



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

PERMISSION FOR DEVELOPMENT

| | | | |
|------------------------|--------------------|-------------------------------------|---------------------------|
| Application No: | P/20/094/HH | Date Application Registered: | 26th November 2020 |
|------------------------|--------------------|-------------------------------------|---------------------------|

| | | | |
|-------------------|---|---------------|---|
| Applicant: | Lucy Jewson Thatch Cottage 2 Higher Treglidgwith Ponjervah Constantine Cornwall TR11 5PY | Agent: | Robert Green Charlotte House Garrison Lane St Mary's Isles Of Scilly TR210JD |
|-------------------|---|---------------|---|

Site address: Auriga 7 Porthcressa Road Hugh Town St Mary's Isles Of Scilly
Proposal: Removal of existing conservatory, new rear extension, window replacement and renovations to front elevation.

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:

- **Location and Block Plan, Drawing Number: AU01 Dated Nov 2020**
- **Proposed Plans, Drawing Number: AU04 Dated Nov 2020**
- **Proposed Elevations and Sections, Drawing Number: AU05 Dated Nov 2020**
- **Existing and proposed garden elevations, Drawing Number: AU06 Dated Nov 2020.**
- **Site Waste Management Plan, Dated Jan 2021**

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 adopted Isles of Scilly Local Plan 2005 and Policy OE1 and OE7(5) of the Submission Draft Isles of Scilly Local Plan 2015-2030.

C3 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.

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 2019.
2. 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.

Signed:



Senior Officer, Planning and Development Management

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 21st January 2021



COUNCIL OF THE ISLES OF SCILLY

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

☎0300 1234 105
✉planning@scilly.gov.uk

Dear Lucy Jewson

Please sign and complete this certificate.

This is to certify that decision notice: P/20/094/HH and the accompanying conditions have been read and understood by the applicant: Lucy Jewson.

1. **I/we intent to commence the development as approved:** Removal of existing conservatory, new rear extension, window replacement and renovations to front elevation.
at: Auriga 7 Porthcressa Road Hugh Town St Mary's Isles Of Scilly
on:

2. ~~I am/we are aware of any conditions that need to be discharged before works commence.~~

3. ~~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.

APPROVED
By Lisa Walton at 5:11 pm, Jan 21, 2021



EXISTING
9 AM



EXISTING
1 PM



EXISTING
5 PM



PROPOSED



PROPOSED

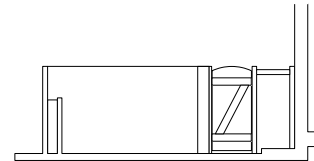


PROPOSED

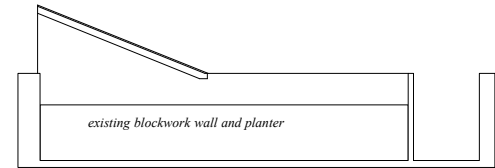
DESIGN AND ACCESS STATEMENT. PART 5

The front elevation of the building faces directly South, which means that for much of the day the rear yard is in shadow. The sunpath tracker above is provided to show the current and proposed extensions and their impact on the neighbouring properties. It shows that there will be no impact from the new extension on light levels to the neighbours at 4, 5, and 6 Porthcressa Rd.

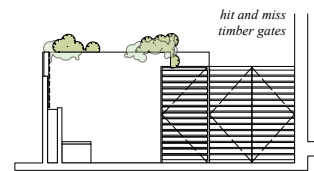
The study is based on light levels on 31st August.



