

Council of the Isles of Scilly Planning Application

Ref: P/25/020/HH

Consultation Response

Date: 01.05.2025
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Site: Watch House, Raven's Lane, Old Grimsby, Tresco, Isles of Scilly
Proposal: Replacement of an existing single storey conservatory. Addition of a new internal wall to divide the internal area into two separate spaces, connected to the existing living area and kitchen respectively. Demolition of a small area of existing internal wall to combine the existing living room with the conservatory. Addition of a small lean-to utility room.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by the **23rd May 2025**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p25020hh>

I look forward to receiving your comments in due course. If I have not heard back from you by the **23rd May 2025** then I will assume you have no comments to make.

Consultee Name: LLFA

The Planning Application has been made on the householder application for Planning Permissions for Works or Extension to a dwelling. Whilst it is accepted that the application refers to the demolition of the conservatory and the additional of a new internal wall. Further demolition of another existing internal wall, there is still the additional of a small lean-to utility room. This will mean that the site technically will be considered as a minor extension under the Environment Agency Standing advice.

Flood Risk to the Site – The site is located within Flood Zone 3 – high risk which included both with and without sea defences and is at risk of flooding from surface water sources.

A Flood Risk Assessment should be provided which contains the minimum information as stated in the Environment Agency Standing Advice – link provided below for ease.

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[Preparing a flood risk assessment: standing advice - GOV.UK](#)

The purpose of the Flood Risk Assessment is to assess the risk of flooding to the site from all sources, to establish the likely flood depths and to ensure Property Flood Resilience measures are thought about and implemented to ensure the property is as safe as possible during a flood event.

Please can the Flood Risk Assessment include information on surface water management for the existing and for the increased impermeable area from the utility room following the SuDS hierarchy.

Additional note regarding Foul Water. It is noted that the current layout of the property can accommodate 8 holiday makers, and it is not clear if this will be increased or decreased as a result of the development. It would be necessary to investigate the condition of the foul drainage system to ensure it is operational and complies with the General Binding Rules.

Name: LLFA

Date: 29/05/2025