



## COUNCIL OF THE ISLES OF SCILLY

Town Hall, 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

### PERMISSION FOR DEVELOPMENT

Application No: P/20/097/HH Date Application Registered: 3rd December 2020

Applicant: Donna-Marie Hadley  
2 Manilla Flats  
Rams Valley  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0JX

Agent: Robert Green  
Charlotte House  
Garrison Lane  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0JD

Site address: 2 Manilla Flats Rams Valley Hugh Town St Mary's Isles of Scilly  
Proposal: First floor terrace, new sliding door set to first floor.

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: MA01, dated SEP 2020
- Proposed Plans and Elevations, drawing number: MA03, dated SEP 2020
- Detailed Elevations and Sections, drawing number: MA05, dated SEP 2020
- Detailed Plans and Elevations, drawing number: MA04, dated SEP 2020
- Site Waste Management Plan (management of construction waste)

**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) and Policy OE1 and OE7 of the submission Isles of Scilly Local Plan (2015-2030).

**C3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any 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 and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

**C4 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: 22<sup>nd</sup> 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](mailto:planning@scilly.gov.uk)

Dear Donna-Marie Hadley

## Please sign and complete this certificate.

This is to certify that decision notice: P/20/097/HH and the accompanying conditions have been read and understood by the applicant: Donna-Marie Hadley.

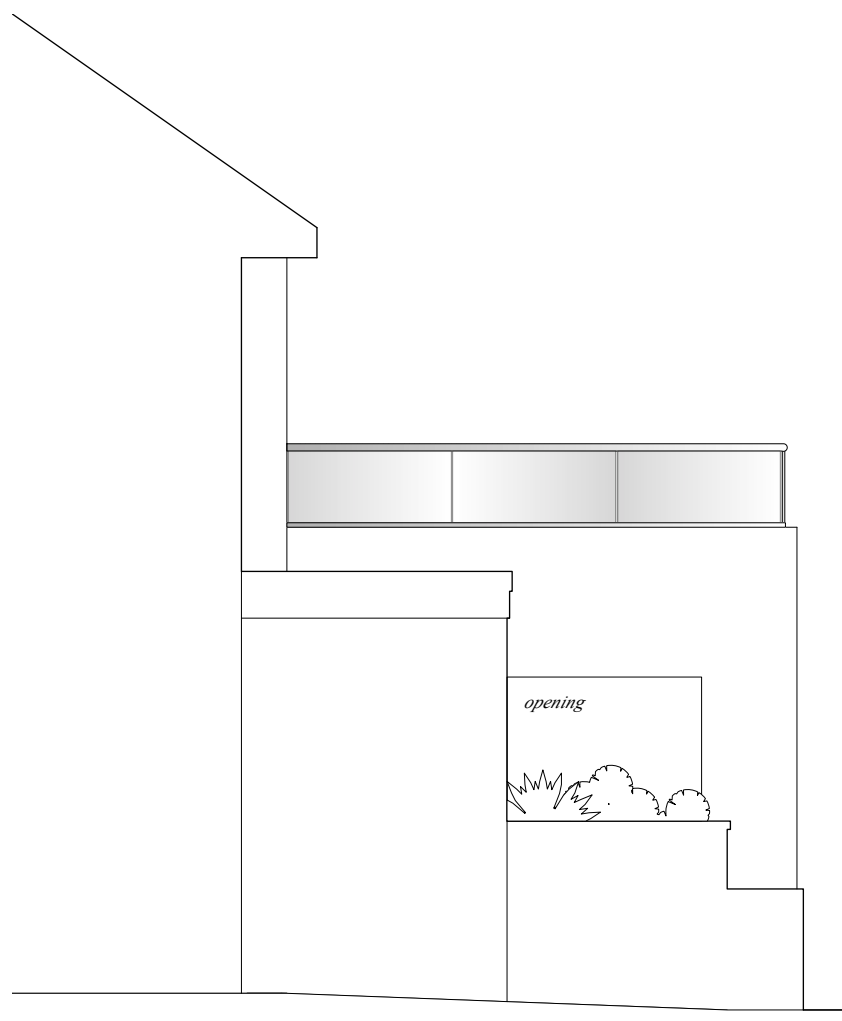
1. **I/we intent to commence the development as approved:** First floor terrace, new sliding door set to first floor. at: 2 Manilla Flats Rams Valley Hugh Town St Mary's Isles Of Scilly  
**on:** .....
2. ~~I am/we are aware of any conditions that need to be discharged before works commence.~~
3. ~~I/we will notify the Planning Department in advance of commencement in order that any pre commencement conditions can be discharged.~~

Print Name: .....

Signed: .....