EXISTING BOUNDARY WALL ELEVATIONS

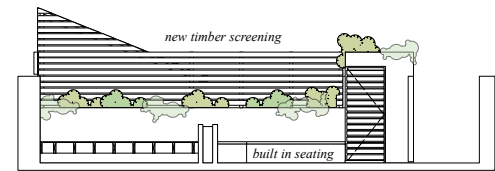


existing blockwork wall and planter



built in bench seating

PROPOSED BOUNDARY WALL ELEVATIONS



new timber screening

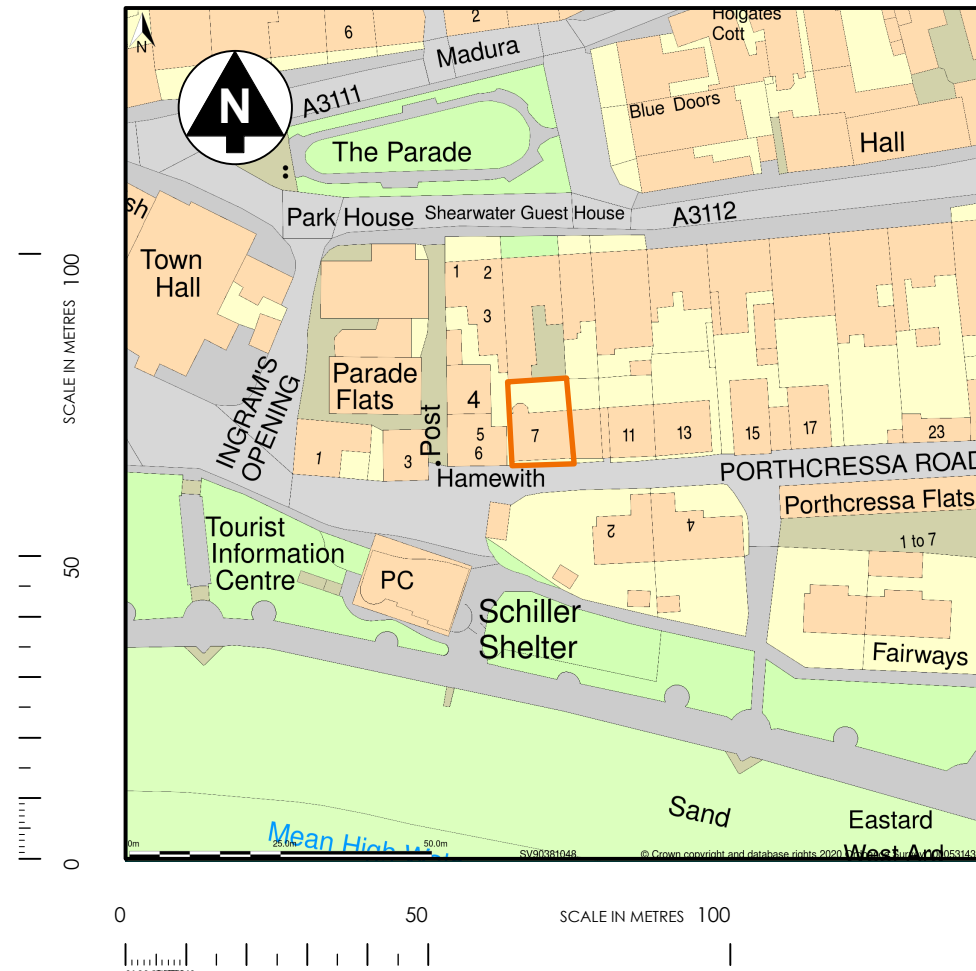
new shed with corner doors echoing the design of the new extension doors in board and batten design shed in thin coat polymer render

DESIGN AND ACCESS STATEMENT. PART 6

As part of the proposals, the client wishes to upgrade the garden to the ground floor flat. This will include a thin coat polymer render to the existing blockwork boundary walls and the inclusion of a timber open boarded screen raising 450mm above the current height of the boundary wall. It will also cover the neighbours extension. A block built shed with thin coat polymer render is also included to house Kayaks etc. This will have a green roof to enable sedum and other suitable plants to cover the upper surface.

AURIGA
PORTHCRESSA RD
ST MARY'S TR210JL
SUNPATH STUDY
GARDEN
ELEVATIONS

DRW. NO. AU06
DATE - NOV 2020
SCALE - 1:100 @ A3



LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500

Agent has provided evidence to the LPA of copyright and license for use of these plans

