

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY



COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424350 – Email: planning@scilly.gov.uk

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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No: P/16/129/FUL

Date Application Registered: 16th December 2016

Applicant: Mr Tristan Fletcher
4 Haydor Flats
Garrison Lane
St Mary's
Isles of Scilly
TR21 0JD

Agent: Paul Osborne
Jus Limin
Carn Thomas
St Mary's
Isles of Scilly
TR21 OPT

Site and particulars of development: Garage Buzza Road Hugh Town St Mary's Isles of Scilly - Replacement of existing garage with dwelling house (Amended Plans).

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

- R1** The proposal would result in overdevelopment of the site and by virtue of its scale and massing, would appear unacceptably overbearing and dominant when viewed from Penventon, Monaveen and Domremy, contrary to the Isles of Scilly Adopted Local Plan (2005), and to the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006) and contrary to Paragraph 17 of the National Planning Policy Framework.
- R2** The proposed development, by reason of its cramped appearance in the streetscene and proximity to the site boundaries would fail to preserve or enhance the character and appearance of the Conservation Area, and, if permitted, would be likely to set a pattern for similar undesirable proposals in the vicinity, resulting in a retrograde lowering of the spatial standards to which the area is presently developed, thereby contrary the Isles of Scilly Adopted Local Plan (2005) and the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006).

Signed

A handwritten signature in black ink, appearing to be a stylized 'M' or 'J' followed by a flourish.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 25th January 2017