



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, 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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No: P/19/045/HH

Date Application Registered: 28th August 2019

Applicant: Mr David Cliffe
Storm Cottage
Little Porth
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JG

Agent: Mr Colin Williams
Gilda Crescent Road
Eccles
Salford
M30 9AG

Site address: Storm Cottage, Little Porth Hugh Town St Mary's Isles of Scilly.

Proposal: Garage conversion incorporating loft conversion, increased ridge height to match main house.

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

- R1** The proposed development, by virtue of its scale, massing, form and design is considered to be incongruous with the existing building and detracts from the character and appearance of the building and the Conservation Area and does not, therefore, accord with Policy 2 of the adopted Local Plan (2005), the Isles of Scilly Design Guide (2006), Policies SS1 and SS2 of the submission Draft Isles of Scilly Local Plan 2015-2030 or paragraph 127(c) of the National Planning Policy Framework (2019).
- R2** The proposed development, by virtue of its increase in internal usable floor space, which exceeds the minimum range for a 2 storey 3-bedroom dwelling for 4 people by 50%, is considered excessive without adequate justification being provided as to why a larger home is required. The existing dwelling is a home that was approved to meet a Specific Local Need and is covered by a restrictive occupancy Legal Agreement (S106) to ensure it remains available as an affordable home in perpetuity to meet the needs of the community. The proposal is therefore contrary to Policy LC9 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

Signed

Senior Manager Infrastructure and Planning

DATE OF ISSUE: 23rd October 2019