

Council of the Isles of Scilly

Delegated Planning Report

Householder application

Application Number: P/25/097/HH

UPRN: 000192001192

Received on: 4 December 2025

Valid on: 5 December 2025

Application Expiry date: 30 January 2026

Site notice posted: 8 December 2025

Site notice expiry: 31 December 2025

Applicant: Christopher Jarratt

Site Address: 4 Porthcressa Terrace
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JW

Proposal: Replacement of existing scantle roof slates with new dry-laid slates, extension of the dormer on the rear elevation, alterations to the external facade and fenestration, and demolition of the existing shed and water store.

Application Type: Householder

Recommendation: PERMIT

Summary of Conditions

C1 | Time Limit

C2 | Approved Plans

C3 | Materials

C4 | Working hours

C4 | External Lighting

C6 | Fitting blinds to rooflights

C7 | Ecology

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: 05/01/2026

Site Description and Proposed Development

The application site is 4 Porthcressa Terrace a residential dwelling in Hugh Town on the island of St Mary's. The dwelling is a traditional end of terrace situated within a relatively large plot with a wraparound private garden to the front and rear. The dwelling has a slate tile roof with a modest hipped dormer on the front elevation, a larger first floor hipped dormer on the rear elevation and a modern single storey extension to rear. This application is seeking permission for the replacement of the existing scantle roof slates with new dry-laid slates, to extend the dormer on the rear elevation, to alter the external facade and fenestration, and the demolition of the existing shed and water store.

Certificate: A

Consultations and Publicity

The application has had a site notice on display for 21 days (08/12/2025 – 31/12/2025). The application appeared on the weekly list on Monday 8th December 2025. Due to the nature of the proposals no external consultations were undertaken.

Representations from Residents:

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

Relevant Planning History:

[P/23/097/HH](#): Demolition of existing single storey extension and replace with larger extension on rear elevation, removal of existing rear dormer window and replace with a larger rear dormer window, replace scantle roof slates with new dry laid slates. Approved: 12/04/2024.

Constraints:

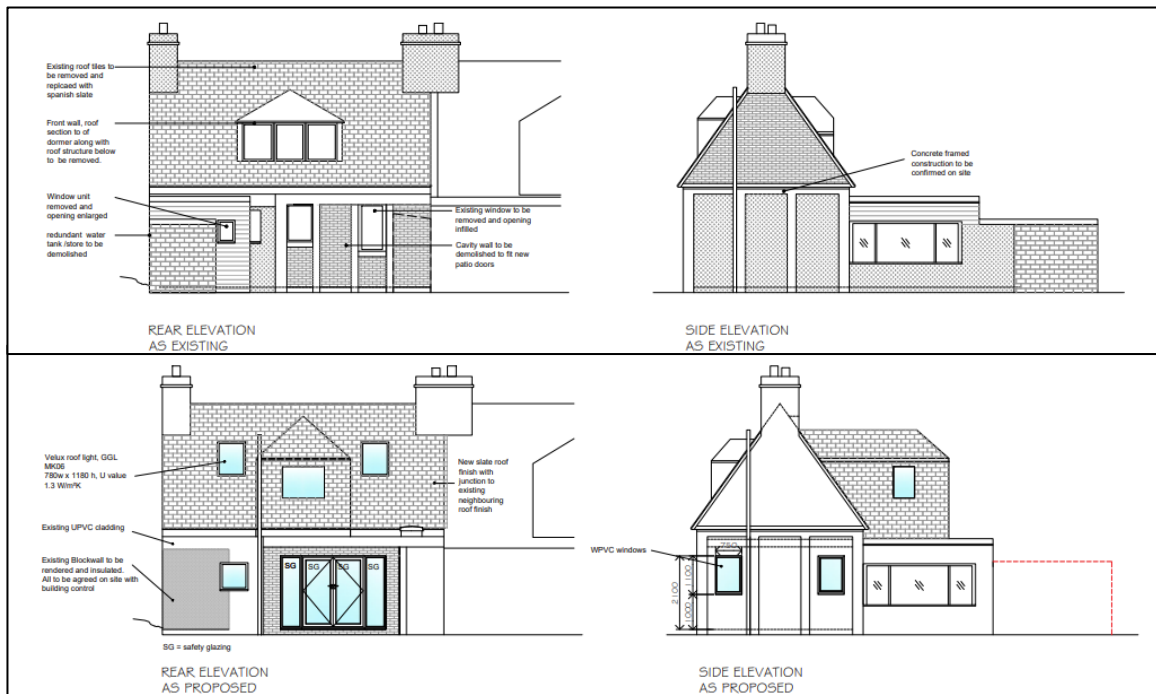
- Conservation Area
- Area of Outstanding Natural Beauty (AONB) / National Landscape
- Heritage Coast
- Grade II Listed Building: Wahrenonga (<15m)

