



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

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

PERMISSION FOR DEVELOPMENT

Application No: P/18/057/FUL

Date Application Registered: 17th July 2018

Applicant: Mr Sibley
Salt Whistle
McFarland's Down
St Mary's
Isles Of Scilly
TR21 0NS

Agent: Mr Joe Robertshaw
Cambourne House
Counteney Park
Newton Abbot
TQ12 2HD

Site Address: Salt Whistle McFarland's Down St Mary's Isles of Scilly TR21 0NS

Proposal: Extension and remodel for disabled adaptation. Extensions to rear and front, proposed new dormer and change of garage roof from flat to mono-pitch.

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:

C1 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).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- Elevations as proposed, drawing no: PL(P)-00-003, dated July 2018
- Plans as proposed, drawing no: PL(P)-00-002, dated July 2018
- Block Plan and Location Plan, drawing no: PL(P)-00-006, dated 12.07.2018
- Design and Access Statement by PLG

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Site Waste Management Plan

C3 Prior to the commencement of the development, hereby approved, 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 Planning Authority. The development shall

thereafter proceed in strict accordance with the approved scheme only.

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute 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 or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005.

REMOVAL OF PERMITTED DEVELOPMENT FOR ALTERATIONS AND EXTENSIONS

- C4** Notwithstanding the provisions of Article 3(1) of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking and re-enacting that Order) no extensions (Part 1 Class A), alterations or additions to the roof (Part 1, Class B and Class C), porches (Part 1, Class D), curtilage buildings (Part 1, Class E), hard surfaces (Part 1, Class F), chimneys or flues (Part 1, Class G) or any other means of enclosure (Part 2, Class A) shall be erected or constructed without first obtaining planning permission.

Reason: To maintain the character of the building and minimise any impact upon the wider character of the conservation area in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

PRE-COMMENCEMENT CONDITION – Submission of Bat Enhancements

- C5** Work shall not commence until details of a scheme for bat enhancement opportunities within and around the development, hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Once approved the works shall take place in accordance with the agreed scheme and thereafter permanently maintained. The bat enhancement measures shall include:
- Roosting provision in the new ground floor rear extension to be provided as long term replacement for the loss of (potential) roosts for crevice dwelling bat species. This should be in the form of leaving a 20mm gap (using spacers), along the full length of the base of each of the top 3 cedar cladding boards to create artificial crevices that narrow from the base to the apex of each board. This should be carried out on each of the north, south and western aspects of the extension.
 - Erection of two free-standing bat boxes developed for crevice-dwelling species on the east and west gable ends on the 1st floor (see Appendix D of the Bat Presence/Absence Survey).
 - Retain all vents and existing gaps in soffit boards as potential roosts sites (as set out in the Primary Bat Roost Assessment)

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to enhance opportunities for bats on the basis that the application building is suitable for and has potential to be a bats' roost. The condition is required to retain control over the development to safeguard bats and their roosts which are specifically protected by law.

- C6** All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

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

REMOVAL OF PERMITTED DEVELOPMENT FOR EXTERNAL ILLUMINATION

- C7** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking or re-enacting that Order) prior to installation, details of external lighting shall be submitted to and approved in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties, protected species including bats and to protect the amenities of this rural area and preserve Isles of Scilly's Dark Night Sky.

Further Information

1. 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, in accordance with paragraph 38 the National Planning Policy Framework 2018.
2. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £34 for each request to discharge conditions(s). The fee is payable for each individual request made to the Local Planning Authority.
3. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £34 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.

Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

- 5 You are reminded that the works will need to comply with the Building Regulations which includes access for fire appliances within the site in accordance with Part B5 of Approved Document B, 2007.

Signed



Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 07/09/2018



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455
✉planning@scilly.gov.uk

Dear Mr Sibley

Please sign and complete this certificate.

This is to certify that decision notice: P/18/057/FUL and the accompanying conditions have been read and understood by the applicant: Mr Sibley.

I/we intend to commence the development as approved: Extension and remodel for disabled adaptation. Extensions to rear and front, proposed new dormer and change of garage roof from flat to mono-pitch. at: Salt Whistle McFarland's Down St Mary's Isles Of Scilly TR21 0NS

on:..... and I am/we are aware of any conditions that need to be discharged before works commence. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:.....

Signed:.....

Date:.....

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITIONS

- C3 Prior to the commencement of the development, hereby approved, 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 Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.
- C5 Work shall not commence until details of a scheme for bat enhancement opportunities within and around the development hereby permitted, has been submitted to and approved in writing by the Local Planning Authority. Once approved the works shall take place in accordance with the agreed scheme and thereafter permanently maintained. The bat enhancement measures shall include:
- Roosting provision in the new ground floor rear extension to be provided as long term replacement for the loss of (potential) roosts for crevice dwelling bat species. This should be in the form of leaving a 20mm gap (using spacers), along the full

length of the base of each of the top 3 cedar cladding boards to create artificial crevices that narrow from the base to the apex of each board. This should be carried out on each of the north, south and western aspects of the extension.

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