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## Planning, Design and Access Statement

Windridge  
McFarlands Down  
St Mary's  
Isles of Scilly  
TR21 0NS

Prepared on Behalf of: Tim Hicks

Project: 17931

Date: 29 Jan 2025

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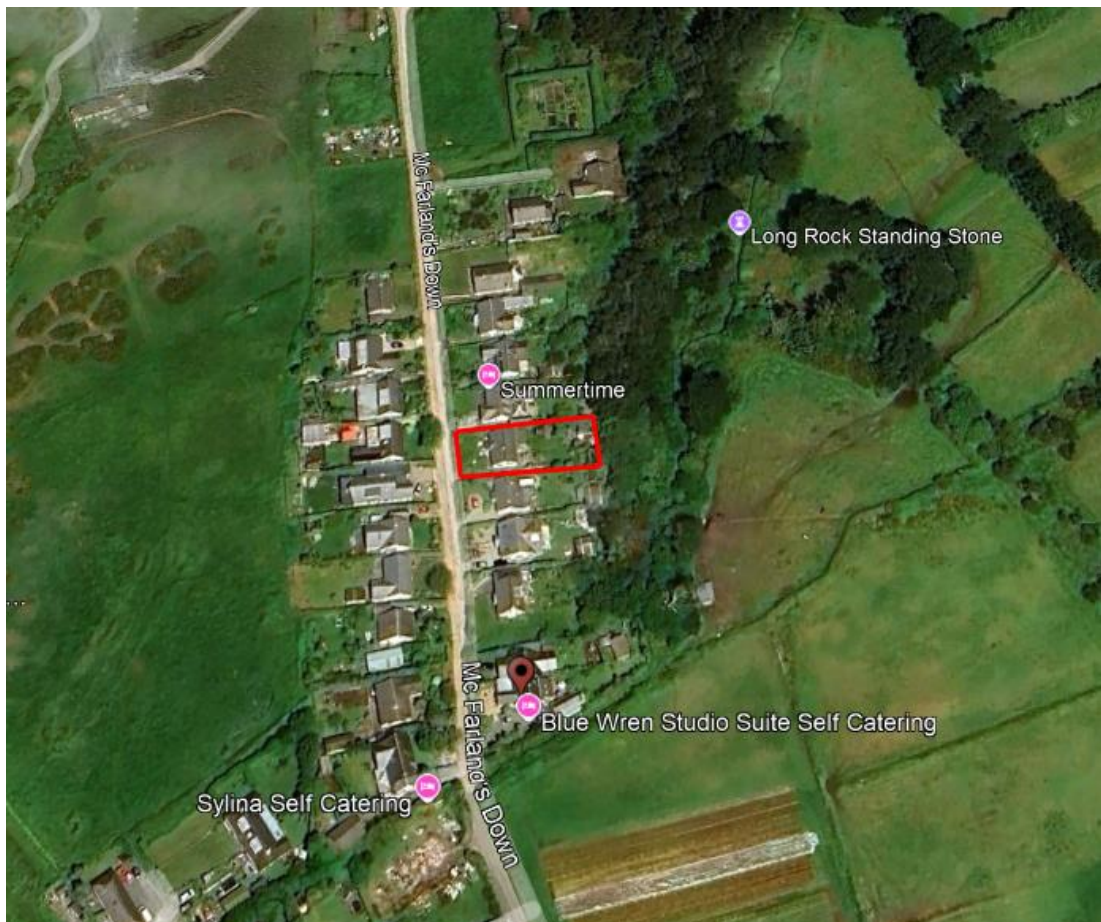
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## 1. INTRODUCTION

- 1.1 This Statement is submitted in support of the householder planning application seeking permission for the replacement of an existing extension at the rear of the property and addition of a new garage. This will include the addition of solar PV panels to the garage and a new roof for the extension.
- 1.2 This Statement sets out the main planning considerations and justifications for the scheme. In support of the application, this Statement demonstrates that the proposed scheme is acceptable in principle and expands upon issues relating to heritage and impact on National Landscape.
- 1.3 The application submitted comprises the following plans and documents.
- Location Plan – Drawing No. TQRQM25006102923928
  - Block Plan – Drawing No. TQRQM25057152505069
  - Existing Dwelling – Drawing No. WR-EB-1a
  - Proposed Garage – Drawing No. WR-PG-3a
  - Proposed Extension – Drawing No. WR-PE-7a
  - Preliminary Roost Assessment – IOS Ecology
  - Householder Checklist
- 1.4 This statement should be read in conjunction with the plans and documents that make up the application as a whole.

