



**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

### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/25/039/HH</b>	<b>Date Application Registered:</b>	<b>8th April 2025</b>
<b>Applicant:</b>	<b>Mrs L Thompson 7 Bay View Terrace Telegraph Road Porth Mellon St Mary's Isles of Scilly TR21 0NE</b>	<b>Agent:</b>	<b>Andrew Golay Enhance Heritage &amp; Planning The Guildhall Street-An-Pol St Ives TR26 2DS</b>

**Site address:** 7 Bay View Terrace Telegraph Road Porth Mellon St Mary's Isles of Scilly  
**Proposal:** Creation of a self-contained annexe extension to support multi-generational living

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 Site and Location Plans
  - Plan 2 Proposed Elevations
  - Plan 3 Proposed Floor Plans
  - Plan 4 Planning 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 The annexe extension hereby permitted shall be used solely for purposes ancillary to the occupation and enjoyment of the dwelling known as '7 Bayview Terrace' and shall not be occupied separately, or used as holiday accommodation, or severed thereafter.**  
Reason: To safeguard the amenities of the local area and to ensure that the accommodation is used only in connection with the existing dwelling.
- C6 No artificial lighting shall be installed within the red line boundary without the prior agreement in writing of the Local Planning Authority. The lighting shall accord with the approved details thereafter.**  
Reason: To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies, including the Garrison Dark Sky Discovery Site, in accordance Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

### Further Information

1. **STATEMENT OF POSITIVE ENGAGEMENT:** In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
2. **POST-DECISION AMENDMENTS:** 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. 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. **BUILDING REGULATIONS:** 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. **BATS:** The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
5. **BIODIVERSITY NET GAIN:** 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.
6. **COMMENCEMENT NOTICE:** Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:  
(2) Before the development is begun, the person proposing to carry it out must give a notice (a

"commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.

(3) Once a person has given a commencement notice, the person:

- may give a further commencement notice substituting a new date for the date previously given, and
- must do so if the development is not commenced on the date previously given

The notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.

Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:

(5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify.

(7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served.

(9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.

PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.

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: 23 May 2025**



# 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](mailto:planning@scilly.gov.uk)

Dear Mrs L Thompson

## **IMPORTANT:** Please sign and complete this **Commencement Certificate**.

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

### **What if plans change?**

If development does not start on the stated date, a new notice must be submitted with the revised date.

### **What happens if you don't comply?**

The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

### **Why is this important?**

It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

### **Relation to other notices:**

This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/039/HH and the accompanying conditions have been read and understood by the applicant: Mrs L Thompson.

1. **I/we intend to commence the development as approved:** Creation of a self-contained annexe extension to support multi-generational living at: 7 Bay View Terrace Telegraph Road Porth Mellon St Mary's Isles Of Scilly **on:** ..... '85.....
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 unauthorised 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 - £86 per application
- Other permissions - £298 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). 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 £44 for householder type applications and £298 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.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require to you apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

### **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 by email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) 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 0800 0831821. 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.



No7 BayView Terrace - Site and Location Plans

APPROVED

By Lisa Walton at 3:17 pm, May 23, 2025



Site Location 1:1250



Existing Layout 1:500



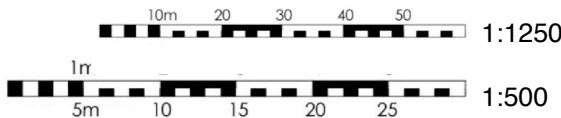
Proposed Layout 1:500

RECEIVED

By Tom.Anderton at 1:19 pm, Apr 01, 2025

**Address:** No 7 BayView Terrace, St Mary's, TR21 ONE  
**Description:** Annexe extension  
**Applicant:** Mrs L Thomson

For purposes legislated under the UK Planning Act 1990 only, do not scale for construction



