



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/21/034/FUL | Date Application Registered: | 28th April 2021 |
| Applicant: | Mr And Mrs C Jones Amaryllis Buzza Hill Hugh Town St Mary's Isles of Scilly TR21 0NQ | Agent: | Mr M Bradbury Mike Bradbury Design Studio St Ives Gabriel Street St Ives TR26 2LU |

Site address: Amaryllis Buzza Hill Hugh Town St Mary's Isles of Scilly
Proposal: Re-submission of planning application P/20/016/FUL with revised plans for the conversion and extension of existing garage to create retirement bungalow (Amended Plans).

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 and be occupied in accordance with the **Section 106 Legal Agreement**:

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:

- **AMENDED Location Plan, Drawing No: 1980-P01, Rev B, dated Oct 2019;**
- **AMENDED Block Plan, Drawing No: 1980A-P03, Rev A, dated Feb 2020;**
- **AMENDED Proposed Site Plan, Drawing No: 1980A-P05, Rev A, dated Mar 2021;**
- **Proposed Elevations, Drawing No: 1980A-P06, Dated Mar 2021;**
- **Proposed Floor Plans, Drawing No: 1980A-P04, Dated Mar 2021;**
- **Statement of Biodiversity Enhancements, Dated Mar 2020;**
- **Sustainable Design Statement, Dated Mar 2020**

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

C3 Prior to the first use of the dwelling, hereby approved, the bat boxes and bird nesting boxes, as set out in the Statement of Biodiversity Enhancements, shall be installed as approved and retained as such thereafter.

Reason: In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

- C4 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).

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

- C5 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 Policies SS2(2) and OE5 of the Isles of Scilly Local Plan (2015 - 2030).

PRE-COMMENCEMENT CONDITION: Water Saving and Sustainable Design Measures

- C6 Prior to the commencement of the development, hereby approved, a detailed scheme of specific sustainable design measures to minimise water usage and energy consumption shall be submitted to and approved in writing by the Local Planning Authority. This should include measures to ensure a water consumption standard of no more than 110 litres per person, per day. The agreed details shall be installed as approved prior to the first occupation of the dwelling and be retained as such thereafter.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to comply with Policies SS6 of the Isles of Scilly Local Plan (2015-2030) and to minimise the impact of the development on precious water resources of the islands.

- C7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed on the dwelling, here by permitted, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.**

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the dwelling and the local housing stock in accordance with Policy LC3 of the Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Written Scheme of Investigation

- C8 A) No development shall take place until a programme of archaeological recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:**

- 1) The programme and methodology of site investigation and recording;**
- 2) The programme for post investigation assessment;**
- 3) Provision to be made for analysis of the site investigation and recording;**
- 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation;**

- 5) Provision to be made for archive deposition of the analysis and records of the site investigation;
- 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Reason: A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of archaeological features is undertaken before physical works commence on site. This is in accordance with the provisions of NPPF (2019) Chapter 16, paragraph 199 and Policy OE7(7) of the Isles of Scilly Local Plan (2015-2030).

- C9 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. **STATEMENT OF POSITIVE ENGAGEMENT:** 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. **SECTION 106 AGREEMENT:** The planning permission hereby approved is subject of a section 106 agreement to control the occupancy of the dwelling to ensure it contributes towards the housing need of the local community.
3. **WATER SUPPLIES:** The proposed water supplies for firefighting purposes within the site do not appear to be satisfactory. Adequate water supplies for Firefighting purposes will be achieved by: Compliance with Part B5 of Approved Document B, Fire Mains and Hydrants. Residential Sprinklers: Cornwall Fire and Rescue Service support the provision of domestic sprinklers into all new residential developments. These should be installed to BS9251 and will reduce the risk to life and significantly reduce the degree of damage caused by fire. This consideration if implemented will enhance the safety of the occupants and any attending firefighters whilst providing property protection and maintaining the buildings continuity. Important: Cornwall Fire and Rescue strongly recommend the installation of 32mm pipe (communication pipe) between the water main and all domestic premises to allow for the provision of fire sprinkler system to be installed in the future.
4. **APPLICATION TO SOUTH WEST WATER:** Please ensure an application is made to South West Water for new connections. developerservicesplanning@southwestwater.co.uk
5. **BUILDING CONTROL:** Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project: buildingcontrol@cornwall.gov.uk
6. **DISCHARGE OF CONDITIONS:** 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. Currently, for a householder application, the current fee is £234 but any fee increase would need to be applied should the national fees increase). The fee is payable for each individual request to discharge condition(s). Please check the latest fee schedule before you apply here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
7. **NON-MATERIAL AMENDMENTS:** 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 (currently the fee is for this is £234 but any fee increase would need to be applied should the national fees increase) 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. Please check the latest fee schedule before you apply here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf

