



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, The Parade, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto: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/18/026/FUL

**Date Application Registered:** 11th April 2018

**Applicant:** Mrs Carmen Stevens  
Colossus  
2 Pilots Retreat  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0PB

**Site and particulars of development:** 2 Matthews Field Church Road Hugh Town St Mary's Isles of Scilly -  
Extension of first floor over existing ground floor flat roof (Amended Plans).

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

- R1 The proposed first floor extension by reason of its scale and design is considered to be a disproportionate and poorly designed addition to the existing dwelling in a prominent location that is not in keeping with the wider character of the area. The introduction of a large first floor extension with shallow-pitched roof is contrary to the Isles of Scilly Design Guide SPD 2007 and Policy 2 of the Isles of Scilly Local Plan 2005. The proposal is also considered to be contrary to Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 and paragraphs 9 and 17 of the National Planning Policy Framework 2012 which requires good design to replace poor design requiring high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Paragraph 56 requires planning authorities to attach great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- R2 The proposal gives rise to overlooking of the adjacent property at Lowenva to an unacceptable degree due to the proximity of a rear facing bedroom window. This is considered to be unacceptable and contrary to the Isles of Scilly Design Guide SPD 2007.

**Signed**

Senior Manager Infrastructure and Planning

**DATE OF ISSUE:** 6th June 2018