## 2. SITE AND SURROUNDINGS

The application site is located at Windridge, McFarlands Down, (off Telegraph Road via Pungies Lane), St Mary's, Isles of Scilly. McFarlands Down is to the north west of St Mary's. The site comprises a single storey residential dwelling. This can be seen in Figure 1 - Site Location (taken from Google Maps)



*Figure 1 - Site Location (taken from Google Maps, zoomed in site from Bing Maps)*



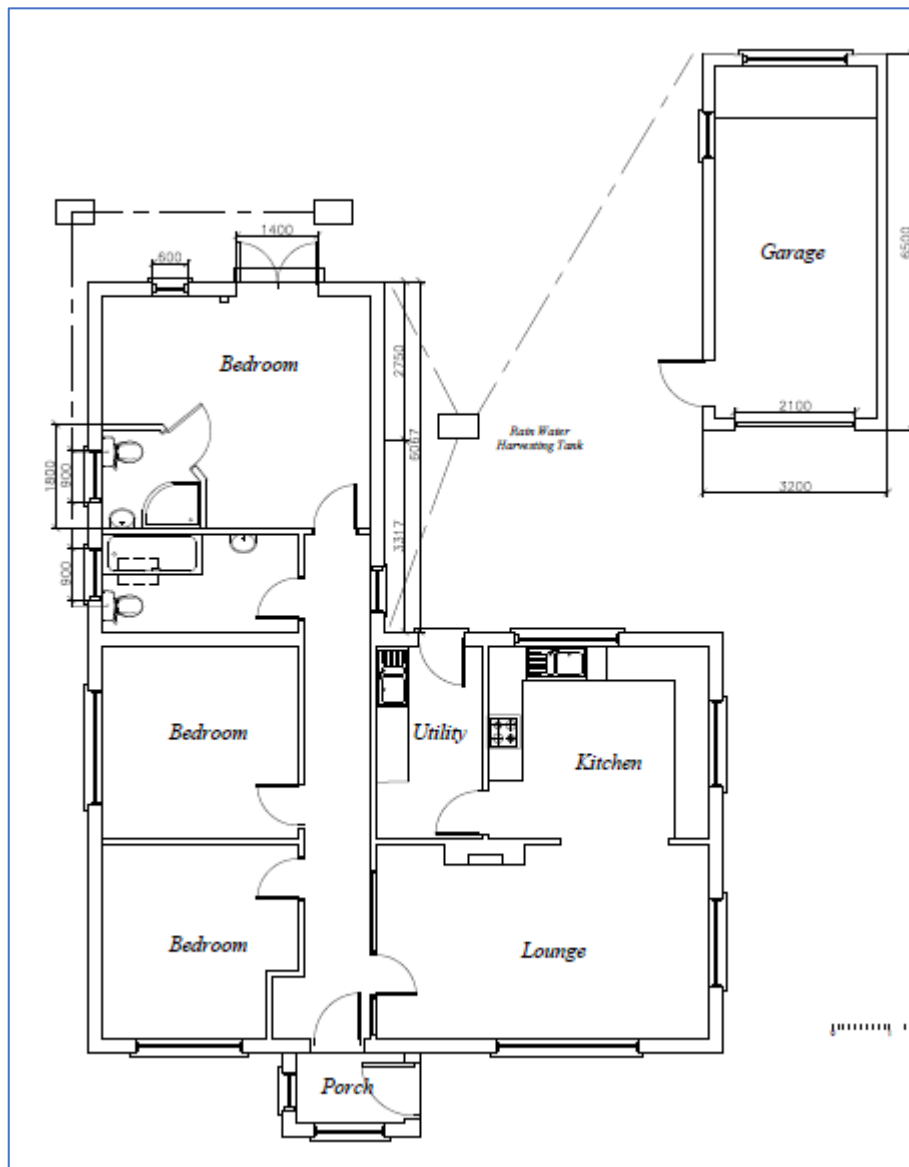
2.1 The site is centrally placed in a street of contemporary houses of modern design, with

render cladding and tile roofs. The existing dwelling has a pitched roof for the main building and a flat roofed extension.

