide 'shelves' for planting containers. An integrated planter at the edge of the landing provide a 'stop'. The mature hedging at the front and side of the house is to be retained, with the height reduced in some places due to maintenance, and privacy to the side garden will be maintained using privacy fencing panels which also provides separation from the car parking. The existing waterbutt will be retained and water used on the garden.

**Flood Zone:**

Flood Zone 1. No works required and all floor levels are built no lower than the existing floor level.

**Sustainability and site waste:**

Thermal upgrades to the existing northeast and northwest walls are proposed using internal insulation, along with replacement upvc windows with trickle vents throughout.

All wet areas will have new extract fans to improve ventilation and reduce condensation and mould, and as part of recent upgrades PV panels have been installed to the front roof along and all the radiators upgraded using grant funding. This will allow less reliance on oil heating. Within the attic new loft insulation has been installed.

Taken together with the proposed internal alterations and the new extensions being constructed to current building regulations thermal standards, this should allow the house to be warm and useable in all seasons. To manage the possible light loss from the new rooflights and side light glazing to the front door integral blinds will be fitted.

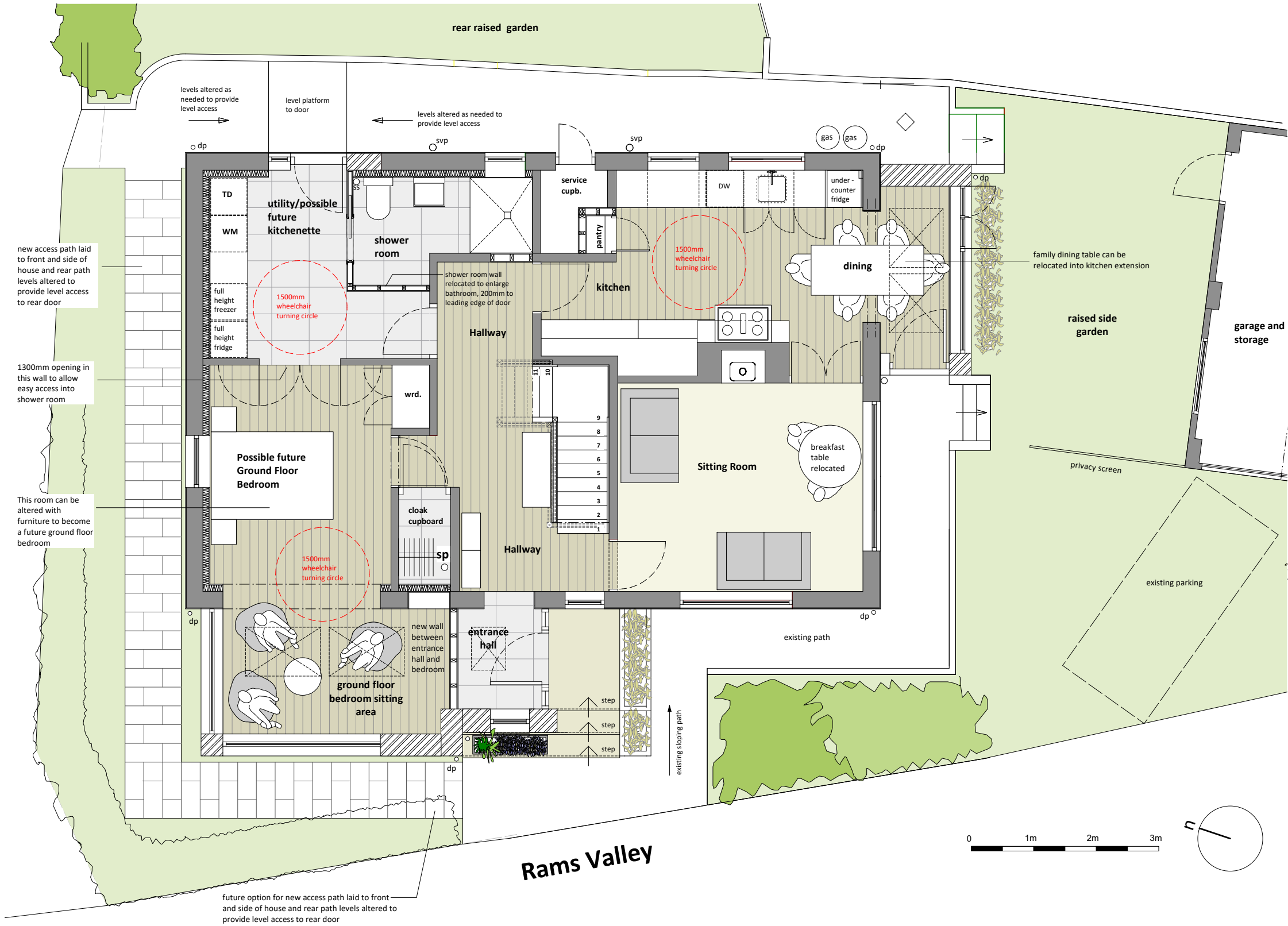
New storage will be provided for general waste and recycling and we will work with the chosen builder to compile and submit the site waste management plan and ask that this is conditioned.

During the design process attention has been paid to how to minimize waste, where possible existing opening have been used and demolition kept to a minimum (wall construction below openings for example) which should allow demolition waste arising to be reused in the floor construction to the side extension. New openings have also been kept to certain widths to try to reduce the need for steelwork within the new works.

Although there have been changes to the bathrooms and ensuite locations, the number of outlets remained similar so as not to increase current water usage. Overall there is an increase in 1 shower only within the scheme.

All materials will be recycled where possible. If recycling is not possible items will be disposed of at The Porthmellon Waste and Recycling Site according to the proper disposal methods.





Access:

Currently there is 2 steps up to the front door, this will be altered to 3 steps with a large landing outside the relocated front door. Level access can be provided to the new rear door into the utility room through a path which can run down the side of the house, joining into the existing rear path.

Liz would also like the newly reconfigured ground floor of the house to be able to be easily altered in the future to accommodate her as she becomes older, and so although in the proposed ground floor plan submitted for planning the ground floor 5th bedroom use is removed, it can be reinstated with the construction of a stud wall between the entrance hall and the front extension, and provided with easy access to the large ground floor shower room through the already proposed wide double door opening in the wall shared with the utility room.

The dining table can be relocated into the kitchen so that the ability to eat together as a family is not lost.