RECEIVED
By Tom Anderton at 12:32 pm, Nov 25, 2020

AURIGA
PORTHCRESSA RD
ST MARY'S TR210JL
LOCATION PLAN
BLOCK PLAN

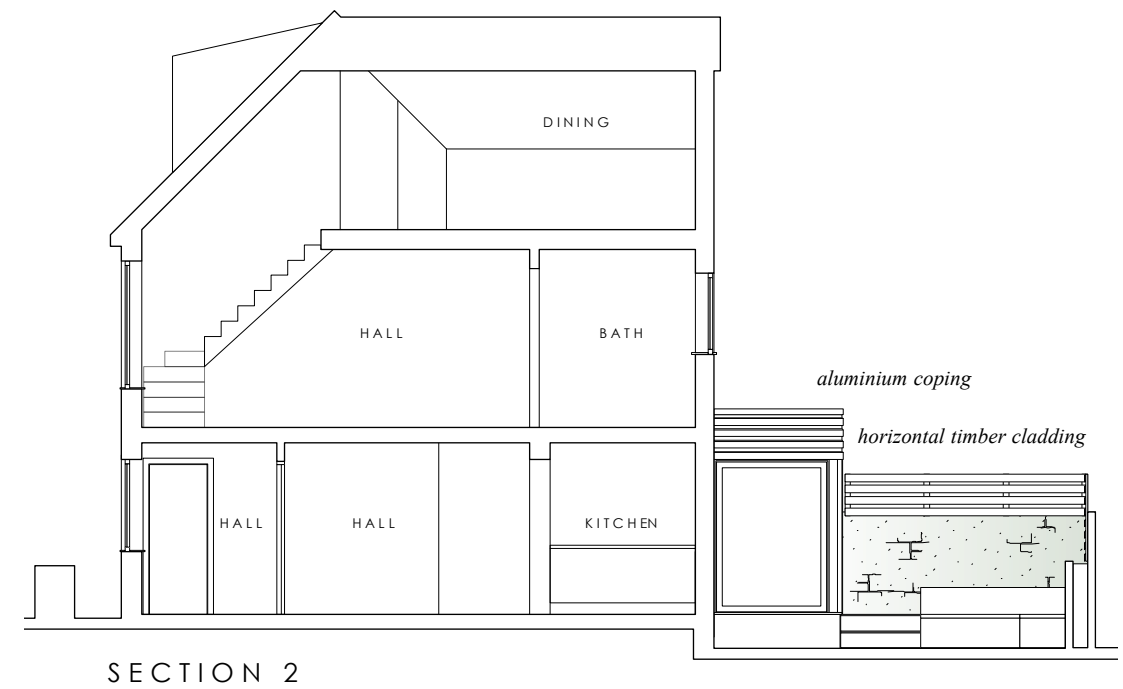