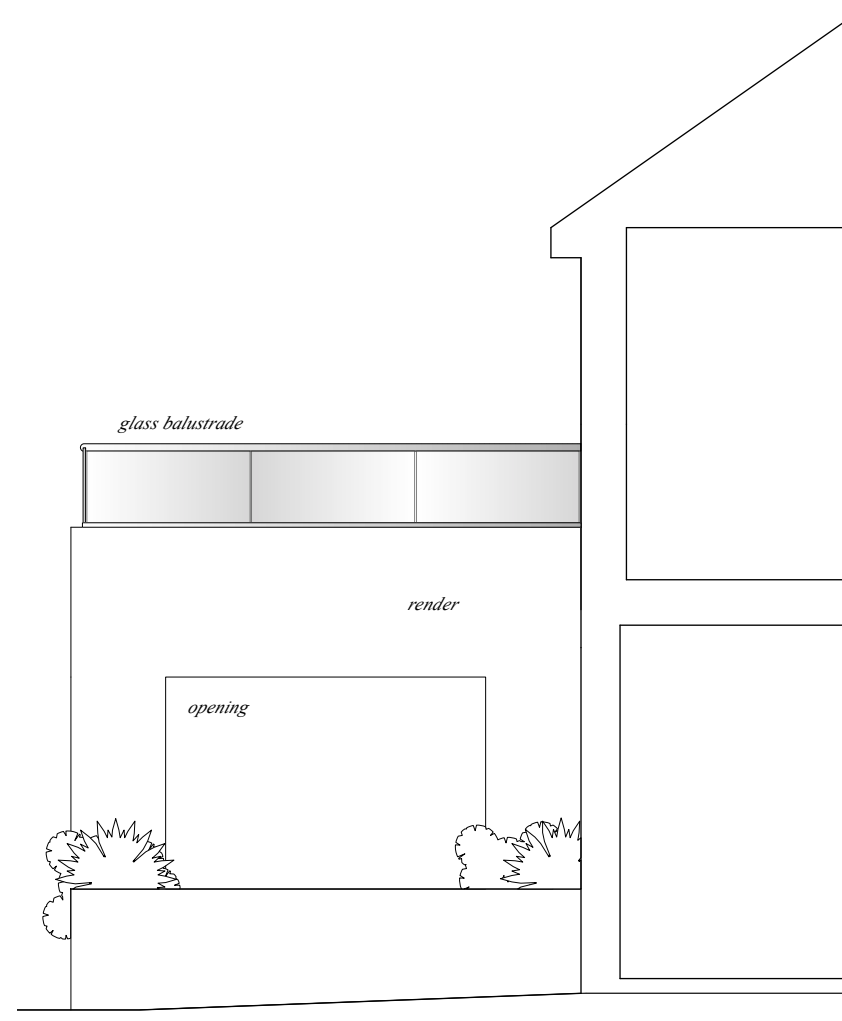
Date: .....