- 2.2 No buildings in this street are listed, including the Application building, although it is within Conservation Area and National Landscape for whole of the Isles of Scilly. The Application site is within Flood Zone 1, with a low risk of flooding. Permitted development rights are not available for the proposed development due to an island wide Article 4 direction requiring permission for any extension or alteration to a dwelling.

### 3. DEVELOPMENT PROPOSAL

- 3.1 The application seeks planning permission a single storey rear extension, to replace the existing extension for the dwelling, and a new garage at Windridge. The proposed development is shown below in Figure 2 - Proposed Development (extracted from submitted plans).



*Figure 2 - Proposed Development (extracted from submitted plans)*

- 3.2 The proposed single storey extension will stand to the rear of the building, replacing the existing rear projection. The proposed extension would add 2.75m depth, and its rear wall would stand 6.07m beyond the main rear wall of the bungalow. It would have a hipped roof; its ridge would stand 3.87m high, its eaves would stand 2.8m high.

- 3.3 The extension would allow for a new utility room and enlarged bedroom with patio doors leading out to the garden. Two new ground floor bathroom windows would be introduced on the north side, with corresponding rooflights – these would be obscure glazed and would face the flank wall of the garage for the house north of the Application site.
- 3.4 The proposed freestanding garage would be 6.5m deep and 3.2m wide, providing space for a single car. The rear wall of the garage would stand 10m beyond the main rear wall to the bungalow, this being ~2m away from the crown spread of a small shrub tree within the Application site. Its eaves height would be 2.45m high, and its ridge running along the length of the building would be 3.45m high; the roof would be asymmetrical, placing the highest part of its roof 3m in plan away from the centreline of the boundary hedge with the dwelling to the south. The garage would stand away from the boundary line by ~0.75m.
- 3.5 To reflect the appearance of the existing dwelling, the proposed garage will also have render cladding and a tiled roof.
- 3.6 To provide renewable energy to the dwelling, solar PV panels are proposed to be installed on the existing dwelling and are part of the proposed garage.

## 4. PLANNING HISTORY

- 4.1 A review of the Council's online planning register shows that there are no applications directly related to the site available for public view. There are small domestic outbuildings at the rear of the Application site.
- 4.2 Both of the adjacent bungalows have substantial extensions, which extend approximately 8.5 to 9m from the main rear elevations, close to the boundaries with the Application Site.
- 4.3 Various residential extensions have been allowed in this area, such as:
- P/21/064/HH – Demolition of small external store and erection of single storey extension to accommodate one bedroom, one shower room and storage facilities specifically for the use of a wheelchair bound person
  - P/18/057 - Extension and remodel for disabled adaptation. Extensions to rear and front, proposed new dormer and change of garage roof from flat to mono-pitch – Salt Whistle (Wendy House), McFarland's Down, St Mary's, Isles of Scilly, TR210NS - Permission Granted
  - P/15/083/FUL – Erection of porch to side and extension to rear of existing dwelling – Ventoux, McFarland's Down, St Mary's, Isles of Scilly, TR21 0NS – Permission Granted



## 5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

### The Development Plan

- 5.2 The Development Plan policy context for the site and the surrounding area is provided by the Isles of Scilly Local Plan 2015-2030, adopted March 2021 (Local Plan).

- 5.3 The policies that are of relevance to this application are:

- SS1 Principles of Sustainable Development
  - a) Development should conserve the built and historic environment

- SS2 (1) Sustainable Quality Design and Place-Making

High-quality sustainable design is required,

- a) respecting local character, and
- d) safeguarding amenity including potential privacy, overlooking, overshadowing and overbearing impacts

- SS2 (2) Sustainable Quality Design and Place-Making

The development should be sustainable including energy efficient

- OE1 Protecting and enhancing the landscape and seascape
- OE7 Development affecting Heritage

- 5) development within the Conservation Area must preserve or enhance the character or appearance of the area and its setting, including

- b) ii. In its form, scale, size and massing and materials

- LC8 Replacement Dwellings and Residential Extensions, Alterations and Ancillary Accommodation

The alteration, enlargement, replacement or substantial rebuilding of a lawful dwelling will be supported subject to compliance with Council requirements