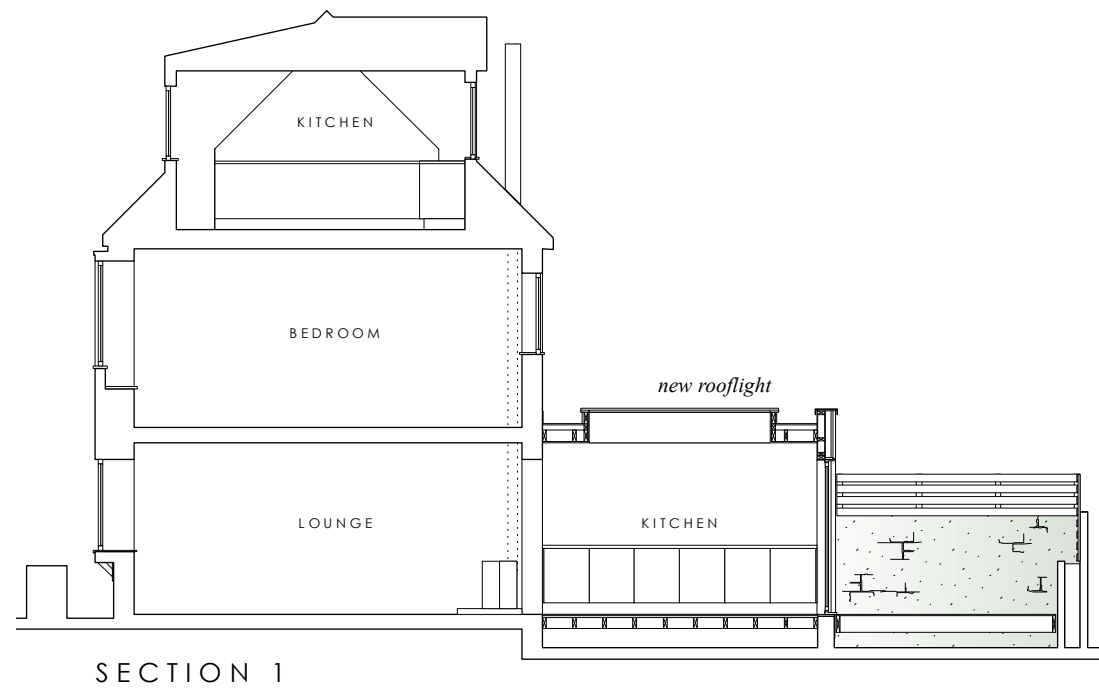
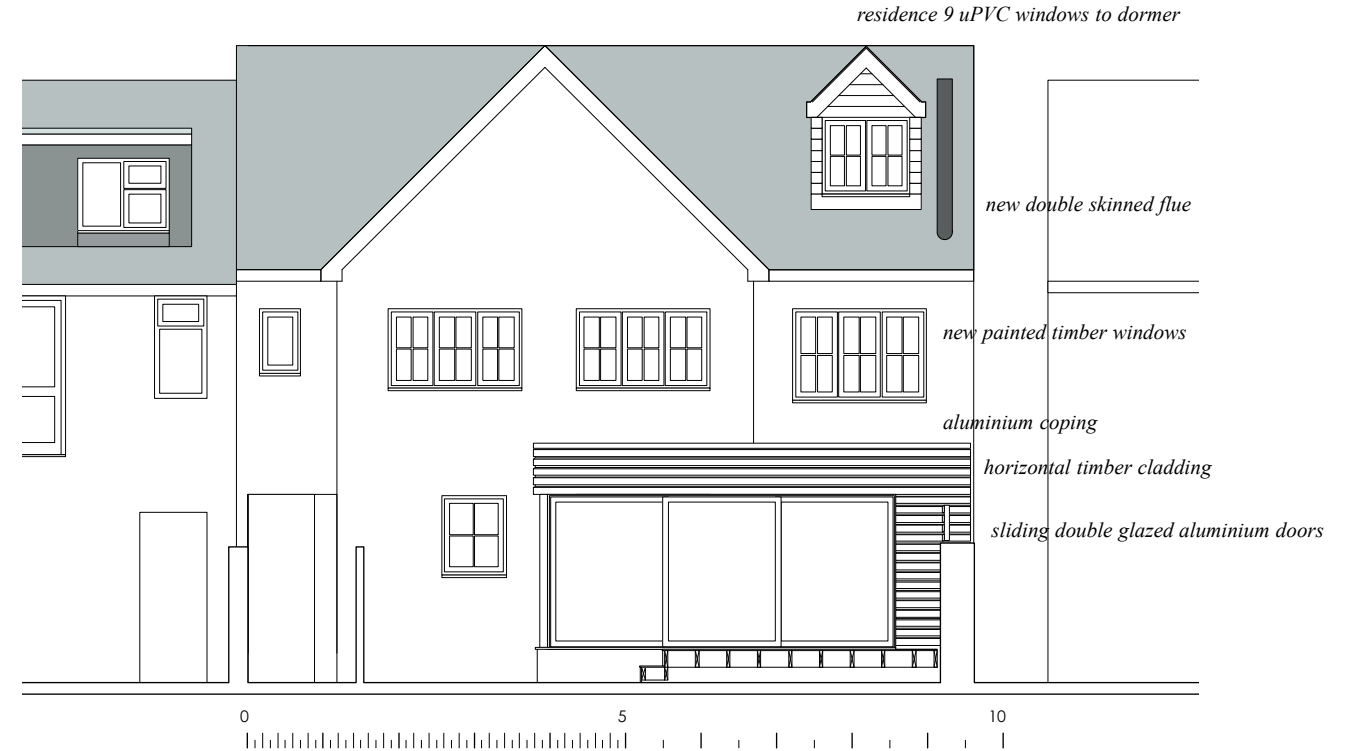
DRW. NO. AU01
DATE - NOV 2020
SCALE - AS SHOWN @ A3