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



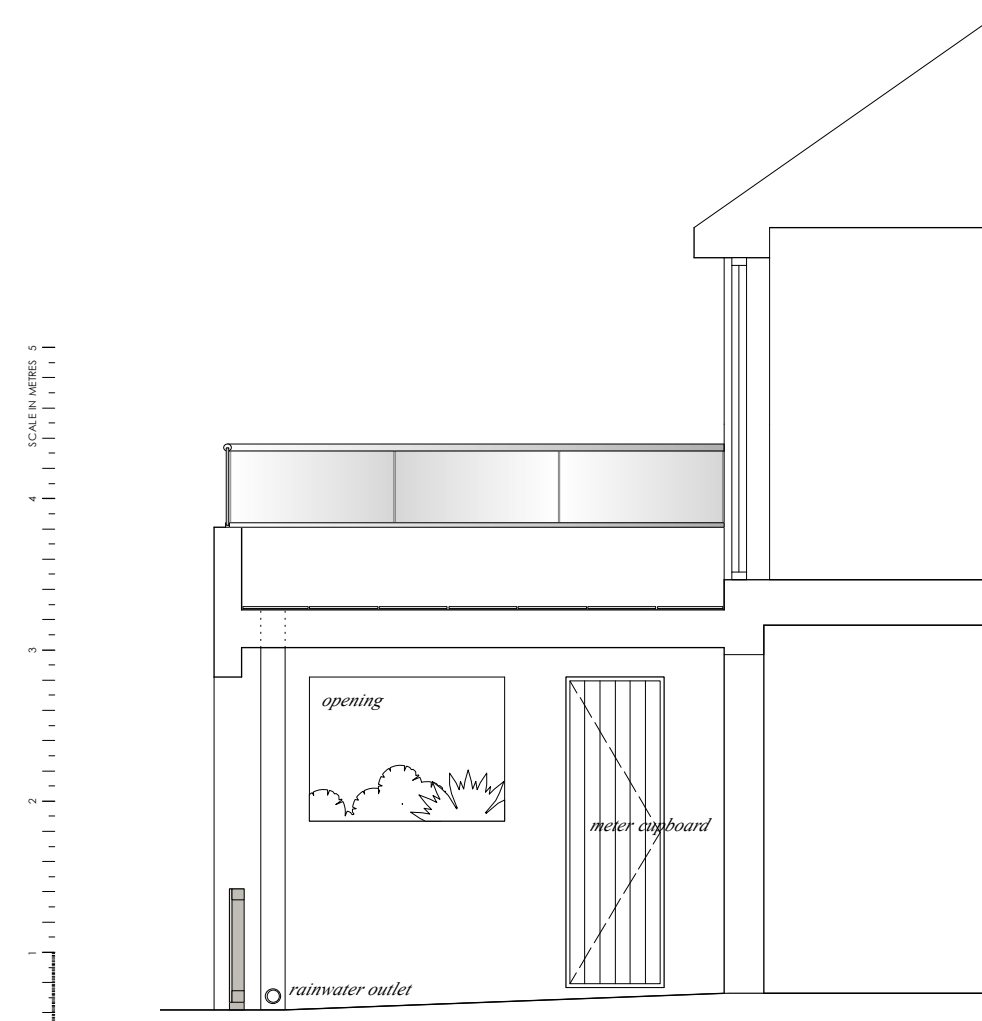
5 SCALE IN METRES 4 3 2 1 0

SIDE ELEVATION



0 1 2 3 4 5 SCALE IN METRES

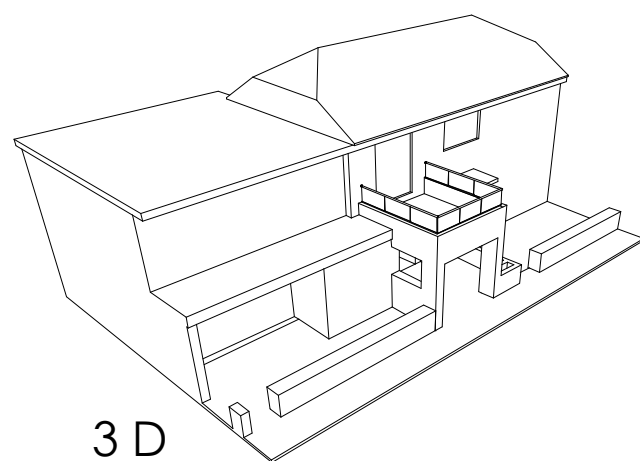
SIDE ELEVATION



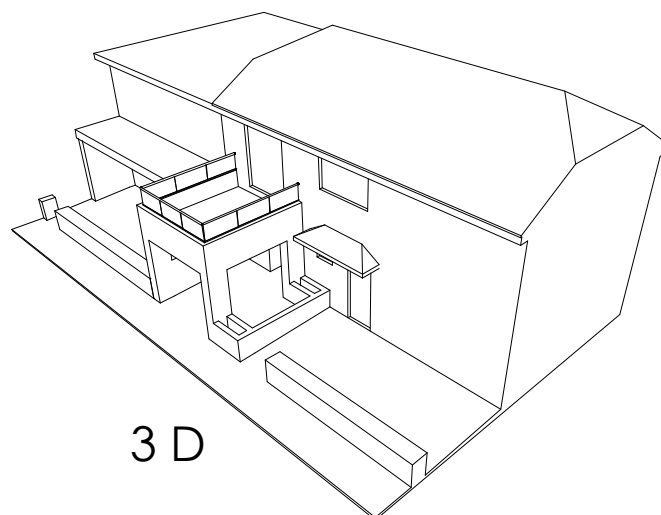
SCALE IN METRES 5 4 3 2 1 0

0 1 2 3 4 5 SCALE IN METRES

SECTION



3D



3D

## DESIGN AND ACCESS

A majority of properties on this side of the road on Rams Valley have been extended in the past to create upper floor balconies with lower floor garages / habitable spaces.

The aim of the design here is to provide a modern , simple, and cohesive design, with simple detailing and minimal use of different materials.