Signed:



Chief Planning Officer

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: 29th July 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 Mr And Mrs C Jones

Please sign and complete this certificate.

This is to certify that decision notice: P/21/034/FUL and the accompanying conditions have been read and understood by the applicant: Mr And Mrs C Jones.

1. **I/we intend to commence the development as approved:** Re-submission of planning application P/20/016/FUL with revised plans for the conversion and extension of existing garage to create retirement bungalow (Amended Plans) at: Amaryllis Buzza Hill 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.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: **Contact Telephone Number:**
And/Or Email:

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.

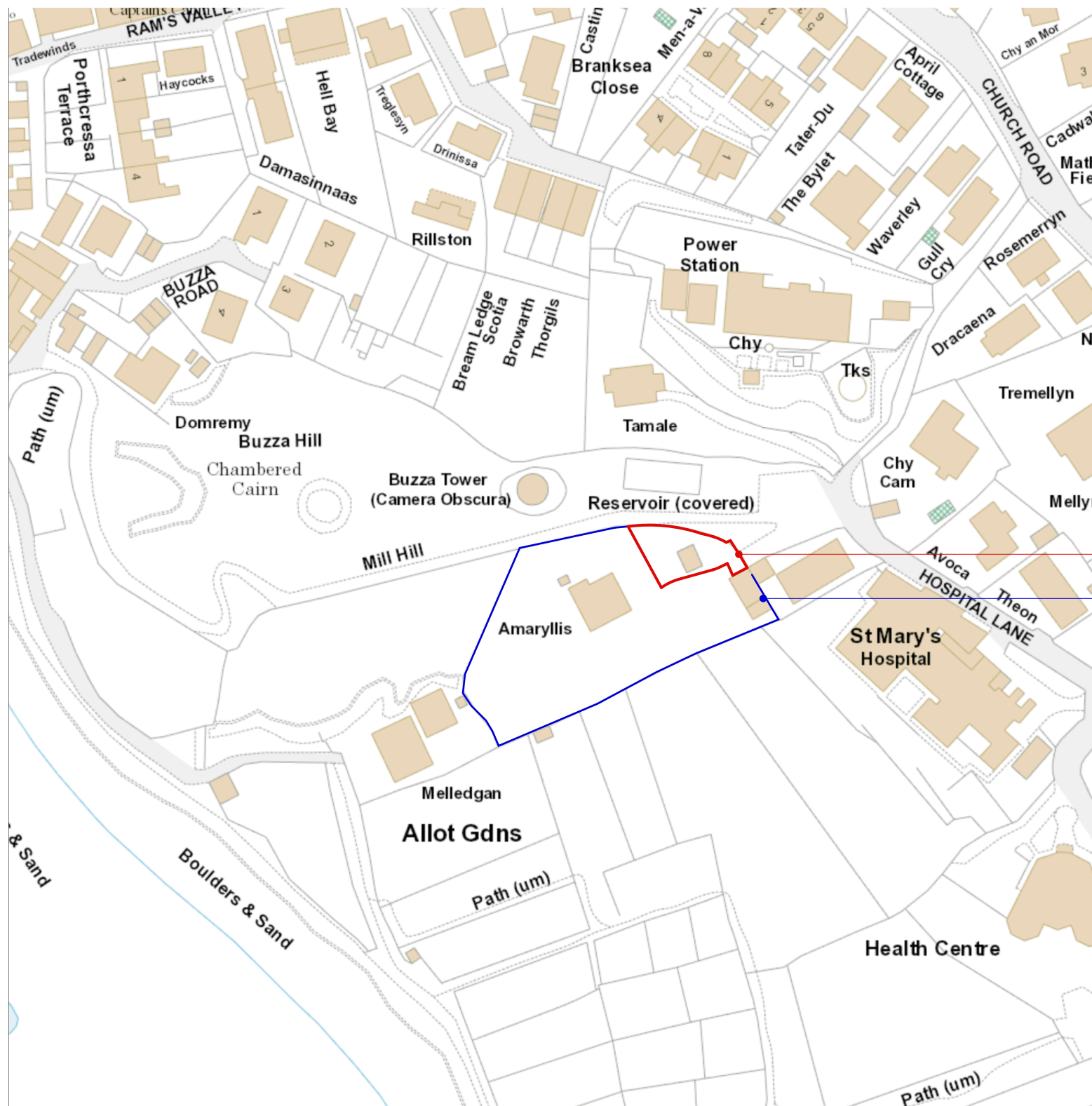
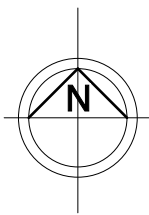
PRE-COMMENCEMENT CONDITION(S)

