

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424350 – Fax: 01720 424317

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/12/121/FUL

Date Application Registered: 17th December 2012

Applicant: Mr C Jenkins & Miss A Hiron
The Rope Walk
Porthloo
St Mary's
Isles of Scilly
TR21 0NF

Agent: T J Hiron
Clowdisley
Golf Club Lane
St Mary's
Isles Of Scilly
TR21 0NF

Site and particulars of development: The Rope Walk Porthloo Lane St Mary's Isles of Scilly TR21 0NF - Two storey rear extension.

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:

- C 1 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).

- C 2 Prior to the commencement of the approved development, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To ensure that those characteristics which contribute, inter alia, to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction and tipping of waste.

- C 3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 to 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday, Bank or Public Holiday.**

Reason: In the interests of protecting the residential amenities of neighbouring properties.

- C 4 The development hereby permitted shall be carried out in complete accordance with the details shown on the approved submitted plans RH-PL-10, HJ-R-1B and HJ-R-2B, stamped and dated 28th January 2013.**

Reason: To define the nature and extent of the development in accordance with Circular 11/95 and for the avoidance of doubt.

- C 5 All external finishes to the extension hereby permitted shall match those of the existing property unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interests of the character and appearance of the building and surrounding area, which is designated a Conservation Area and AONB in accordance with Policy 1 of the Local Plan.

- C 6 No development shall take place until a scaled drawing of the ground and first floor windows on the rear (east) elevation of the extension hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The drawing shall detail the design of each window in terms of its scale, siting, style, materials and finish. The windows shall be installed in strict accordance with the details agreed.**

Reason: To achieve a satisfactory standard of design and to safeguard the character and appearance of the Conservation Area in accordance with Policy 1 and 2 of the Local Plan.

- C 7 Prior to the commencement of the development hereby permitted, a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the building hereby permitted.**

Reason: In accordance with Policy 2 of the Local Plan and to minimise the impact of the development on essential infrastructure in accordance with Policy 6 of the Local Plan.

Further Information

1 Reasons for Approval for Planning Permission

Having had regard to all the planning considerations material to the determination of this application, including the appropriateness of the proposed rear extension in terms of its design, its impact on the character and appearance of the surrounding area, which is designated a Conservation Area and the AONB, and all consultations and representations made in connection with the application, it is concluded that the proposal accords with the NPPF and presumption in favour of sustainable development and the provisions of the Development Plan as applicable to it, including Policies 1, 2 and 6 of the Local Plan. The proposal has been approved because it is considered that the development proposal subject to compliance with the conditions attached to this permission accords with the said policies and there are no other overriding material

considerations which justify refusing planning permission. The proposal has also been approved as it is considered that the proposed development would not conflict with its duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the appearance or character of the designated Conservation Area within which the site is located.

2 Informative(s)

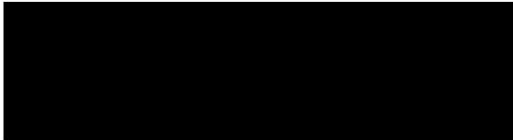
The Applicant is reminded to read the letter attached to this decision notice for further information including how to appeal against a decision.

- 3** Please note that extra care must be taken during the work, especially when removing the existing roof tiles and windows, as roosting bats could be found in these areas. Should any bats be discovered during the works, they should not be handled, work must stop immediately and advice sought from local bat wardens in the first instance (Mike and Anne Gurr 422224; Rebecca Steggles 424315) or if unavailable, Natural England, tel 01872 245045.

4 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 proactive manner by providing pre-application advice and negotiated improvements to the design of the proposal, in accordance with paragraphs 186 and 187 of the NPPF.

Signed

A large black rectangular box redacting the signature of the Chief Planning and Development Officer.

Chief Planning and Development Officer

DATE OF ISSUE: 28th January 2013