**APPROVED**

By Lisa Walton at 11:01 am, Jan 22, 2021

**RECEIVED**

By Tom Anderton at 4:22 pm, Dec 01, 2020

**NO.2 MANILLA**

RAMS VALLEY, ST MARY'S

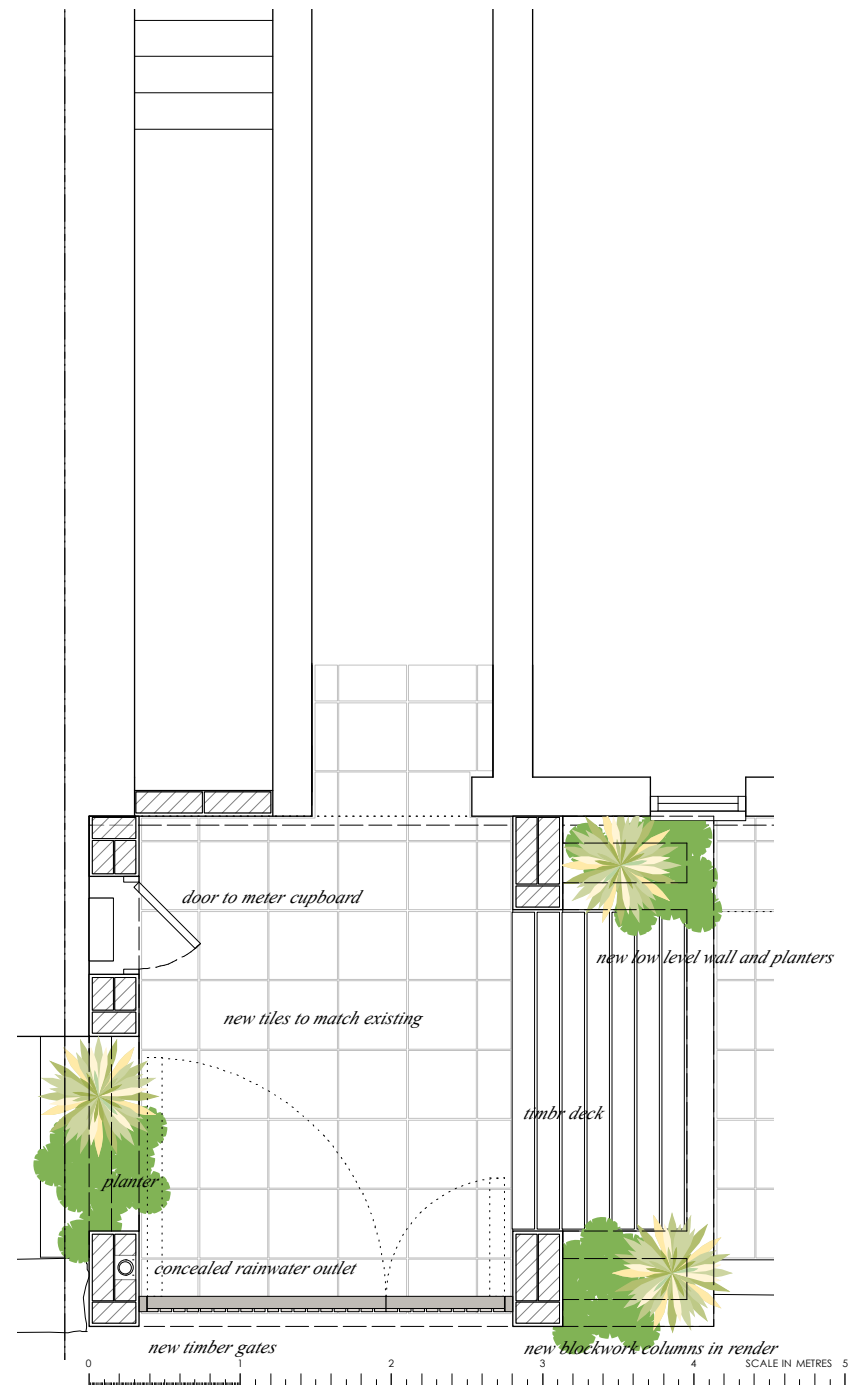
**DETAILED  
ELEVATIONS  