## National Planning Policy Framework

- 5.4 The National Planning Policy Framework (The Framework) was revised on 12<sup>th</sup> December 2024. The Framework sets out the Government's economic, environmental and social planning policies for England and details how these are expected to be applied. It is, in itself, a material consideration in planning decisions.
- 5.5 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. This means *"approving development proposals that accord with an up-to-date Development Plan without delay" or "where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole."*
- 5.6 Paragraph 231 of the Framework advises that the policies within the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.
- 5.7 Paragraph 232 of the Framework advises that existing policies should not be considered out-of-date simply because they were adopted or made prior to publication. Due weight should be given to them, according to their degree of consistency with the Framework and that the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.
- 5.8 Section 12 of the Framework provides context to design within planning. Paragraph 131

*states “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

- 5.9 Section 16 focuses on conserving and enhancing the historic environment. Paragraph 212 states that great weight should be afforded to the conservation of designated heritage assets where development affects the significance of these assets.

## Other Material Policy Consideration

- 5.10 Outside of the Development Plan and the Framework, there are other material policy considerations that need to be discussed in relation to this development. In this case, the other material policy considerations are:

- Conservation Area Character Statement Supplementary Planning Guidance (Draft, 2015) (Conservation Area SPG)
- The Isles of Scilly Design Guide (2006) (Design Guide)

## Appropriate Weight

- 5.11 Regarding the weight that is given, Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, determination of applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, full weight is given to the Local Plan as it forms the Development Plan.
- 5.12 As it forms the basis of Government policy for planning applications, substantial weight should be given to the policies of the Framework.
- 5.13 Since they do not form part of the Development Plan, limited weight can be given to the aforementioned SPG and Design Guide. However, they are material considerations and should not be overlooked.

## 6. PLANNING CONSIDERATIONS

- 6.1 Having regard for the proposed development; the sites planning history; the relevant planning policy context; and all other material issues; the main planning considerations for the determination of this application relate to heritage and National Landscape.

### Principle of Development

- 6.2 The main policy considerations relating to the principle of development are set out in policy LC8. Section (1) of the policy states that extensions will be supported subject to complying with the following requirements:
- *The size, siting, design and use of materials would not be more visually intrusive or have a harmful impact upon the amenity of neighbouring properties.*
  - *Where a proposal results in an increase in size (either in relation to number of bedrooms, floors, usable floor space or footprint) of the original dwelling, this should meet, and be no greater than 30% above as a maximum, the minimum space standards set out in the Nationally Described Space Standards (NDSS)*
- 6.3 For single storey, 3 bedroom dwellings, the minimum standards in the NDSS are as follows: 4 bed spaces – 74 sqm; 5 bed spaces – 86 sqm; and 6 bed spaces – 95 sqm.
- 6.4 With the additional 30%, this gives a maximum floor space of: 4 bed spaces – 96.2 sqm; 5 bed spaces – 111.8 sqm; and 6 bed spaces – 123.5 sqm.
- 6.5 The floor space of the dwelling with the proposed extension is 98.7 square metres, which is below the maximum floor space standards for single storey, 3 bed, 5 and 6 bed space dwellings, when the 30% buffer is applied. As the development does not exceed the maximum floor space, it is acceptable in accordance with policy LC8.
- 6.6 The materials proposed for the extension, comprising render cladding and a tile roof, have been chosen to complement the existing design features of the dwelling. The siting, size, height and design style of the proposed building would fit well with the host house and its context; it would not be visually intrusive.
- 6.7 LC8 Section (2) prevents an extension from including any self-contained holiday let accommodation, and section (3) sets out criteria to be followed if the number of

bedrooms increases as a result of an extension. However, no new additional habitable rooms are proposed.

- 6.8 As the development does not trigger any of the restrictions set out in policy LC8, it is acceptable in principle.

## Heritage

- 6.9 It is necessary to assess the potential for the Application to impact the special character of the Conservation Area, in accordance with policy OE7. The policy states that great weight will be given to the conservation of the islands irreplaceable heritage assets and that development in Conservation Area will be permitted where it:

- Preserves or enhances the character or appearance of the area and its setting, and
- The design and siting has taken account of the development characteristics and context of the area and the form, scale, size and massing of nearby buildings, together with materials of construction.

- 6.10 The design of the existing dwelling is of its time; it is a modern bungalow finished in render. The proposals will reflect the character of the existing building, being a minor addition in the same style and building materials.

