

Council of the Isles of Scilly Delegated Planning Report Householder application

Application Number: P/25/080/HH

UPRN: 000192001274

Received on: 18 September 2025

Valid on: 22 September 2025

Application Expiry date: 17 November 2025

Site notice posted: 24 September 2025

Site notice expiry: 15 October 2025

Case Officer: TAnderton

Applicant: Mr & Mrs Adrian Metson

Site Address: Lowenva
Church Road
Hugh Town
St Mary's
Isles Of Scilly
TR21 0NA

Proposal: Replacement of timber main door and windows with uPVC
double glazing and blocking up of redundant external door.

Application Type: Householder

Recommendation: PER

Conditions

1. Standard Time Limit (3 Years)
2. In accordance with the approved plans.
3. Hours of Construction

Reason for Delegated Decision

No Councillor has requested that the application come to the Full Council. The decision defaults to the level of Delegated:

- Not a Councillor ✓
- Not a Senior Officer (or Officer with influence over planning Decisions) ✓
- No relation to a Councillor/Officer ✓
- Not Major ✓
- Not Council's own application ✓
- Not a departure from the Development Plan ✓
- Not Called in ✓

Lead Member Planning Agreed

Name: Cllr D Marcus | Date: 08/10/2025

Site Description and Proposed Development

Lowenva is a modest detached bungalow, constructed in the 1960s as a summer residence for and by former UK Prime Minister Harold Wilson. The property is situated at the top of Church Road, on the Junction with Pilots Retreat/Matthews Field in Hugh Town. The property is not a listed building and has no special architectural interest. The proposal is to replace the main timber door and windows with uPVC double glazing and to block up the redundant external door.



Certificate: A

Consultations and Publicity

The application has had a site notice on display for 21 days (24/09/2025 – 15/10/2025). The application appeared on the weekly list on Monday 29 September 2025.

Representations from Residents

[0] letters of objection or support have been received.

Relevant Planning History

P0226: Erection of Bungalow. Permitted on Monday 16th February 1959.

P/23/031/HH: Extension and alterations to existing bungalow. Permitted on Friday 21st July 2023.

P/23/085/DISCON: Application to discharge condition C5 (Site Waste Management Plan) of planning permission P/23/031/HH (Extension and alterations to existing bungalow). Permitted on Friday 12th January 2024.

