



# COUNCIL OF THE ISLES OF SCILLY

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|                                           |                                                                                     |
|-------------------------------------------|-------------------------------------------------------------------------------------|
| Application Number: P/17/105/FUL          | <b>Town and Country Planning (Environmental Impact Assessment) Regulations 2017</b> |
| Screened by: Steph Wade<br>On: 03/01/2018 |                                                                                     |

## **This is a schedule 2 development by virtue of 10 (b) of Schedule 2 of the EIA Regs**

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

|                                                                                           |                                                                                                                                                           |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| a) the size of the development;                                                           | The proposed erection of a conservatory extension to a dwelling. To measure 5.2 metres by 3 metres and constructed of UPVC. The roof will be monopitched. |
| b) the accumulation with other development;                                               | There will be some accumulation with other development.                                                                                                   |
| c) the use of natural resources;                                                          | There would be some use of natural resources in terms of materials of construction                                                                        |
| d) the production of waste;                                                               | Some production of waste from construction purposes.                                                                                                      |
| e) pollution and nuisances;                                                               | Some pollution and nuisance as a result of construction works                                                                                             |
| f) the risk of accidents, having regard in particular to substances or technologies used. | Likely to be low risk of accidents having regard to the standard technologies and methods to be used                                                      |

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 and countryside of both designated international importance and local nature reserves. |

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| <p>c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> <li>I. Wetlands;</li> <li>II. Coastal zones;</li> <li>III. Mountain and forest areas;</li> <li>IV. Nature reserves and parks;</li> <li>V. 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);</li> <li>VI. Area in which the environmental quality standards laid down in Community legislation have already been exceeded;</li> <li>VII. Densely populated areas;</li> <li>VIII. Landscapes of historical, cultural or archaeological significance;</li> </ul> | <p>The application is for the erection of a domestic extension. The absorption capacity of the natural environment is considered to be high.</p> |
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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 and the site |
| 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.                           | The proposal will be permanent but reversible           |

- Q1 Is it a major development which is of more than local importance?
- Q2 Does it affect a particularly environmentally sensitive or vulnerable location?
- Q3 Does it have unusually complex and potentially hazardous environmental effects?

### **Conclusion**

Environmental Impact Assessment

Not required.