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| Application Number: P/16/052/FUL | **Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 2015** |
| Screened by: Mrs Lisa Walton  Senior Officer: Planning and Development Management  On: 27th July 2016 |

**This is a schedule 2 development by virtue of 3 (i) of Schedule 2 of the EIA Regs**

1. The characteristics of development must be considered having regard in particular to:

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| a) the size of the development; | Replacement of existing doors and windows only |
| b) the accumulation with other development; | N/a |
| c) the use of natural resources; | The proposal will remove deteriorated timber doors and windows and replace these with hardwood doors and windows. The resources will not be directly from the islands but will be natural |
| d) the production of waste; | The production of timber waste, which can be re-used as fuel. |
| e) pollution and nuisances; | Highly unlikely to generate any particular pollution or nuisance. |
| f) the risk of accidents, having regard in particular to substances or technologies used. | Low risk of accidents |

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

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| a) the existing land use; | The existing land use is residential |
| b) the relative abundance, quality and regenerative capacity of natural resources in the area; | Outside the site there is a high abundance of high quality natural resources, both coastal at countryside of both designated international importance and local nature reserves. |
| c) the absorption capacity of the natural environment, paying particular attention to the following areas:   1. Wetlands; 2. Coastal zones; 3. Mountain and forest areas; 4. Nature reserves and parks; 5. Areas classified or protected under Member states’ legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b); 6. Area in which the environmental quality standards laid down in Community legislation have already been exceeded; 7. Densely populated areas; 8. Landscapes of historical, cultural or archaeological significance; | The absorption capacity of the natural environment is considered to be high. |

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

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| a) The extent of the impact (geographical areas and size of the affected population); | The impact will be limited to the building only. |
| b) The trans-frontier nature of the impact; | There will not be any trans-frontier impacts |
| c) The magnitude and complexity of the impact; | Low |
| d) The probability of the impact; | Low |
| e) The duration, frequency and reversibility of the impact. | Infrequent and reversible impact. |

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Q1 Is it a major development which is of more than local importance?

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Q2 Does it affect a particularly environmentally sensitive or vulnerable location?

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Q3 Does it have unusually complex and potentially hazardous environmental effects?

**Conclusion**

Not Required

Environmental Impact Assessment