- C5 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.

- C6 Prior to the commencement of the development, hereby approved, a detailed scheme of specific sustainable design measures to minimise water usage and energy consumption shall be submitted to and approved in writing by the Local Planning Authority. This should include measures to ensure a water consumption standard of no more than 110 litres per person, per day. The agreed details shall be installed as approved prior to the first occupation of the dwelling and be retained as such thereafter.
- C8 A) No development shall take place until a programme of archaeological recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:
- 1) The programme and methodology of site investigation and recording;
 - 2) The programme for post investigation assessment;
 - 3) Provision to be made for analysis of the site investigation and recording;
 - 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - 5) Provision to be made for archive deposition of the analysis and records of the site investigation;
 - 6) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
- D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Note: OS Map reproduced under 'Landmark'
Paper Map Copy Licence (PMCL) number
670690383.708409



Location Plan
Scale 1:1250 @ A3

APPROVED

By Lisa Walton at 10:24 am, Jul 29, 2021

Application site ont outlined in red

Land also owned by applicant outlined in blue

Note: OS Map reproduced under 'Landmark'
Paper Map Copy Licence (PMCL) number
670690383.708409

NOTES

- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
- 2 DO NOT SCALE OFF THIS DRAWING FOR CONSTRUCTION PURPOSES
- 3 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
- 4 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECT'S DRAWINGS.

AMENDMENTS

- A Application site boundary revised to conform with proposed site plan MRB 300420
- B Application site boundary revised. MRB 150621

REVISED

12:47 pm, Jul 28, 2021

PLANNING

Studio St Ives
4 Gabriel Street
St Ives
TR26 2LU
01736 798427



**MIKE BRADBURY
DESIGN**

P2

JOB

Change of use and
extension of garage
Amaryllis, Buzza Hill
St Marys
Isles of Scilly, TR21 0NQ
for
Mr & Mrs C Jones

TITLE

Location Plan

DRNG. NO.

1980-P01

REVISION

B

SCALE

1:1250 @ A3

DATE

Oct 2019

OFFICE USE / PRE-ISSUE

APPROVED

By Lisa Walton at 10:29 am, Jul 29, 2021

**New Retirement Dwelling at
Amaryllis
Buzza Hill
St.Mary's, Isles of Scilly
for
Mr & Mrs Chris Jones**

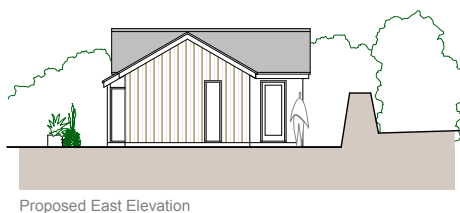
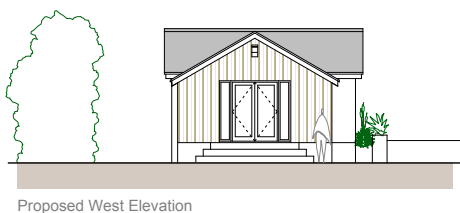
PLANNING STATEMENT

March 2021

Background / Planning History

This statement supports a full planning application for revised designs for a retirement bungalow at Amaryllis. An original planning permission - reference number P/20/016/F was submitted in March of last year and was approved on 27 July 2020. The planning approval was for the 'conversion and extension of an existing garage to create a retirement bungalow'. The planning condition lists the approved drawings. A Section 106 Agreement was also been produced by The Council and signed by both parties to ensure that the property is occupied by 'qualifying persons' with a specific local need.