1:1250 / 1:500 @ A3  
MAR 2025  
Drawing: 2090.BVT.000

Produced on 01 November 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.  
This map shows the area bounded by 90929 10733.91029 10733.91029 10833.90929 10833.90929 10733  
Crown copyright and database rights 2024 OS 100054135. Supplied by copla ltd trading as UKPlanningMaps.com a licensed Ordnance Survey partner (OS 100054135).  
Data licence expires 01 November 2025. Unique plan reference: vlf/1169424/1571778

RECEIVED  
By Liv Rickman at 10:38 am, Apr 08, 2025

APPROVED  
By Lisa Walton at 3:17 pm, May 23, 2025

Construction Materials

External walls: Painted render with sponge finish to match existing  
Roof: Grey natural dry-laid slate with red clay ridge tiles on pitched roof.  
Grey fibreglass resin on flat roof section  
Fascia boards and soffits: White uPVC  
Doors and windows: White uPVC re-using existing where possible.  
Natural slate sills  
Rainwater goods: White square section uPVC

- NOTES
- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
  - 2 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
  - 3 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS

A En-suite window added on rear elevation. MB 300325



Front (West) Elevation



Rear (East) Elevation



Side (South) Elevation

0m 5m  
Scale 1:50 @ A1

PLANNING

enhance  
heritage & planning

Office 2  
The Guildhall,  
Street-An-Pol  
St.Ives, TR26 2DS  
Tel 07503 211642



JOB

Extension and Alterations to  
7 Bay View Terrace  
St.Mary's  
Isles of Scilly  
for  
Mrs L Thompson