+ SECTION**

DRAWING NO. MA05

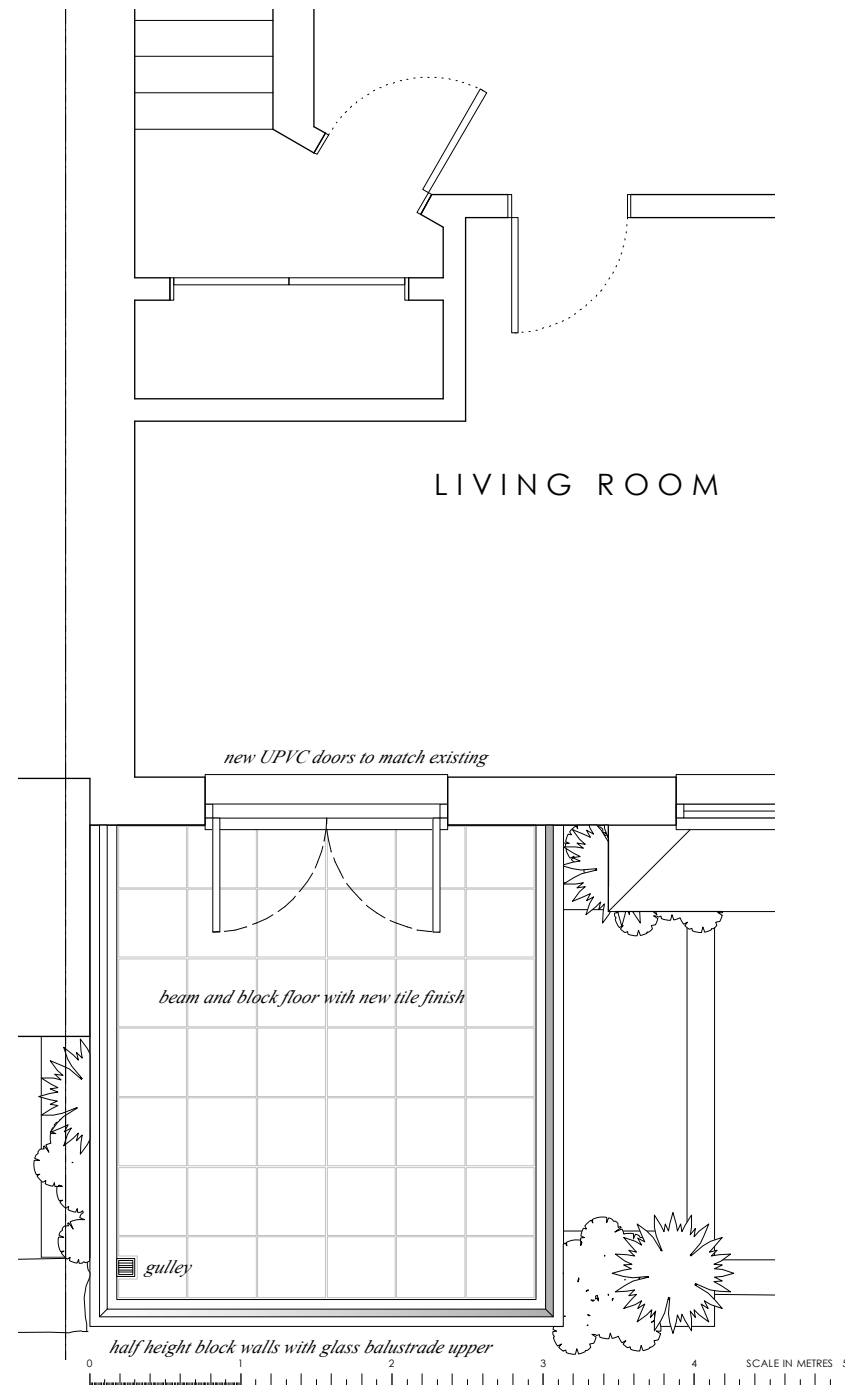
DATE - SEP 2020

SCALE - 1:50 @ A3

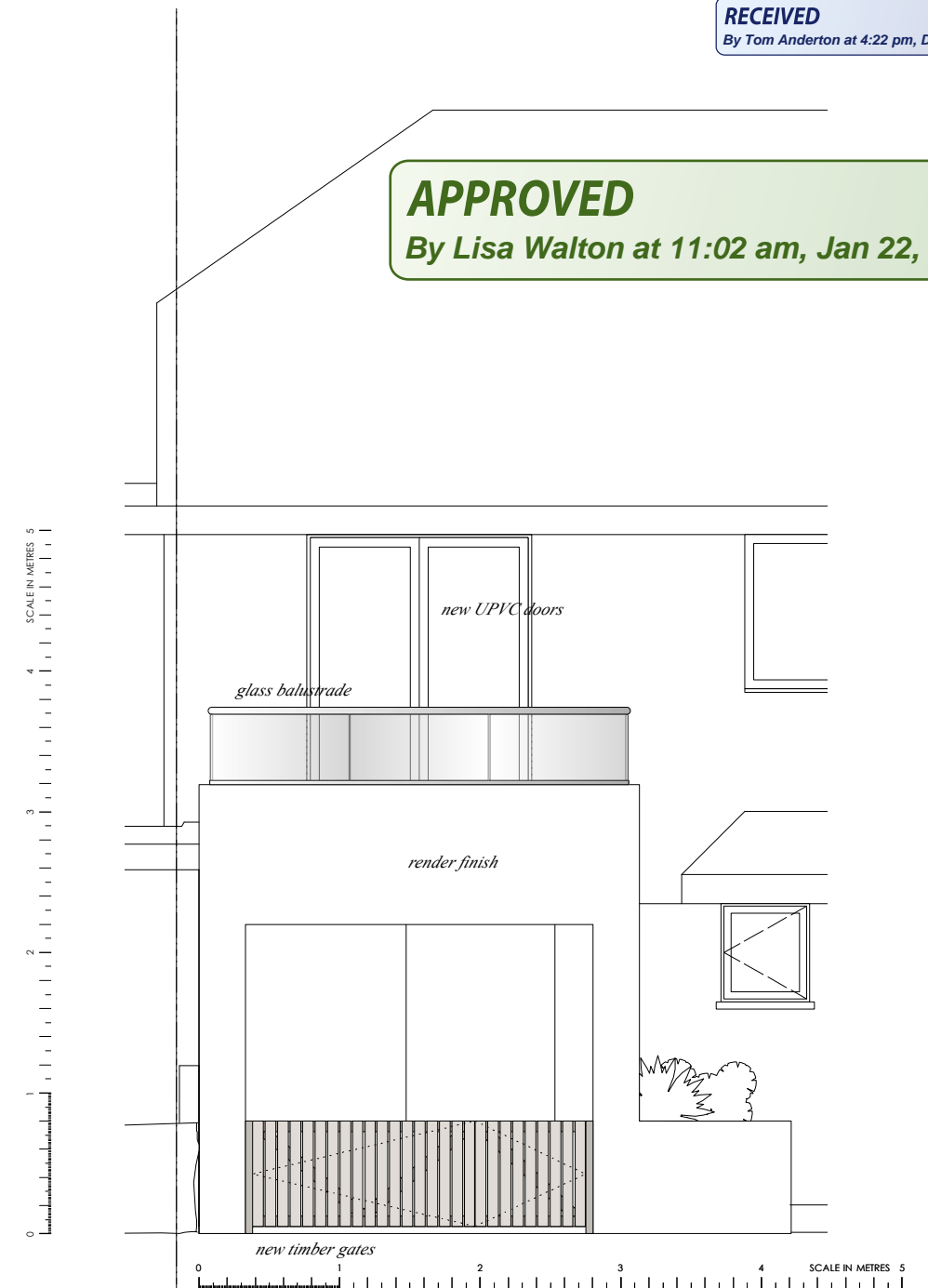
APPROVED  
By Lisa Walton at 11:02 am, Jan 22, 2021