- 6.11 Other properties along McFarland's Down have similar extensions; the proposals will be consistent with the character of the surrounding area. The proposed extension and garage will not be clearly visible from any significant views in the Conservation Area; it would be a low profile single storey structure, largely screened from views.

- 6.12 As the proposed extension and garage outbuilding would be a suitable minor addition to the host building there will be no material impact to the character of the Conservation Area. It would reinforce local character and identity in accordance with SS2(1 a) and LC8(1).

- 6.13 The proposed changes would be modest, would respect local character and distinctiveness and would overall have a neutral impact on the special character of both the Conservation Area. The proposal is therefore consistent with the expectations of Local Plan Policies SS1(a), SS2 (1 a, b), OE1, OE7(5) and LC8(1).

## Potential Impact on Neighbouring Amenity

- 6.14 The proposed extension will have no greater effect on amenity than the existing extension.

### *House to North, "Summertime"*

- 6.15 This dwelling has a garage at the site boundary that projects 5m back from the main rear building line of the Application dwelling. There is also a mature boundary hedge that stands around 2.2m high. Beyond the garage there is a wide garden that receives more than adequate sunlight hours.

- 6.16 The proposed extension therefore would be around 1m deeper than the adjacent garage. The extension would add limited height with its hipped roof form introducing a ridge - the existing rear projection is a lean-to, however, as the finished depth would be similar to extensions to the dwelling to the north this is not significant. It would have no material impact on the amenity/living conditions for occupants of this dwelling.

### *House to South, "Minalto"*

- 6.17 This dwelling has a substantial conservatory rear extension close to boundary with the application site. It stands about 5.65m beyond the main rear elevation of the Application dwelling; the centre of its rear facing habitable room window stands 3m away from the shared boundary. There is an intervening boundary hedge that stands around 2.2m high
- 6.18 While the new detached garage would project slightly further into the garden than the extension close to the boundary to the dwelling to the south, the proposed low profiled single storey pitched roof would not cause daylighting or outlook issues – It would stand 0.75m away from the side boundary and its eaves would be only ~0.25m higher than the existing boundary hedge, its ridge would be ~3m from the boundary line. Essentially it would be substantially screened from view by the established intervening boundary hedge. Also, being north of the adjoining extension it would have no shading implications.
- 6.19 Satisfactory living conditions would be preserved for both adjacent dwellings, and the proposal is therefore consistent with the expectations of Local Plan policy SS2(1, d).

## Ecology

- 6.20 A Preliminary Roost Assessment for bats is submitted. It concluded that no evidence of current or historic use by bats has been found on site.
- 6.21 As this is a householder application, it is exempt from providing Biodiversity Net Gain. No trees would be lost to the proposal

## Other Matters

- 6.22 The proposal would provide for onsite sustainable energy generation by installing solar PV panels to the house and garage, and the additions will be provided with in energy efficient construction to satisfy current standards.

## 7. SUMMARY AND CONCLUSIONS

- 7.1 The application seeks householder planning permission for the replacement of an extension and new garage at Windridge, McFarland's Downs, St Mary's.
- 7.2 The proposals would complement the character of the host dwelling, and its context. It would respect the distinctiveness of the Conservation Area and would have a neutral impact on its special character. The proposal is therefore consistent with the expectations of Local Plan Policies SS1(a), SS2 (1 a, b), OE1, OE7(5) and LC8(1).
- 7.3 Satisfactory living conditions would be preserved for both adjacent dwellings, and the proposal is therefore consistent with the expectations of Local Plan policy SS2(1, d).
- 7.4 The proposal would involve the replacement of a small area of modern single storey roof, therefore the potential for impact to bats must be assessed. An ecologist has been approached to undertake a PRA. However, it is recommended that given the limited probability of discovering bats would be affected by this proposal the Local Planning Authority accepts the application and imposes a planning condition requiring a PRA and any necessary attendant additional surveys and measures if it considers this necessary – a potential condition to achieve this has been suggested.
- 7.5 The extension will be constructed to modern energy efficiency standards, and solar PVs will be installed to deliver sustainable energy.
- 7.6 This Statement has reviewed the relevant Development Plan Policy Framework as it applies in this case, together with the other material considerations. On the evidence presented it has been demonstrated that the proposal accords with all relevant Development Plan policies and national guidance, and there are no other material considerations present to override them.
- 7.7 It is therefore urged that the Local Planning Authority grant planning permission for this sustainable development.

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