Planning Assessment

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	Y
Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?	Y
Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area?	Y
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?	Y
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?	Y
Is the scale proposed in accordance with NDSS?	Y
Amenity	YES OR NO
Is the proposal acceptable with regard to any significant overlooking/loss of privacy issues?	Y
Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact?	Y
Is the proposal acceptable with regard to any significant change or intensification of use?	Y
Heritage	YES OR NO
Would the proposal sustain or enhance the character and appearance of the Conservation Area?	Y
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
<i>Other Impacts</i> 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?	Y
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?	N
Protected Species	YES OR NO
Does the proposal include any re-roofing work or other alteration to the roof?	Y
Does the proposal include any demolition?	Y
Does the proposal include tree or hedge removal?	N
Is an assessment of impact on protected species required?	Y
Has an assessment been provided that adequately assesses the site and includes mitigation, enhancement and timing requirements?	Y
Are biodiversity enhancement measures required?	N
Is a condition required to provide biodiversity enhancement measures?	N
Waste Management	YES OR NO
Does the proposal generate construction waste?	Y
Does the proposal materially increase the use of the site to require additional long-term waste management facilities?	N
Does the proposal include a Site Waste Management Plan?	Y
Is a condition required to secure a Site Waste Management Plan?	N
Sustainable Design	YES OR NO
Does the proposal materially increase the use of the site to require additional sustainable design measures?	N
Does the proposal include any site-specific sustainable design measures?	N
Is a condition required to secure Sustainable Design Measures?	N

Analysis: This proposal seeks to enlarge the rear dormer, replace the existing scantle roof slates with dry-laid slates, alter the external facade and fenestration, and to demolish the existing shed and water store. Such alterations are supported by Policy LC8 of the Isles of Scilly Local Plan (2015-2030) provided the proposal demonstrates an appropriate scale, density, layout, height, mass and use of materials. The proposed alterations will also need to accord with Policy SS2, which requires proposals to demonstrate high quality design that respects the character of the site and existing townscape.



The proposed enlargement of the dormer on the rear elevation would be reflective of the alterations made to the neighbouring dwelling and is considered acceptable in terms of scale and massing. It is not considered that the enlargement will be highly visible or intrusive to the street scene, given its location on the rear elevation. As shown on the drawings above, the dormer is proposed to be finished in slate, which is also reflective of the finish to the neighbouring dormer and those on 1 and 2 Porthcressa Terrace. These details are found to accord with Policies LC8 and SS2.



In terms of the replacement of the existing scantle roof slates with dry-laid slates, secured with stainless steel clips, the proposed change, as with the finish to the rear dormer, would result in 4 Porthcressa Terrace matching the neighbouring dwellings on the terrace, which received permission to replace wet-laid scantle slates with dry-laid natural slates in 2014 (3 Porthcressa Terrace) and 2023 (1& 2 Porthcressa Terrace) respectively. As part of the roof work, it is proposed to incorporate two Velux windows into the roof on the rear elevation, which again, would be reflective of the neighbouring dwelling. These details are therefore appropriate and in-keeping and found to accord with Policies LC8 and SS2.

The additional alterations that are proposed to the external façade and fenestration include two new white double glazed UPVC windows on the rear dormer, two new white double glazed UPVC windows on the side (south) elevation, the installation of white UPVC patio doors and a Velux flat roof lantern on the rear (east) elevation, and the enlargement of the ground floor kitchen window, which is also proposed to be white double glazed UPVC. The choice of white for the glazing products is considered to be in keeping with the street scene, particularly given white dormer windows are a locally prominent characteristic. The final external change to consider is the proposed use of white render, following the demolition of the existing shed and water store, to the rear elevation. This would be reflective of the character of the area and, as with the details above, is found to accord with Policies LC8 and SS2. A condition to require compliance with the submitted plans and materials to be as stated are recommended.

In summary, subject to the aforementioned conditions, the proposed alterations are considered to accord with Policies SS2 and LC8. The report will now therefore consider the proposal in light of residential amenity, heritage, waste management and ecology.