GROUND FLOOR PLAN



FIRST FLOOR PLAN



STREET ELEVATION

DESIGN AND ACCESS



NO.2 MANILLA  
RAMS VALLEY, ST MARY'S

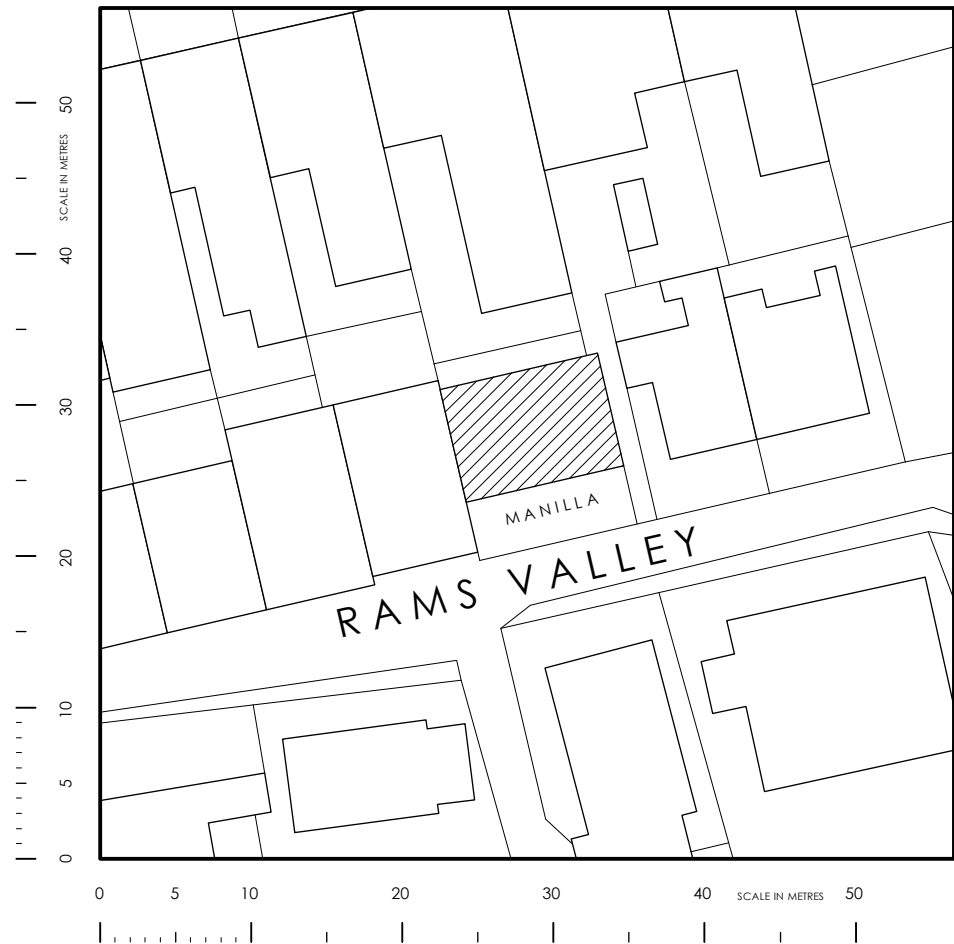
DETAILED  
PLANS +  
ELEVATION

DRAWING NO. MA04  
DATE - SEP 2020  
SCALE - 1:50 @ A3





LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500



BOUNDARY PLAN - 1:200

**APPROVED**  
By Lisa Walton at 11:02 am, Jan 22, 2021

Proof of purchase of OS based plan from licensed source provided.