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast

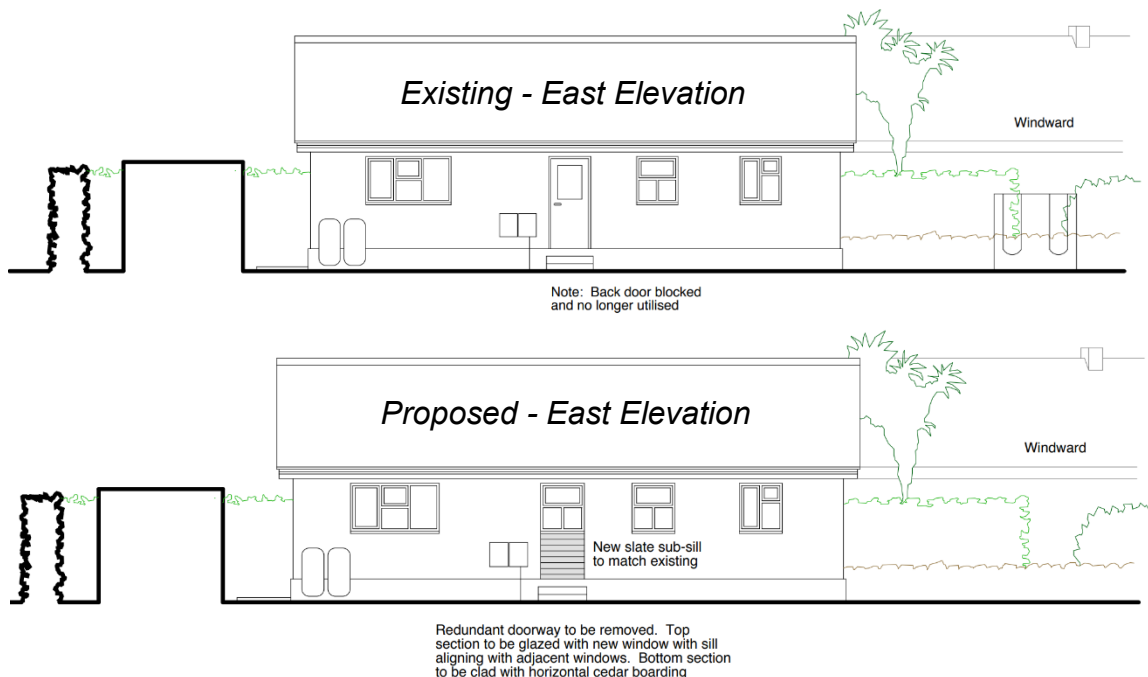
Planning Assessment

| Design | YES OR NO |
|---|-----------|
| Would the proposal maintain the character and qualities of the area in which it is proposed? | Yes |
| Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area? | Yes |
| Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area? | Yes |
| Would the proposal leave adequate garden area and green space to prevent the proposal appearing as an overdevelopment of the site and to ensure an adequate level of amenity? | N/A |
| Is the parking and turning provision on site acceptable? | N/A |
| Would the proposal generally appear to be secondary or subservient to the main building? | N/A |
| Is the scale proposed in accordance with NDSS? | N/A |
| Amenity | YES OR NO |
| Is the proposal acceptable with regard to any significant | Yes |

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| overlooking/loss of privacy issues? | |
| Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact? | Yes |
| Is the proposal acceptable with regard to any significant change or intensification of use? | Yes |
| Heritage | YES OR NO |
| Would the proposal sustain or enhance the character and appearance of the Conservation Area? | Yes |
| If within the setting of, or a listed building, a) Will the development preserve the character and special architectural or historic interest of the building? b) Will the development preserve the setting of the building? | N/A |
| Within an Archaeological Constraint Area? | N/A |
| Other Impacts | YES OR NO |
| Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety? | N/A |
| Impact on protected trees, a) Will this be acceptable b) Can impact be properly mitigated? | N/A |
| Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has been demonstrated to be unavoidable? | N/A |
| Does the proposal conserve and enhance the landscape and scenic beauty of the AONB? | Yes |
| Are the Water connection/foul or surface water drainage details acceptable? | N/A |
| If sited within a Critical Flood Risk Area (low lying land below the 5m datum) is the application accompanied by an acceptable Flood Risk Assessment? | N/A |
| Are there external lights? | No |
| Protected Species | YES OR NO |
| Does the proposal include any re-roofing works or other alteration to the roof? | No |
| Does the proposal include any demolition? | Yes |
| Does the proposal include tree or hedge removal? | No |
| Is an assessment of impact on protected species required? | No |
| Has an assessment been provided that adequately assesses the site and includes mitigation, enhancement and timing requirements? | N/A |

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| Are biodiversity enhancement measures required? | No |
| Is a condition required to provide biodiversity enhancement measures | No |
| Waste Management | YES OR NO |
| Does the proposal generate construction waste? | Yes |
| Does the proposal materially increase the use of the site to require additional long-term waste management facilities? | No |
| Does the proposal include a Site Waste Management Plan | Yes |
| Is a condition required to secure a Site Waste Management Plan | No |
| Sustainable Design | YES OR NO |
| Does the proposal materially increase the use of the site to require additional sustainable design measures? | No |
| Does the proposal include any site-specific sustainable design measures? | Yes |
| Is a condition required to secure Sustainable Design Measures? | No |

Analysis: The relevant policies for this proposal are Policy SS2 (Sustainable Quality Design & Place-Making), Policy OE1 (Protecting and Enhancing the Landscape), Policy OE4 (Protecting Scilly's Dark Skies) and Policy OE5 (Managing Waste) of the Isles of Scilly Local Plan (2015-2030).



Design & Character: Policies SS2 and OE1 of the Isles of Scilly Local Plan (2015-2030) require proposals to respect the character of the site and be of an appropriate scale,

density, layout, height, mass and use of materials. The proposal would see the replacement of the existing main timber door and windows with uPVC double glazing and the blocking up of the redundant external door.