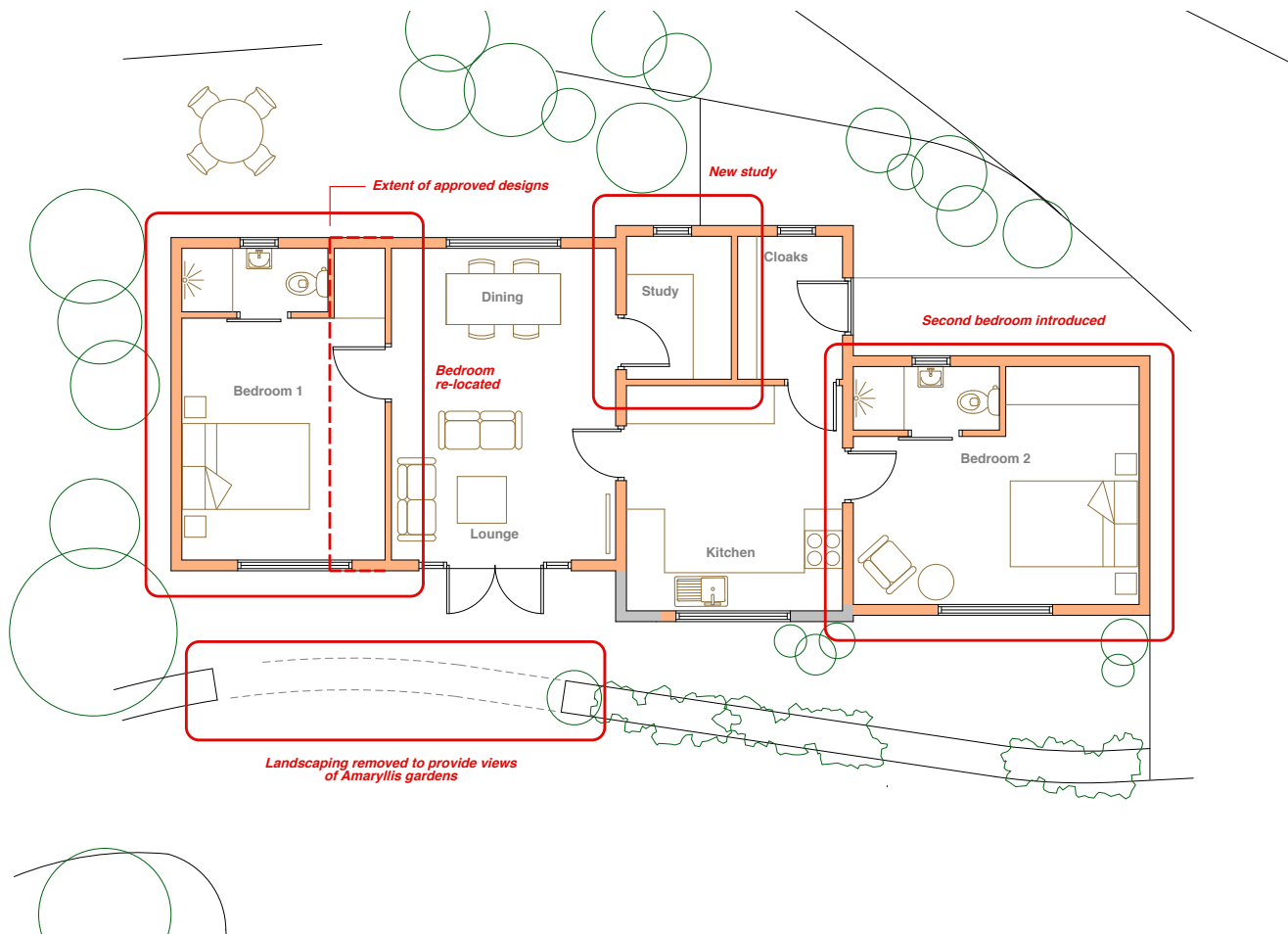
A second planning application was then submitted in August 2020 to modify the previous designs – reference number P/20/064/ROV. This was a straightforward submission and was approved by the Isles of Scilly Council on 14 October 2020. The approved proposed elevations are illustrated below. After giving the designs further thought, and having consulted various members of the family, the applicants would now like to make some further refinements to the layout to make sure that their new home is best suited to their needs.