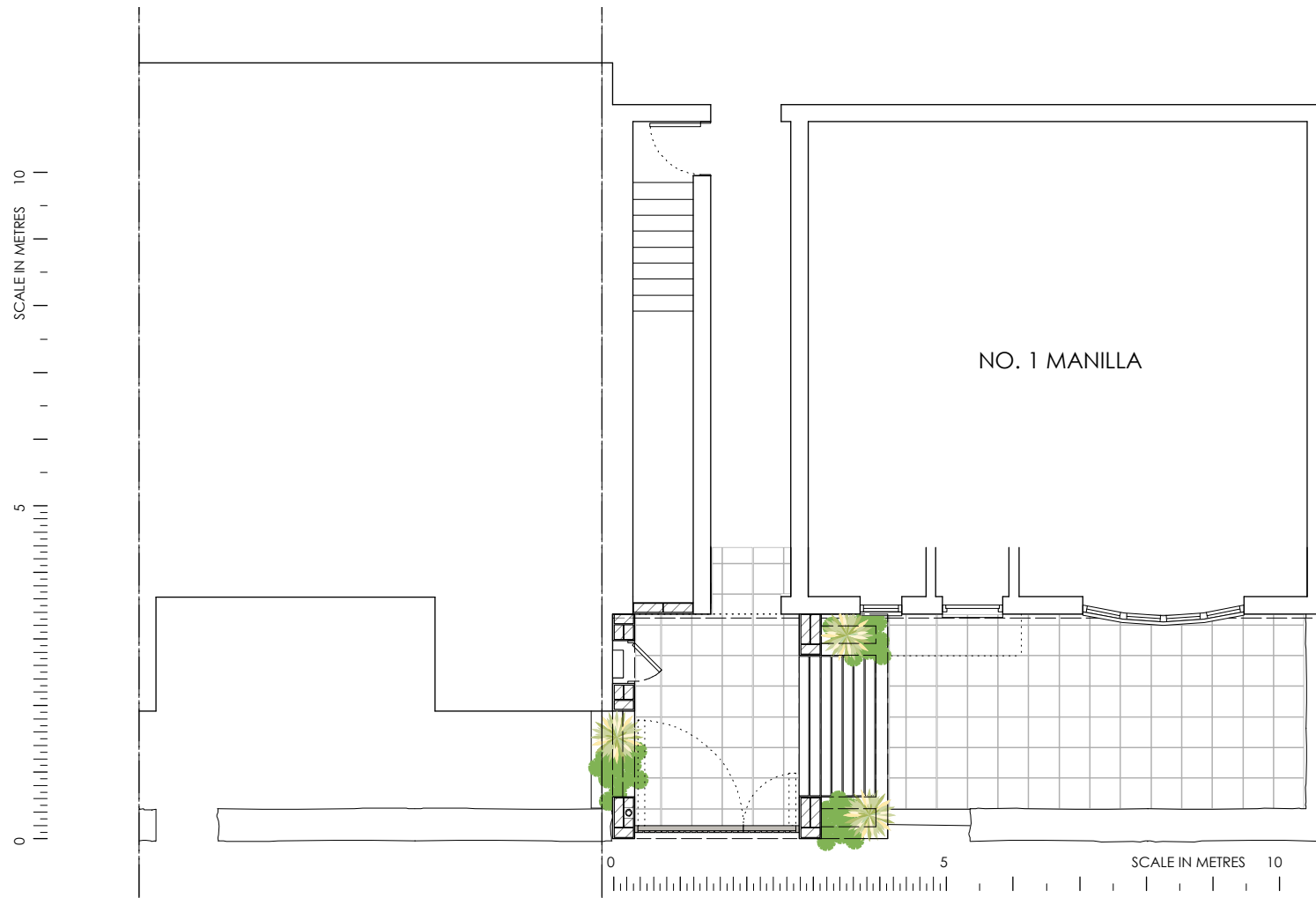
**RECEIVED**  
By Tom Anderton at 4:22 pm, Dec 01, 2020