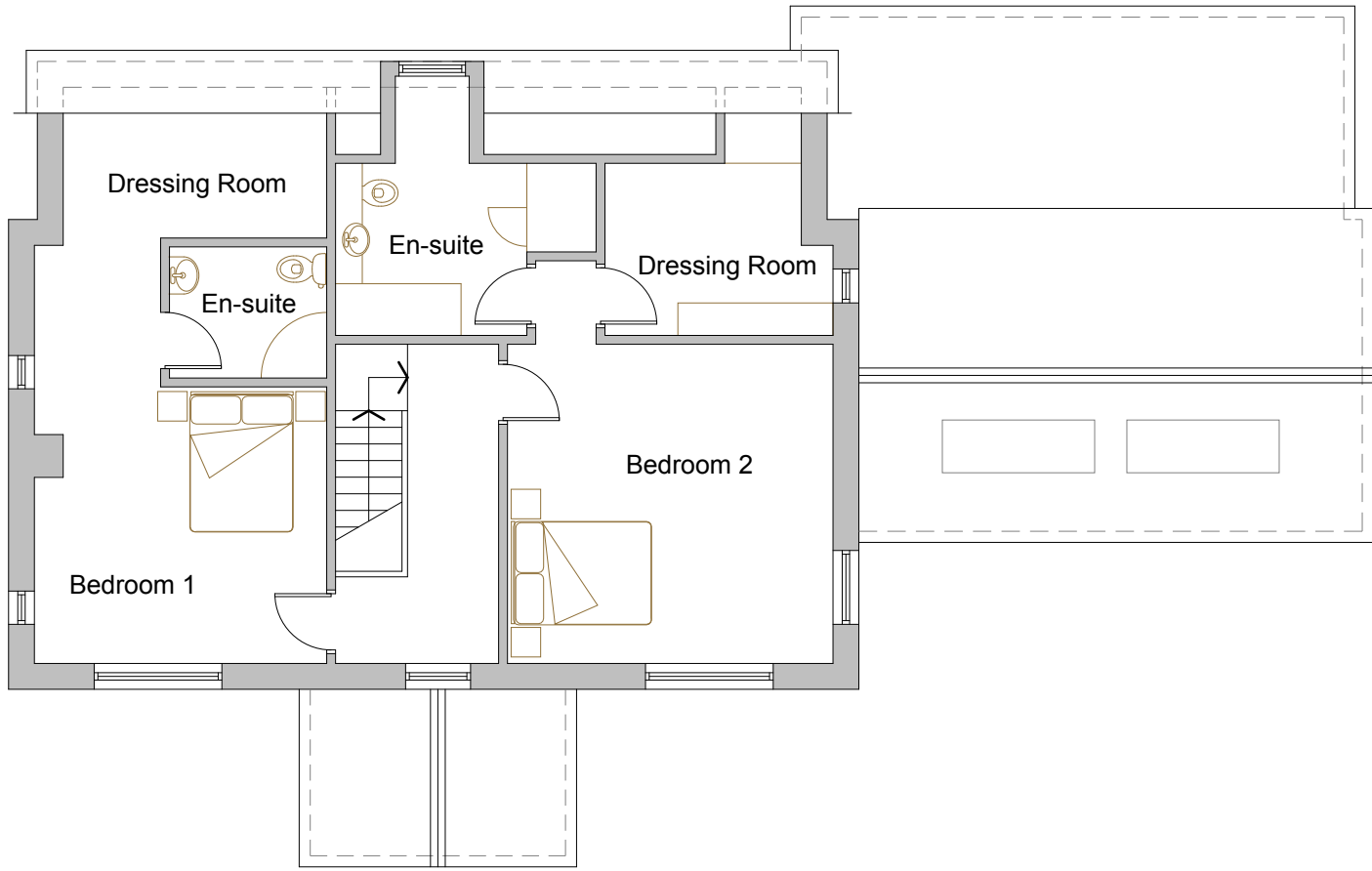
TITLE

Proposed Elevations

DRNG. NO. 2055-P04 REVISION A

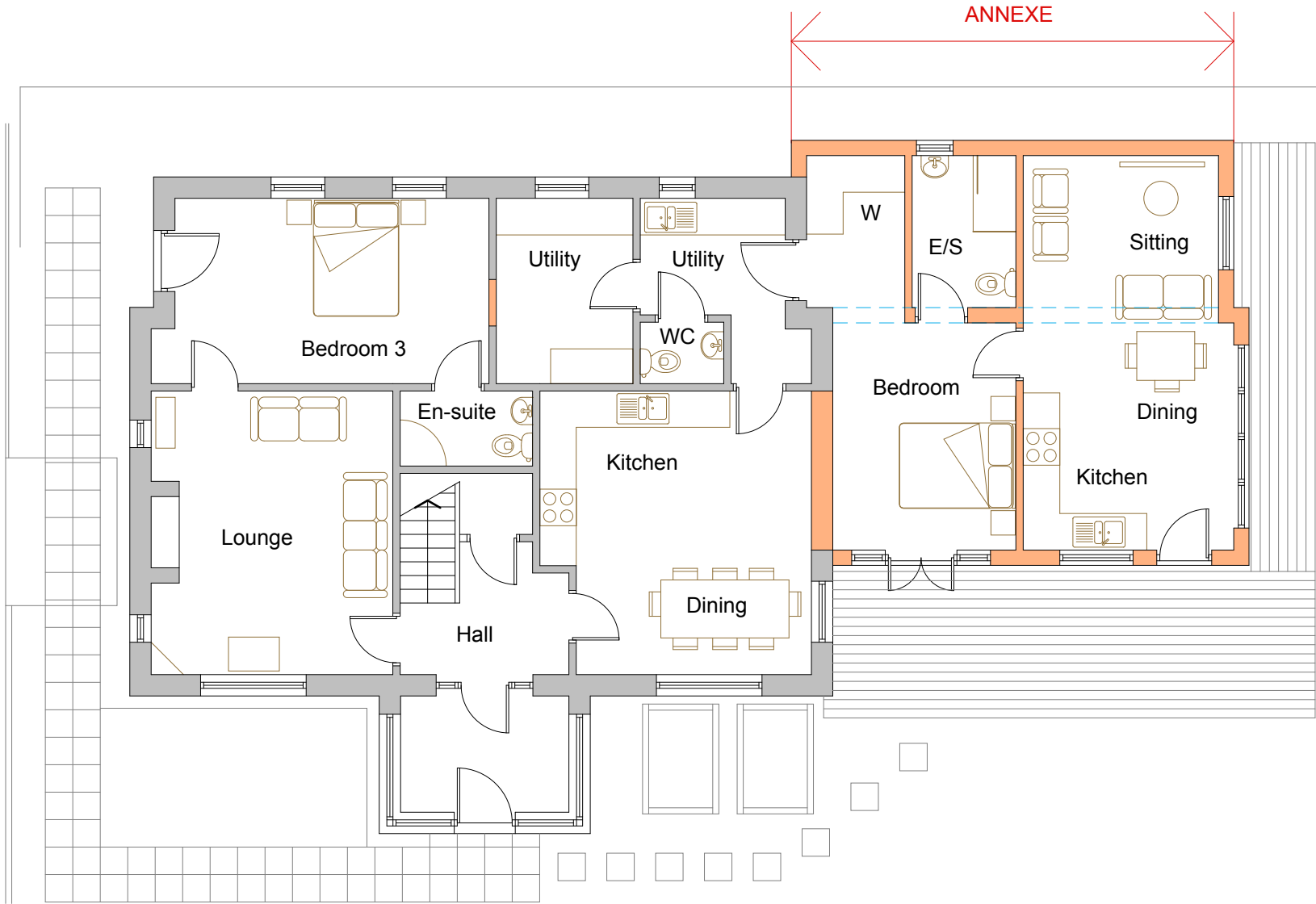
SCALE 1:50 @ A1 1:100 @ A3 DATE Mar 2025