A Planning Statement supporting the original application explains the reasons for the planning submission – to create a purpose designed retirement home for Chris and June Jones. This is still the applicant's objective. This report explains the reason for the further changes and an assessment of the visual impact in comparison to earlier approved designs is made. The report should be read in conjunction with drawings 1980A-P04 to P06 inclusive.

Summary of Design Changes

An extract from the proposed plan is included below with the changes circled in red.



The amendments to the retirement bungalow designs can be summarised as follows:

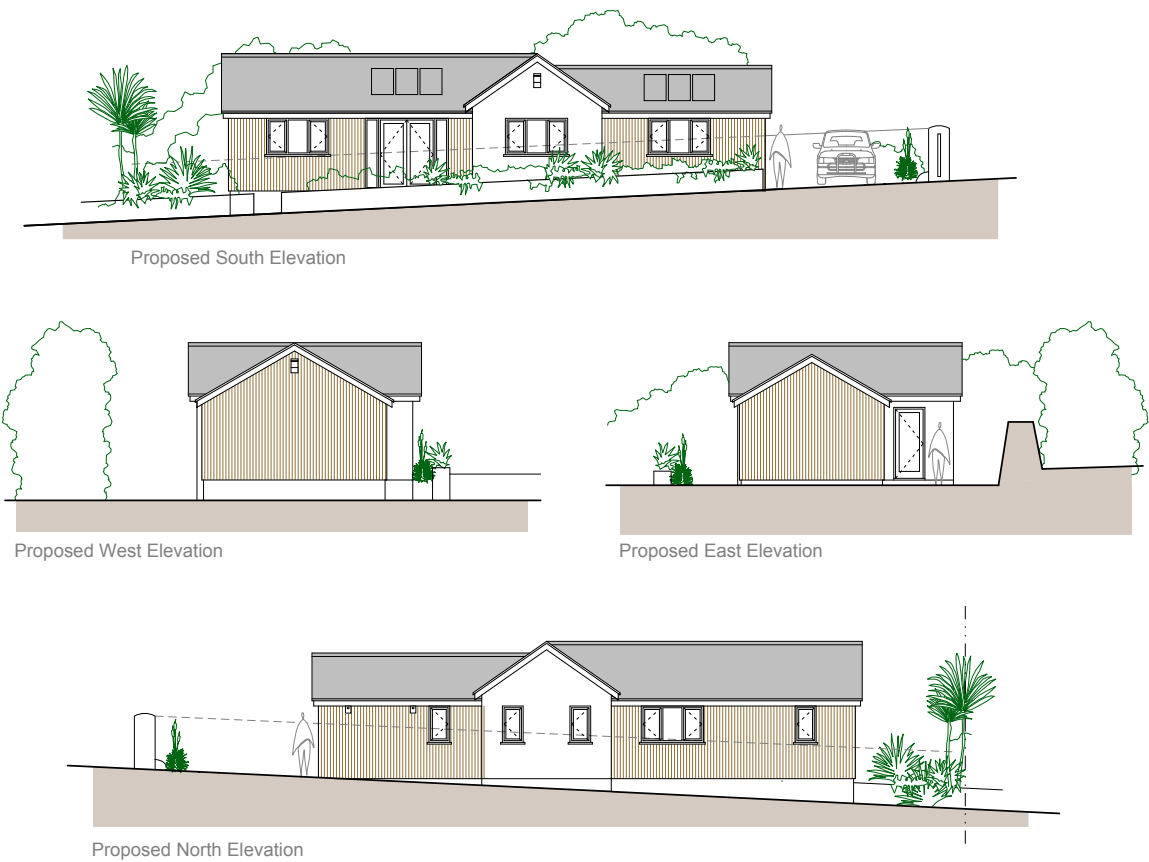
1. **Second Bedroom:** The main proposed change is the introduction of a second bedroom. This will allow a guest or carer to stay at the bungalow. If either Chris or June were unwell it would also give them the option of having a bedroom each. Both rooms are well-proportioned and can accommodate double beds. Each has an en-suite shower room with private toilet and wash basin
2. **Study:** Although the applicants are both retired, they continue to take an active interest in the running of the Bell Rock Hotel and their self-catering accommodation. A small study would therefore be an advantage. The revised designs incorporate a workspace where the en-suite shower room was previously located. This will be directly accessible from the open plan living area
3. **Layout:** The original design principle has been retained with the current garage converted into a kitchen in the centre of the bungalow. The sitting room has now been re-located in the 'West wing' and the two bedrooms are at either end of the property. The access to the bungalow around the 'East wing' to an entrance lobby is the same as the previous approved design
4. **Outdoor space:** The gardens to Amaryllis will be accessible to Chris and June as there is no intention of selling off any of the land within the blue-lined boundary. There is therefore no need to incorporate a garden as part of the application proposal. In fact, this would only be something of a maintenance liability for the applicants in years to come. Instead some of the shrubs and low stone road edging is to be removed to provide a clear South facing view from some of the main habitable rooms