Suggested 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: Location Plan, Reference: PP-12466661v2, Stamped: 5th December 2025.
- Plan 2: Existing & Proposed Block Plan, Reference: TR21-4223-A-002, Stamped: 5th December 2025.
- Plan 3: Existing & Proposed Elevations, Sections & Plans, Reference: TR21-4223-A-001, Stamped: 19 January 2026.
- Plan 4: Planning, Design & Access Statement, Reference: TR21-4223 Design and Access Statement REV A, Stamped: 5th December 2025.
- Plan 5: Waste Management Plan, Stamped: 5th December 2025.
- Plan 6: Preliminary Roost Assessment, Reference: 23-10-1, Dated: 28th October 2023.

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 *Planning, Design & Access Statement (TR21-4223 Design and Access Statement REV A)* and *Existing & Proposed Elevations, Sections & Plans (TR21-4223-A-001)* 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.

Residential Amenity: Policies SS2 and LC8 require proposals to safeguard residential amenities. The proposed development includes the introduction or enlargement of several openings on the rear (east) and side (south) elevations. It is considered that these alterations would not give rise to any unacceptable adverse, overbearing, overshadowing or overlooking impacts to residential amenity. In the long term the proposal is therefore found to accord with Policies SS2 and LC8.

In the short term construction disturbances can give rise to some harm, particularly in build-up areas. In order to minimise the harm it is recommended that the construction works be controlled by condition.

Suggested Condition

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.

Dark Night Skies: Policy OE4 seeks to protect the Isles of Scilly's dark night skies, which are one of the defining characteristics of the AONB/National Landscape. Rooflights are not themselves luminaires, and major manufacturers such as VELUX do not produce DarkSky-certified or DarkSky-compliant rooflights because DarkSky International's certification scheme applies only to outdoor luminaires, not glazing products. VELUX product information similarly contains no DarkSky compliance references, as their skylights are daylighting units rather than light-emitting fixtures.

The potential effect on dark skies therefore arises not from the product type but from internal light spill. The proposed rooflights are modest in scale and can be specified with low-transmittance or non-reflective glazing and fitted with internal blackout blinds, ensuring that any night-time light emission is controlled. Subject to securing these design measures, the development would not cause harm to the dark skies or conflict with Policy OE4.

In order to ensure the introduction of roof lights, as proposed, do not give rise to harm it is necessary to consider whether a condition is required to ensure the rooflights are installed in such a way as to minimise the impact on the dark skies of Scilly. This could include features such as flush-fitting conservation units with glazing and internal blinds that minimise light spill during hours of darkness, and to prevent the addition of further

rooflights without approval. As the proposed rooflights are located on the rear facing roof slope, where there could be views into the roof space from dwellings higher up to the west (Buzza Hill), and on this basis it is considered likely that the property will have rooflights fitted with some form of blind. Overall therefore it is not considered unreasonable to require the rooflights to be fitted with a blackout blind. Subject to a condition to require such a fitting, it is considered the proposal will comply with Policy OE4 and the special qualities of the AONB/National Landscape.

Suggested conditions

C5 | No permanent external lighting shall be installed on the exterior of the building hereby approved unless:

- a) It complies with the following parameters:
 - Fully shielded luminaires with zero upward light output (ULR = 0%).
 - Warm white light with a correlated colour temperature (CCT) not exceeding 3000K.
 - Lumen output per fitting not exceeding 1000 lumens.
 - No lighting directed beyond the site boundary.

OR

- b) A Lighting Scheme has first been submitted to and approved in writing by the Local Planning Authority.

Any lighting installed shall thereafter be retained and operated in accordance with the approved details or the above parameters.

Reason: To safeguard the amenities of neighbouring occupiers, protect the rural character, and preserve the dark night skies of the Isles of Scilly, in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

C6 | The rooflights hereby approved shall, at the point of installation, be fitted with internal blackout blinds designed to minimise light spill during hours of darkness. The blackout blinds shall thereafter be retained and maintained in effective working order for the lifetime of the development. No additional rooflights shall be installed without the prior written approval of the Local Planning Authority.

Reason: To minimise internal light spill and protect the dark night skies of the Isles of Scilly, which are a defining characteristic of the AONB/National Landscape, in accordance with Policy OE4 of the Isles of Scilly Local Plan.

Heritage: Policy OE7 requires that great weight be given to the conservation of the islands' irreplaceable heritage assets including the Conservation Area, listed buildings, scheduled monuments and archaeological sites. The application site is within the Conservation Area and within the setting of the Grade II listed dwelling 'Wahroonga'. As proposal is for works to the rear and side of the dwelling and would not be clearly visible from the setting of the listed building, the proposed development is considered to accord with Policy OE7.

Waste Management: Policy OE5 requires proposals to submit a Site Waste Management Plan and demonstrate best practice in addressing waste management solutions. A Site Waste Management Plan has been provided, which covers the type of waste generated and where it will be disposed of. The Site Waste Management Plan, although basic, is acceptable and in accordance with Policy OE5.