OFFICE USE / PRE-ISSUE



**APPROVED**  
By Lisa Walton at 3:17 pm, May 23, 2025

First Floor



Ground Floor  
Scale 1:50 @ A1



NOTES

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AMENDMENTS

RECEIVED  
By Tom.Anderton at 1:19 pm, Apr 01, 2025

PLANNING

enhance  
heritage & planning

Office 2  
The Guildhall,  
Street-An-Pol  
St.Ives, TR26 2DS  
Tel 07503 211642

MIKE  
BRADBURY  
DESIGN

JOB

Extension and Alterations to  
7 Bay View Terrace  
St.Mary's  
Isles of Scilly  
for  
Mrs L Thompson

TITLE

Proposed Plans

DRNG. NO.

2055-P04

REVISION

SCALE

1:50 @ A1  
1:100 @ A3

DATE

Mar 2025

OFFICE USE / PRE-ISSUE

**APPROVED**

**By Lisa Walton at 3:17 pm, May 23, 2025**

29 March 2025

## Planning Statements

**Description\_** Creation of a self-contained annexe extension to support multi-generational living

**Address\_** 7 Bay View Terrace, Telegraph Road, St Mary's, Isles of Scilly, TR21 ONE

**Applicant\_** Mrs L Thompson

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## Planning Justification

The proposal seeks to provide self-contained annexe accommodation to support multi-generational living, to enable the elderly applicant to live independently alongside her daughter and her growing family.

The proposal is designed specifically in response to supporting this multi-generational household living together and providing their own family care.

The new annexe extension makes efficient use of the existing dining room conservatory, linking from the utility area, and retaining functional connectivity with the main family house.

This arrangement ensures the elderly family member lives with a good level of care, maintaining their independence and personal dignity.

The proposal has numerous benefits, not least reducing pressure on public health services, but also contributing to the health and wellbeing of the population.

Just some of the well acknowledged health benefits are listed below:

1. **Enhancing Individuality:** Independence helps seniors maintain their sense of self and individuality, which is crucial for their mental health. Personalising their living space and making daily choices are essential aspects of this.
2. **Physical Health Benefits:** Physical strength and balance are key to staying independent. Loss of these can lead to falls and hospitalisation. Regular exercise and the use of mobility aids can help maintain physical abilities.