Impact of Changes

The main change with this new application is an increase in overall building footprint from 66.5m2 to 79.1m2. The gable of the 'West wing' has moved approximately 2.5m closer to Amaryllis so that two rooms can be accommodated here instead of one. The projecting bay window in the 'East wing' has been omitted so this element of the building is now slightly smaller.

The original Heritage Statement prepared by Enhance Land and Planning concluded that 'the proposal will have negligible impact on the (neighbouring) cairn and funerary chamber'. This statement still applies to the revised designs. Care has been taken to ensure that the height of the extension is no greater than the ridge of the existing garage. The garage is scarcely visible from the public footpath running to the North of the bungalow due to the topography and mature planting along the Amaryllis boundary.

Although some of the details have changed, the general design principle remains the same. The gable wall of the garage has been retained so this is still the central feature on the front (South) elevation. The mix of vertical cedar boarding on the extensions and white painted render on the garage element works well and is unchanged. Windows have changed to suit the new internal arrangement, but the proportions are similar to the approved designs. The omission of the bay window on the 'East wing' is no great loss as this helps to simplify the designs.



Although the ridge on the 'West wing' has been raised to the garage ridge height it should be noted that the eaves height of the extensions is lower than the original garage eaves. When viewed from ground level, the height of the eaves is the most obvious feature on the roofscape so the extensions will appear subservient. In conclusion, we maintain that the impact of the revised designs will be no greater than the previous planning approvals, especially when viewed from public vantage points.

Summary

Although the footprint of the original design has increased slightly, the general principles are the same. Pre-application discussion with the planning department has been encouraging and it is hoped that the Isles of Scilly Council will also support this more refined follow-up application.

Michael R Bradbury RIBA
Studio St.Ives
4 Gabriel Street
St.Ives
TR26 2LU
Tel 01736 798427

