



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

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

PERMISSION FOR DEVELOPMENT

Application No: P/24/078/HH **Date Application Registered:** 17th October 2024

Applicant: Mr And Mrs D Gannon
Starling Barn,
Fiddlers Green,
St Newlyn East,
Newquay,
TR8 5NJ

Agent: Mr Nigel Bush
St Mary's House,
Point Mills,
Bissoe,
Truro,
TR4 8QZ

Site address: Parkside 9 The Parade Hugh Town St Mary's Isles Of Scilly
Proposal: Proposed removal of existing garage, construction of extension to kitchen in location of existing garage and formation of ground floor wet room. Removal of existing single storey shed and formation of opening in ground floor wall to provide access to new utility room. Rotation of non-original staircase. Construction of first floor dormer above kitchen to provide bathroom. Removal of render from south elevation to reveal existing stonework (Listed Building)

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 Location Plan, Site Plan, Plans and Elevations, drawing number 4377 01 E, dated July 2023**
 - **Plan 2, Proposed Site Plan, Plans and Elevations Superseded, drawing number 4337 02 F, dated July 2023**
 - **Document 3, Design and Access Statement, received 15.10.2024**
 - **Document 4, Heritage Statement, received 15.10.2024**
 - **Document 5, BAT PRESENCE/ABSENCE SURVEYS (PAS), Reference number 23-8-5 & 24-6-5, received 18.10.2024**
 - **Document 6, PRELIMINARY ROOST ASSESSMENT (PRA), Reference number 23-8-5 & 24-6-5, received 18.10.2024**
 - **Document 7, Application form, received 15.10.2024**

These are 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 No development shall be carried out above ground floor slab level until a schedule of all external materials and finishes including all roof finishes, hanging tiles, rainwater goods and window and doors materials for use on the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved schedule and samples.**

Reason: To safeguard the appearance of the building and the character of the area and to enable the Local Planning Authority to properly consider the development in accordance with policies OE1, OE7, SS2 and LC8.

- C4 No external lighting shall be installed to the dwelling or anywhere within the site unless otherwise agreed in writing by the Local Planning Authority. 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 Submission Draft Isles of Scilly Local Plan (2015-2030).

- C5 The development hereby approved shall be undertaken in accordance with the Preliminary Roost Assessment (PRA) (Reference number 23-8-5 & 24-6-5) dated 11th September 2024 and the Bat Presence/Absence Surveys (PAS) (Reference number 23-8-5 & 24-6-5) dated 11 September 2024.**

Reason: To safeguard protected species and their habitats, in accordance with Policy SS2(g) and Policy OE2 of the new Isles of Scilly Local Plan (2015-2030).

- C6 Prior to the first occupation of the development hereby approved, a detailed scheme of planting proposals shall be submitted to and approved in writing by the Local Planning Authority. Planting should consist of native species. The scheme design shall include a layout of planting to show plant species, planting sizes, locations, densities and numbers. All such work as may be approved shall then be fully implemented in the first planting season, in strict accordance with the approved details. Any plants or species which within a period of 5 years from the time of planting die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.**

Reason: To ensure the development delivers biodiversity enhancements in accordance with OE2 of the Isles of Scilly Local Plan (2015-2030).

- C7 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of the islands.

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

- C8 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 fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policies SS2(2) and OE5 of the Isles of Scilly Local Plan (2015 - 2030).

Further Information

Informatives:

*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 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.

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: 12th December 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 Mr And Mrs D Gannon

Please sign and complete this certificate.

This is to certify that decision notice: P/24/078/HH and the accompanying conditions have been read and understood by the applicant: Mr And Mrs D Gannon.

- I/we intend to commence the development as approved:** Proposed removal of existing garage, construction of extension to kitchen in location of existing garage and formation of ground floor wet room. Removal of existing single storey shed and formation of opening in ground floor wall to provide access to new utility room. Rotation of non-original staircase. Construction of first floor dormer above kitchen to provide bathroom. Removal of render from south elevation to reveal existing stonework (Listed Building) at: Parkside 9 The Parade Hugh Town St Mary's Isles Of Scilly **on:**
- I am/we are aware of any conditions that need to be discharged before works commence.
- 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. 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: Site Waste Management Plan

C8 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 fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policies SS2(2) and OE5 of the Isles of Scilly Local Plan (2015 - 2030).