3. **Sense of Purpose:** Independence combats isolation and provides a sense of purpose. This can be through personal achievements, contributions to others' lives, or volunteer activities, even for those with limited mobility.
4. **Improved Memory Skills:** Active, independent living can enhance memory skills. Engaging in daily routines and activities increases blood flow to the brain and helps preserve memory.
5. **Control Over Life:** Independence gives seniors a feeling of control over their lives, contributing to their sense of achievement and self-worth, which is vital for mental health.
6. **Positive Relationships:** Promoting independence can lead to positive relationships between seniors and caregivers. Caregivers can continue to support independence by adapting living spaces for safety, and assisting with technology use.

The existing 3-bedroom family dwelling was permitted and built circa.2010 with an existing floor area of 180sqm.

Although a large floor area, the accommodation is somewhat compromised by the central hall and stairs, and the narrow gable width at first floor.

The layout comprises a central hallway leading to a kitchen and diner within the east, and lounge area at the west. Also, to the rear of the property, is a ground floor bedroom, and utility rooms.

At first floor, leading off the central stairway and hall, are two bedrooms and a family bathroom.

The proposal optimises this existing layout and building orientation, reusing the dining room conservatory, and making efficient use of a redundant recessed space at the rear of the dwelling.

### ***Designing homes for senior citizens***

*HAPPI design principles advocate a minimum of 54sqm for one bedroom and 68sqm for 2 bedrooms. More space allows for better orientation, extra storage (e.g. for specialist equipment) and more scope for at home care and support. <sup>1</sup>*

While making use of the existing internal floor space (12.6sqm), the design approach results in an additional **31.5sqm** to provide the benefits of independent living.

The proposal includes only the essential spaces required. It is arranged entirely at ground floor level, and designed with accessibility in mind, ensuring that it meets the applicant's current needs while also accommodating potential future requirements associated with ageing and reduced mobility.

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<sup>1</sup> Ministry of Housing, Communities & Local Government, Our Future Homes: Housing that promotes wellbeing and community for an ageing population, Nov 2024



Importantly, this modest annexe extension is an appropriate scale, remaining entirely subservient to the existing building.

***Housing for an ageing population***

*Well-designed, suitable housing can help improve the quality of life, health and wellbeing of senior citizens, including by reducing loneliness and helping people live with dementia. This can help senior citizens live longer, happier and healthier lives, not only continuing to support local business and community activities, but also bringing associated cost savings to the NHS and adult social care.<sup>1</sup>*

**Conclusion**

The proposal supports an elderly family member, aiming to live independently while being supported by her daughter and growing family.

The annexe is linked to the main house via the existing dining room conservatory, retaining internal connectivity.

Only the essential spaces for independent living are proposed, reusing 12.6sqm of existing internal floor space, with **31.5sqm** of extension, resulting in a total annexe area of approximately 44.09sqm.

The accommodation is entirely ground floor, designed with accessibility and future mobility needs in mind.

The extension optimises existing layout and building orientation, making efficient use of redundant recessed space at the rear of the property.

The annexe remains modest in scale and entirely subservient to the main house.

The proposal supports independent living, helping to maintain health, routine, and relationships, while reducing isolation and easing pressure on health and social care services.

The additional space provides a means of addressing a significant change in the applicant's current and future housing requirements.

In meeting this challenge, an appropriate balance is struck to ensure the protection of amenity of neighbouring residents, and the character of the locality.

Furthermore, creation of this multigenerational home meets a growing housing need and therefore serves to support a good balanced mix of appropriate homes in this location.



## Waste Management Plan

All materials will be reused or recycled on-site where possible. Where reuse or recycling is not feasible, waste will be taken to an appropriate waste and recycling site in accordance with proper disposal procedures.

### Objectives

- To minimise waste and maximise reuse and recycling.
- To segregate waste on-site and manage it in line with the waste hierarchy.
- To handle waste as close to the site as possible, reducing environmental impact.
- To ensure all contractors and subcontractors follow correct waste management practices.