APPROVED
By Lisa Walton at 5:12 pm, Jan 21, 2021

FRONT ELEVATION



REAR ELEVATION



DESIGN AND ACCESS STATEMENT. PART 4

The proposals will see a complete overhaul of the front elevation. The existing windows will be removed and replaced with new timber windows in a 4 panel configuration. The large hallway window will be replaced with 2 smaller openings and the Living room and bedroom 1 windows will be formed into a new minimally projecting bay with horizontal cladding in between. The ground floor walls will be clad in natural granite cladding to match the neighbours on either side and the upper floor will be re-rendered. A small projecting timber canopy will sit above the reduced width entry porch. This reconfiguration of the facade will help to reduce the dated proportions of the building and break up the monotony of the window arrangement. The second floor windows to the dormers will be in uPVC. These will be 'Residence 9' conservation windows in the same detail as the timber windows below. This decision has been taken for maintenance reasons, but with the view to maintaining a more sympathetic and cohesive appearance.

APPROVED

By Lisa Walton at 5:12 pm, Jan 21, 2021

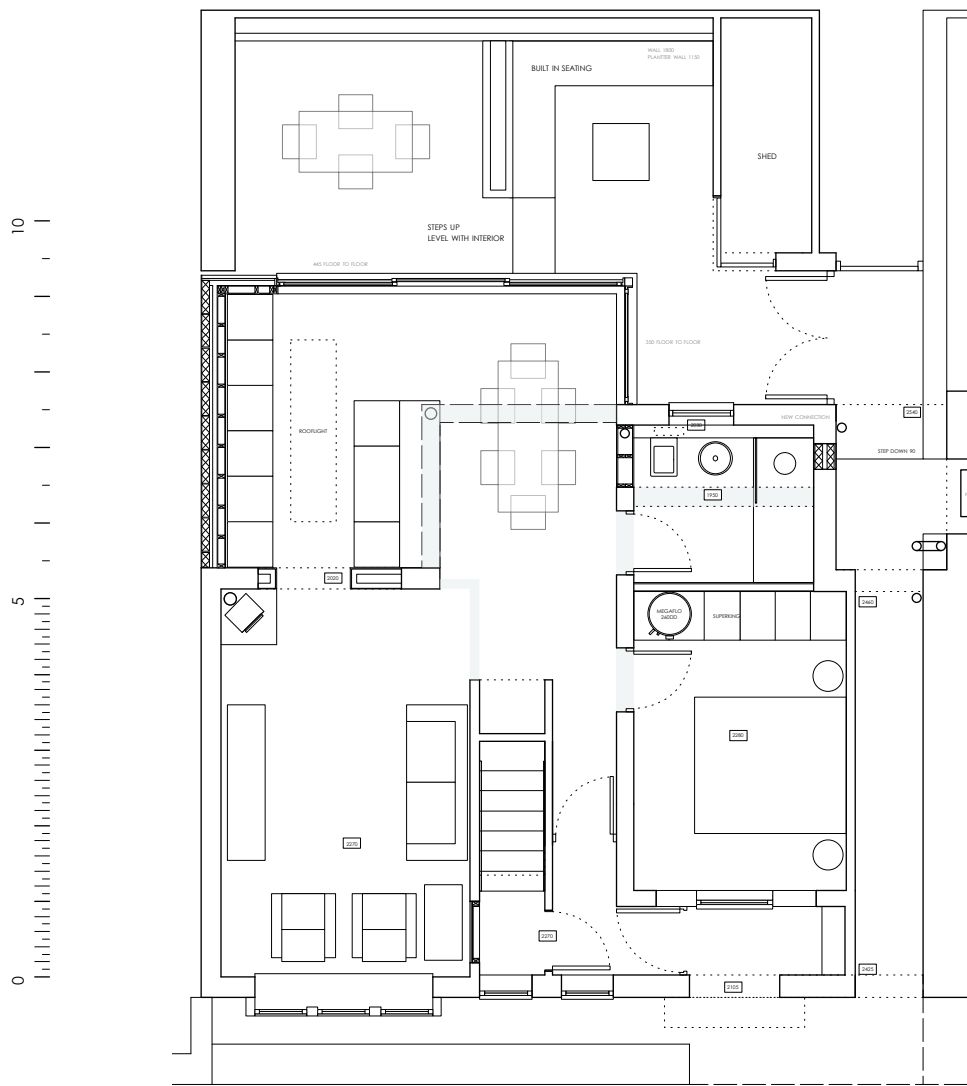
RECEIVED
By Tom Anderton at 12:32 pm, Nov 25, 2020