Ecology: A Preliminary Roost Assessment (PRA) has been submitted with the application identifying 'negligible bat roosting potential'. The proposal should therefore be carried out in accordance with the Precautionary Method Statement (PMS) contained within the PRA. Accordance with the PMS should be secured via a suitably worded planning condition.

Suggested condition

C7 | The development hereby permitted must be carried out strictly in accordance with the Precautionary Method Statement for bats set out in Appendix 1 of the submitted document titled "Preliminary Roost Assessment, 4 Porthcressa Terrace, Hugh Town, St Mary's, Isles of Scilly", dated 28 October 2023. All contractors involved in the works shall be made aware of the requirements of the Method Statement prior to commencement, and the measures set out within it shall be adhered to for the duration of the works. Reason: To ensure that the works proceed in a manner that avoids harm to bats, a European Protected Species, in accordance with the Conservation of Habitats and Species Regulations 2017 and Policy OE1 of the Isles of Scilly Local Plan.

Conclusion: Subject to the aforementioned conditions (C1-C7), the proposed development is acceptable in design, scale and appearance; preserves the character of the Conservation Area; does not harm the setting of the nearby Grade II listed building: Wahroonga; does not adversely affect residential amenity; incorporates suitable ecological safeguards through adherence to the submitted Precautionary Method Statement; and protects the Isles of Scilly's dark night skies through controls on external lighting and rooflight design. The proposal therefore accords with Policies SS2, LC8, OE1, OE4, OE5 and OE7 of the Isles of Scilly Local Plan (2015–2030) and the National Planning Policy Framework.

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 the National Planning Policy Framework, the Council has engaged positively and proactively in assessing this application. The proposal has been considered under Section 38 of the Planning and Compulsory Purchase Act 2004 and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is judged acceptable.

Planning Policy: In determining this application, the Council has had regard to Section 70 of the Town and Country Planning Act 1990 and the duty under Section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine proposals in accordance with the development plan unless material considerations indicate otherwise. For decision-making purposes, the relevant development plan is 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	
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:

In reaching this recommendation, the Council has had due regard to the relevant provisions of the Human Rights Act 1998 and the Public Sector Equality Duty under section 149 of the Equality Act 2010. This includes the need to eliminate discrimination, advance equality of opportunity, and foster good relations between people with protected characteristics and those who do not share them. In doing so, the Authority has considered the need to minimise any disadvantage, meet different needs where they arise, and encourage participation in public life. These matters have been taken into account in assessing this application.

Recommended Conditions:

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Reason: To safeguard the appearance of the building and the character of the area.

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Reason: In the interests of protecting the residential amenities of the islands.

C5 | No permanent external lighting shall be installed on the exterior of the building hereby approved unless:

- a) **It complies with the following parameters:**
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 - **Warm white light with a correlated colour temperature (CCT) not exceeding 3000K.**
 - **Lumen output per fitting not exceeding 1000 lumens.**
 - **No lighting directed beyond the site boundary.**

OR

- b) **A Lighting Scheme has first been submitted to and approved in writing by the Local Planning Authority.**

Any lighting installed shall thereafter be retained and operated in accordance with the approved details or the above parameters.

Reason: To safeguard the amenities of neighbouring occupiers, protect the rural character, and preserve the dark night skies of the Isles of Scilly, in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

C6 | The rooflights hereby approved shall, at the point of installation, be fitted with internal blackout blinds designed to minimise light spill during hours of darkness. The blackout blinds shall thereafter be retained and maintained in effective working order for the lifetime of the development. No

additional rooflights shall be installed without the prior written approval of the Local Planning Authority.

Reason: To minimise internal light spill and protect the dark night skies of the Isles of Scilly, which are a defining characteristic of the AONB/National Landscape, in accordance with Policy OE4 of the Isles of Scilly Local Plan.

C7 | The development hereby permitted must be carried out strictly in accordance with the Precautionary Method Statement for bats set out in Appendix 1 of the submitted document titled "Preliminary Roost Assessment, 4 Porthcressa Terrace, Hugh Town, St Mary's, Isles of Scilly", dated 28 October 2023. All contractors involved in the works shall be made aware of the requirements of the Method Statement prior to commencement, and the measures set out within it shall be adhered to for the duration of the works.

Reason: To ensure that the works proceed in a manner that avoids harm to bats, a European Protected Species, in accordance with the Conservation of Habitats and Species Regulations 2017 and Policy OE1 of the Isles of Scilly Local Plan.

Print Name: Lisa Walton

28/01/2026

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