### Responsibilities

The Principal Contractor will act as the Site Waste Coordinator, responsible for:

- Implementing the Site Waste Management Plan (SWMP) and ensuring compliance.
- Organising appropriate waste segregation and removal.
- Providing training and maintaining accurate documentation.
- Liaising with all waste contractors and ensuring Duty of Care obligations are met.

### On-Site Measures

Designated areas for waste segregation will be identified before works commence. Waste containers will be colour-coded and secured outside working hours. Daily checks and regular monitoring will be undertaken. All staff and subcontractors will receive training on-site waste procedures.

### Waste Handling

Third-party waste carriers are expected to operate in accordance with current waste regulations, including the appropriate licensing for transport and disposal. Documentation confirming compliance should be made available to the Site Waste Coordinator, particularly for waste transported to mainland facilities.





## Scheme of Sustainable Design Measures

Sustainable design measures are integrated into the proposed annexe extension, with a focus on enhancing energy efficiency, minimising waste, and reducing environmental impact both during construction and for the long term. This approach will ensure accordance with Policy SS1 and Policy SS2 which require that overall energy performance of the building will be improved.

During the design process, particular attention has been paid to minimising waste. Existing walls and openings have been reused where possible, and demolition has been limited to essential areas only. New structural openings have been carefully considered and limited to standard widths, helping to reduce the requirement for steelwork and the associated embodied carbon.

Where new materials are required, preference will be given to those with a low environmental impact, including sustainably sourced timber, products with a high recycled content, and those with Environmental Product Declarations (EPDs) where available. The selection of materials will also consider durability and maintenance requirements to ensure long-term performance and reduce the need for future replacement.

The orientation and size of new windows have been carefully considered to balance solar gain and minimise the risk of overheating. Openings have been positioned to maximise natural light and passive solar heating where beneficial, particularly on the southern elevations, while being limited in areas exposed to excessive afternoon sun. To further manage light and heat gain, glazing will be fitted with integral blinds to help regulate natural light levels and internal temperatures throughout the seasons.

Thermal upgrades are proposed through the use of internal insulation. New UPVC windows will be double-glazed units incorporating trickle vents, with modern standards of thermal performance and controlled ventilation. Loft insulation will be provided to improve heat retention. The new extension will be constructed in accordance with current Building Regulations thermal standards, ensuring the building remains warm and comfortable throughout the year.

Ventilation will be provided by the installation of extractor fans in all wet areas, including bathroom and WCs. This measure will help to reduce condensation and the risk of mould, thereby contributing to healthier indoor air quality.

Photovoltaic panels are proposed to be installed on the south roof to generate renewable electricity.

While providing accommodation to support multigenerational living, the increase in water and energy use would be minimal with no unnecessary demand on local resources.



## Lighting Statement

Policy OE4 (Dark Night Skies) of the Isles of Scilly Local Plan seeks to protect the quality of the island's naturally dark skies by restricting unnecessary external lighting and managing potential light spill from development.

The site is located within an established residential area where there are existing levels of ambient light from nearby residential properties and small-scale commercial uses.

The design has been carefully considered to ensure that the amount of new glazing is proportionate to the existing building and necessary to provide adequate levels of natural light to the internal spaces.

The proposed extension introduces a modest increase in glazing through the addition of two small openings on the west elevation, and two small areas of glazing on the east and south.

When compared with the existing arrangement, the extension results in minimal additional glazed area overall.

To further mitigate any potential light pollution, integral blinds will be fitted to rooflights and areas of new glazing. These will be used during hours of darkness to limit internal light escape, helping to protect the surrounding dark sky environment.

No external lighting is proposed as part of the development.

The proposed glazing maintains habitable standards and occupant well-being through access to natural daylight. Furthermore, the orientation and placement of glazed areas have been selected to limit any direct upward light spill, in keeping with the aims of Policy OE4.

Statements prepared by:

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