AURIGA

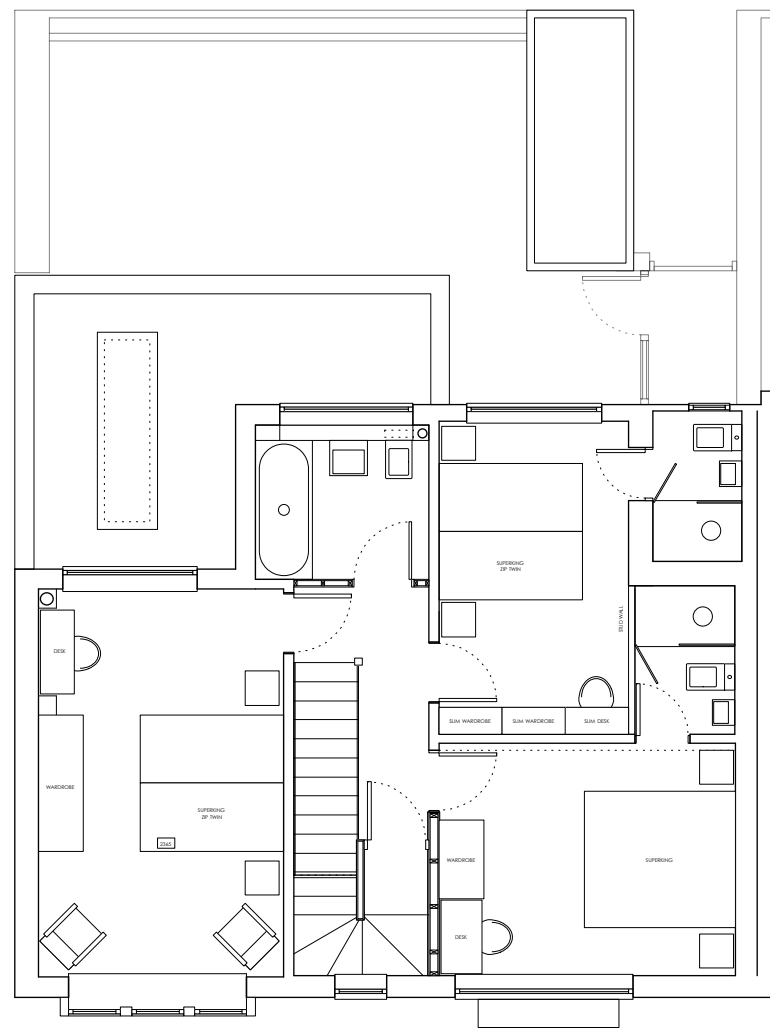
PORHCRESSA RD
ST MARY'S TR210JL

PROPOSED
ELEVATIONS
+ SECTIONS

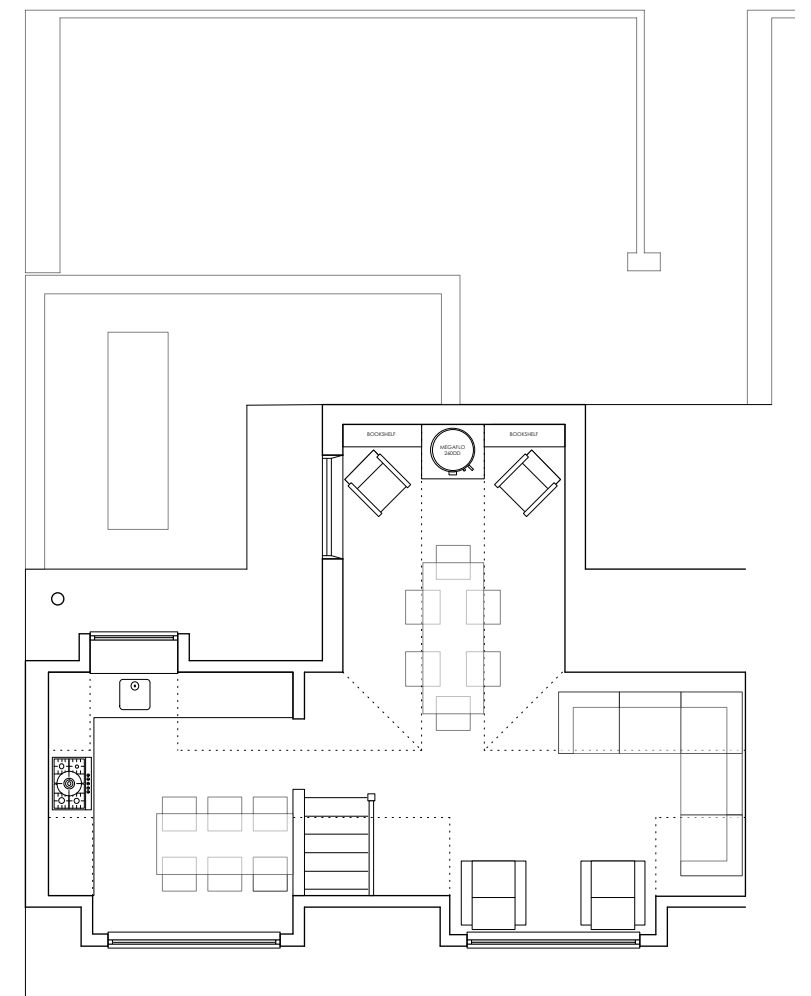
DRW. NO. AU05
DATE - NOV 2020
SCALE - 1:100 @ A3



PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR

DESIGN AND ACCESS STATEMENT. PART 3

The ground floor proposals include the additional of a new modest rear extension with a rooflight which will enable the space to be opened up and replanned to allow for all the circulation to be internal. The access to the upper flat will be separated off with a separate door and the lobby area between the 2 apartments will be fully fire separated in line with building regulation requirements. The current ground floor is 59.7sqm. This will increase by 5m to become 64.7sqm. The upper floors will remain unchanged at 100.5sqm. The rear extension will be primarily glazed with large powder coated aluminium sliding doors in a light grey finish. This will be clad in horizontal timber cladding painted white. The boundary wall will be blockwork and render. The remaining will be as the existing granite boundary wall.

APPROVED
By Lisa Walton at 5:13 pm, Jan 21, 2021

RECEIVED
By Tom Anderton at 12:32 pm, Nov 25, 2020

AURIGA
PORTHCRESSA RD
ST MARY'S TR210JL

PROPOSED
PLANS

DRW. NO. AU04
DATE - NOV 2020
SCALE - 1:100 @ A3

RECEIVED*By Lisa Walton at 9:28 am, Jan 13, 2021*

Maintenance - Refurbishment - Development

Shearwater Construction LTDTel: 01720423917
Mob: 07979124467
07502220764

www.shearwaterconstruction.com

2 Heydon Flats
Barrison Lane
St Mary's
Isles of Scilly
TR21 0JD**Waste Management Plan****APPROVED***By Lisa Walton at 5:13 pm, Jan 21, 2021*

| | | | | | | | | |
|----------------------------------|--|-----------------|------------------|--------------------------|---------------------------|----------------------------|------------------|-------------------------|
| Project: | Refurbishment and Extension | | | | | | | |
| Site address: | Auriga, Porthcressa Road, St Mary's, IOS, TR21 | | | | | | | |
| Subcontractors involved: | Shearwater Construction Ltd | | | | | | | |
| Responsible site manager: | Kristian Hacker / Leon Hacker | | | | | | | |
| Material Quantity | | | | | | | | |
| | Total waste | Re-used on-site | Re-used off-site | Recycled for use on-site | Recycled for use off-site | Sent to recycling facility | Sent to landfill | Contractor used |
| Soil/fill sand | 1 ton | | | | | yes | | Richard Hand / Mulciber |
| Granite / stones | | | | | | | | Shearwater Construction |
| Concrete | 2 ton | | | | | yes | | Richard Hand / Mulciber |
| Plaster/Plasterboard | 0.5 ton | | | | | | | |
| Tiles | | | | | | | | |
| Blocks | 0.5 ton | | | | | | | |
| Timber | 0.5 ton | | | | | yes | | Richard Hand |
| Plastics/PVC | 2 ton | | | | | yes | | Richard Hand |
| Metal | | | | | | | | |
| Green waste | | | | | | | | |
| Paper + Cardboard | 0.5 ton | | | | | yes | | Richard Hand |
| Glass | 1 ton | | | | | yes | | Richard Hand |
| Other | | | | | | | | |

All waste will be removed from site and taken to our workshop at Porthmellon Ind Estate. It will then be separated into dumpy bags - glass, timber, plastic, cardboard packaging etc and taken to the recycling centre by Richard Hand Haulage.

Any rubble / soil / slate / stone / concrete waste will be taken to the quarry at Mulciber for recycling. Any granite stones being removed will be kept on site for reuse