



## COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW  
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 2010

### REFUSAL OF PERMISSION FOR DEVELOPMENT

|                        |                                                                                    |                                     |                                                                                                  |
|------------------------|------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Application No:</b> | P/25/047/HH                                                                        | <b>Date Application Registered:</b> | 18th July 2025                                                                                   |
| <b>Applicant:</b>      | Mark Wright<br>Bishop View<br>Porthloo<br>St Mary's<br>Isles of Scilly<br>TR21 0NF | <b>Agent:</b>                       | Michael Bradbury<br>Mike Bradbury Design<br>Porthmeor View<br>Carthew Way<br>St Ives<br>TR26 1RJ |
| <b>Site address:</b>   | Bishop View Porthloo St Mary's Isles of Scilly TR21 0NF                            |                                     |                                                                                                  |
| <b>Proposal:</b>       | Extension to existing house to create en-suite bathroom                            |                                     |                                                                                                  |

In pursuance of their powers under the above act, the Council hereby **REFUSE** the above development for the following reasons:

- R1** The proposed extension would result in a dwelling with a gross internal area approximately 70-84% greater than the Nationally Described Space Standards, significantly exceeding the 30% maximum increase permitted under Policy LC8 of the Isles of Scilly Local Plan (2015-2030). In the absence of a clear, robust, and evidenced justification for such a substantial (cumulative) enlargement, the proposal conflicts with Policy LC8(1)(b), which seeks to ensure that existing homes remain appropriately scaled to meet identified housing needs. This scale of enlargement undermines the strategic objective of maintaining a balanced housing stock and does not support the delivery of sustainable, inclusive communities. The proposal also fails to comply with paragraphs 61 and 62 of the National Planning Policy Framework (2024), which require planning decisions to be informed by local assessments of housing need, including the size and type of homes required by different groups. While paragraph 63 supports a range of housing types, this must be grounded in demonstrable local need. In this case, the material considerations provided as justification do not outweigh the clear conflict with both local and national policy objectives.

The Decision relates to the following documents and drawings:

|                  |                                           |                       |
|------------------|-------------------------------------------|-----------------------|
| <b>Ref No:</b>   | <b>Plan Type:</b>                         | <b>Date Received:</b> |
| 2024B-P02        | Site and Location Plan (1:1250 and 1:500) | 06/05/2025            |
| 2024B-P03        | Existing Plans (1:50 and 1:100)           | 06/05/2025            |
| 2024B-P06        | Existing Elevations (1:50 and 1:100)      | 06/05/2025            |
| 2024B-P05        | Proposed Elevations (1:50 and 1:100)      | 06/05/2025            |
| 2024B-P04 Rev. A | Proposed Plans (Amended) (1:50 and 1:100) | 08/05/2025            |
|                  | Design and Access Statement               | 06/05/2025            |

The following Policies of the adopted Local Plan (2015-2030) are considered relevant to this

decision:

- Policy LC8 Replacement Dwellings and Policy LC9 Residential Extensions, Alterations and Ancillary Accommodation

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:** 10 September 2025



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Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎0300 1234 105

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Applicant,

As your application has been **refused**, this letter is to inform you of the process in which you can appeal against the decision made by the Local Planning Authority.

## Appealing Against the Decision

If you are aggrieved by the decision to refuse your application as detailed on your decision notice, you can appeal against this decision to 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 refused 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](#).

## Purchase Notices

Planning control is intended to regulate the development of land in the public interest. For this reason, planning decisions may conflict with the private interests of land owners. There is no entitlement to compensation for adverse planning decisions (except in limited circumstances). This is because owners usually have some continuing benefit from current uses. However, occasionally there may be no reasonably beneficial use for the land. In order to remedy this situation; an owner has the right, in certain circumstances, to serve a "purchase notice" requiring a local authority to purchase their interest in the land. Purchase notices will be considered by the Planning Inspectorate, although you are advised to contact the Planning Department if you wish to consider this option.

## Listed Buildings

Please note that any unauthorised works to a listed building are considered to be a criminal offence. If you need further clarification of what type of works may require



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consent, please contact the department.

## **Re-submissions for Planning Permission**

If you consider resubmitting your application, contact the Planning Department so we can explain if or where your application can be improved to be in accordance with local planning policy. In order for the Council reach a different decision, however you will need to address all of the previous reasons for refusal.

Should you require any further advice regarding any part of your application, please contact the Planning Department by email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) for assistance.