NO.2 MANILLA  
RAMS VALLEY, ST MARY'S

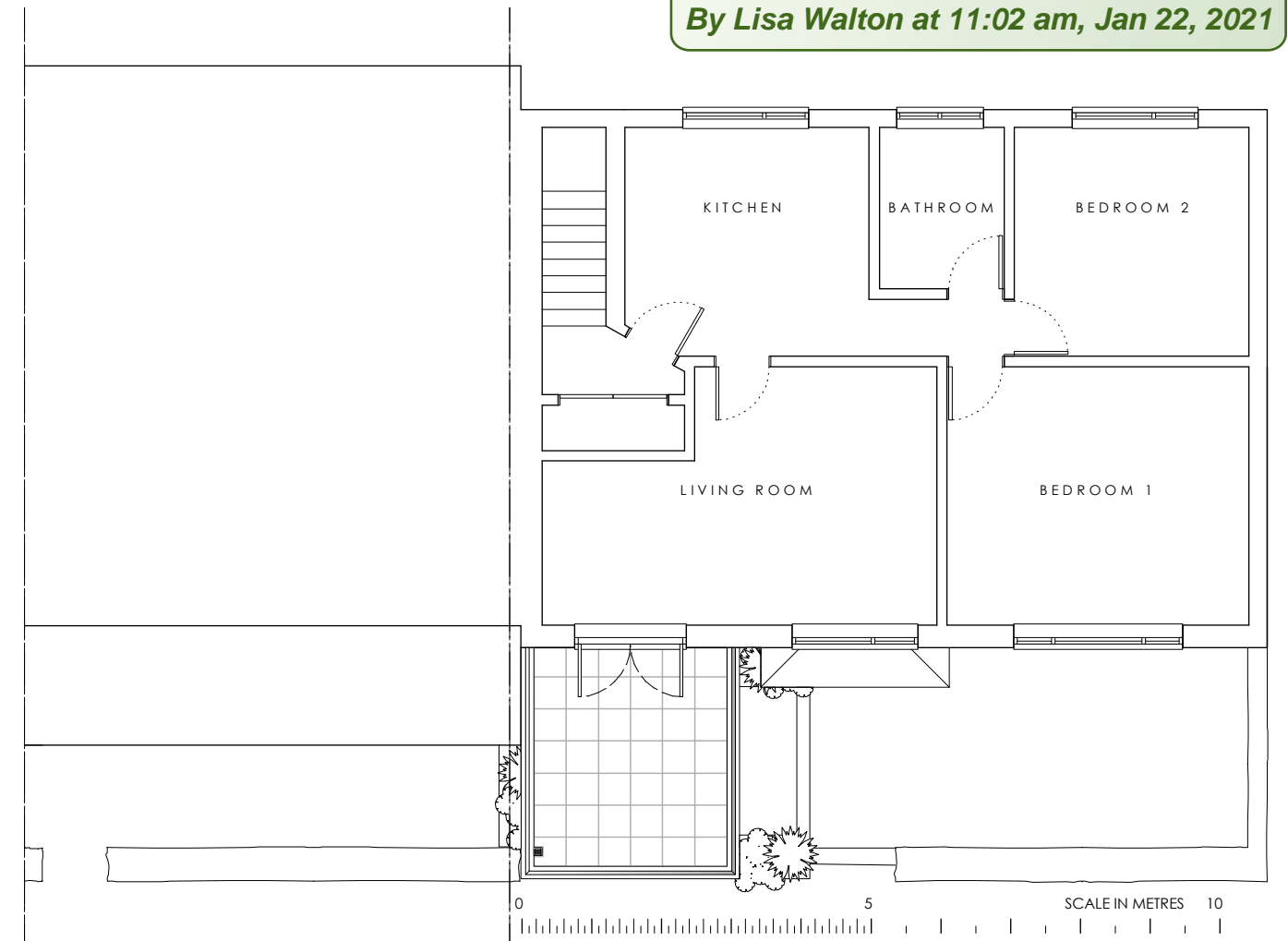
EXISTING  
SITE PLANS

DRAWING NO. MA01  
DATE - SEP 2020  
SCALE AS NOTE @ A3

**APPROVED**  
By Lisa Walton at 11:02 am, Jan 22, 2021



GROUND FLOOR PLAN



FIRST FLOOR PLAN



STREET ELEVATION

## DESIGN AND ACCESS

The proposal is for a first floor terrace directly accessed from the living room of No. 2 Manilla. The underside will remain open to accommodate the right of way.

As the proposal faces onto a boundary the construction will need to be of fire retardant construction. This will be in blockwork with a beam and block upper floor, all rendered to match the existing property. A new boundary gate in timber with the boundary with No.1 Manilla being a new block wall with integral planters.

In order to reduce the scale of the upper floor it will have a half height block and rendered wall with a cantilever glass top with stainless steel handrail. the eyeline from the road will allow this to be a private space for the owners.

**RECEIVED**  
By Tom Anderton at 4:22 pm, Dec 01, 2020

**NO.2 MANILLA**  
RAMS VALLEY, ST MARY'S

**PROPOSED  
PLANS +  
ELEVATIONS**

DRAWING NO. MA03  
DATE - SEP 2020  
SCALE - 1:100 @ A3

**RECEIVED***By Lisa Walton at 11:07 am, Jan 12, 2021*

Maintenance - Refurbishment - Development

**Shearwater Construction LTD**Tel: 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 11:03 am, Jan 22, 2021*

<b>Project:</b>	Balcony Extension							
<b>Site address:</b>	2 Manilla Flats, Rams Valley, St Mary's, Isles of Scilly							
<b>Subcontractors involved:</b>	Shearwater Construction Ltd							
<b>Responsible site manager:</b>	Kristian Hacker / Leon Hacker							
<b>Material Quantity</b>								
	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								
Tiles								
Blocks								
Timber						yes		Richard Hand
Plastics/PVC						yes		Richard Hand
Metal								
Green waste								
Paper + Cardboard	0.5 ton					yes		Richard Hand
Glass	0.5 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