Taking the proposed windows first, these are like-for-like in design and colour but not material. It would have been preferable for the existing timber windows to be replaced by timber, but the proposed change is considered acceptable in the context of the site and neighbouring properties. The benefit to the occupants of replacing the existing single glazed units, which are reportedly rotting and leaking, and moving to high-performance double-glazed units is noted.

Turning to the blocking up of the redundant door. It is proposed that the lower section would be clad in horizontal cedar board with a three-paned, double-glazed uPVC window above it. The use of the cedar cladding would be in keeping with the neighbouring property at Guthers, which has recently been renovated and where the use of white uPVC has already been established.

The final aspect to consider is the proposed uPVC door on the eastern elevation. This isn't like-for-like in design, as it introduces an extra lower pane of glass, or material. As with the proposed windows and cladding, these details are considered to be in keeping with neighbouring properties.

The proposal must also be considered in the round and there is merit, in terms of the uniformity and property's appearance within the conservation area, to this wholesale replacement approach. For these reasons, the proposal is considered to accord with Policies SS2 and OE1.

Residential Amenity: Policy SS2 of the Isles of Scilly Local Plan (2015-2030) requires proposals to safeguard residential amenities. The proposal presents no concerns over and above the existing situation in terms of overlooking. The proposal is considered to accord with Policy SS2.

Dark Skies: Policy OE4 of the Isles of Scilly Local Plan (2015-2030) seeks to protect Scilly's Dark Skies. While a new window is introduced as part of the blocking up process, the size of the glazing is only slightly larger than that in the existing door. The impact of the additional lower window door pane on the eastern elevation is judged to be negligible. The proposal is therefore considered to accord with Policy OE4.

Waste Management: Policy OE5(2) of the Isles of Scilly Local Plan (2015-2030) requires all proposals to submit a Site Waste Management Plan (SWMP) in support of a planning application. A SWMP has been provided within the Planning Statement and covers who, how and where the waste will be disposed of. The details provided are considered to be proportionate to the development and in accordance with Policy OE5.

Summary: The proposal accords with Policies SS2, OE1, OE4 and OE5 of the Isles of Scilly Local Plan (2015-2030) and it is recommended that permission is granted.

EIA: Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Proactive working: In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable for planning permission to be granted. This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004. This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy: Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 2021, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

Isles of Scilly Local Plan, 2015-2030

| Policy | Tick if Used ✓ |
|---|-----------------------|
| Policy SS1 Principles of Sustainable Development | |
| Policy SS2 Sustainable quality design and place-making | ✓ |
| Policy SS3 Re-use of Buildings | |
| Policy SS4 Protection of retailing, recreation and community facilities | |
| Policy SS5 Physical Infrastructure | |
| Policy SS6 Water and Wastewater Management | |
| Policy SS7 Flood Avoidance and Coastal Erosion | |
| Policy SS8 Renewable Energy Developments | |
| Policy SS9 Travel and Transport | |
| Policy SS10 Managing Movement | |
| Policy OE1 Protecting and Enhancing the landscape and seascape | ✓ |
| Policy OE2 Biodiversity and Geodiversity | |
| Policy OE3 Managing Pollution | |
| <i>Policy OE4 Protecting Scilly's Dark Night Skies</i> | ✓ |
| Policy OE5 Managing Waste | ✓ |
| Policy OE6 Minerals | |
| Policy OE7 Development affecting heritage | |
| Policy LC1 Isles of Scilly Housing Strategy to 2030 | |
| Policy LC2 Qualifying for Affordable Housing | |
| Policy LC3 Balanced Housing Stock | |
| Policy LC4 Staff Accommodation | |
| Policy LC5 Removal of Occupancy Conditions | |
| Policy LC6 Housing Allocations | |
| Policy LC7 Windfall Housing: | |
| Policy LC8 Replacement Dwellings and Residential Extensions | |
| Policy LC9 Homes in Multiple Occupation | |

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| Policy WC1 General Employment Policy | |
| Policy WC2 Home based businesses | |
| Policy WC3 New Employment Development | |
| Policy WC4 Alternative Uses for Business/Industrial land and buildings | |
| Policy WC5 Visitor Economy and Tourism Developments | |

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010: The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report. In discharging their functions, must have “due regard” to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

Print Name: Lisa Walton

04/11/2025

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