22 April 2021

APPROVED
By Lisa Walton at 10:27 am, Jul 29, 2021

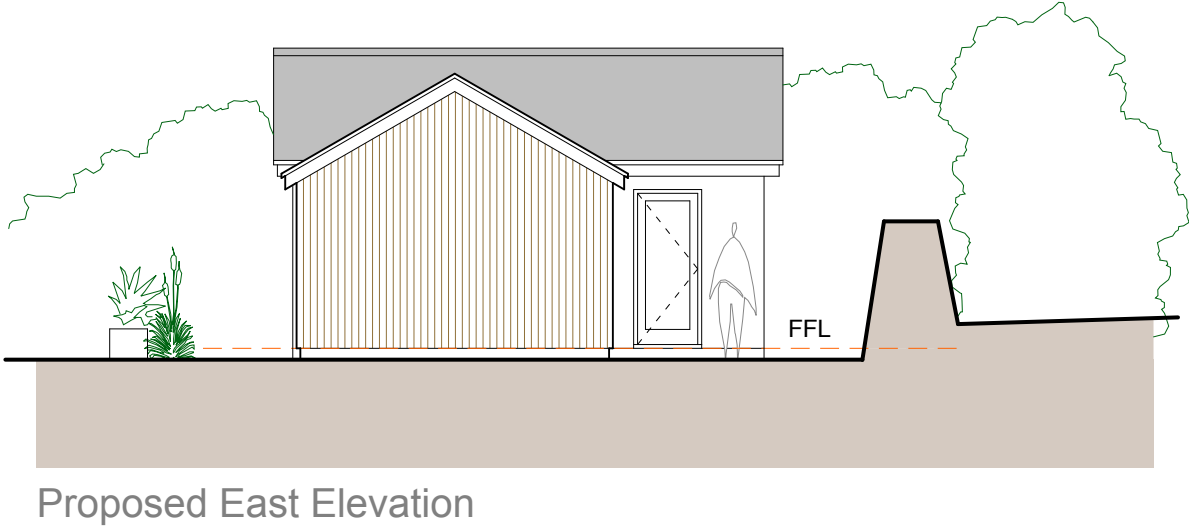
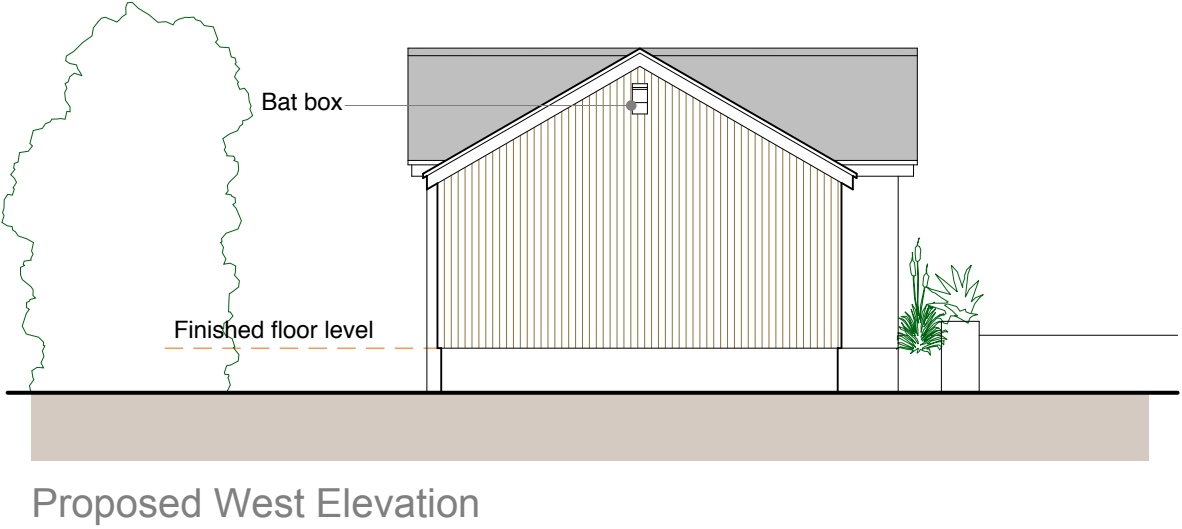
Construction Materials

External walls: Smooth sand:cement render and painted white and natural cedar vertical weather-boarding
Roof: Natural dry-laid slate with grey concrete angled ridge tiles. Solar panels recessed into slate roof
Doors and windows: White upvc or aluminium double glazed units
Rainwater goods: White round section upvc

- NOTES**
- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
 - 2 DO NOT SCALE OFF THIS DRAWING FOR CONSTRUCTION PURPOSES
 - 3 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
 - 4 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS

RECEIVED
By Emma Kingwell at 8:17 am, Apr 23, 2021



PLANNING

Studio St Ives
4 Gabriel Street
St Ives
TR26 2LU
01736 798427

**MIKE BRADBURY
DESIGN**

P2

JOB

Change of use and extension of garage
Amaryllis, Buzza Hill
St.Marys
Isles of Scilly, TR21 0NQ
for
Mr & Mrs C Jones

TITLE

Proposed Elevations

DRNG. NO. 1980A-P06 **REVISION**

SCALE 1:50 @ A1 1:100 @ A3 **DATE** Mar 2021

OFFICE USE / PRE-ISSUE

APPROVED
By Lisa Walton at 10:28 am, Jul 29, 2021

- NOTES
- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
 - 2 DO NOT SCALE OFF THIS DRAWING FOR CONSTRUCTION PURPOSES
 - 3 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPENCIES REPORTED TO THE ARCHITECT
 - 4 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS

RECEIVED
By Emma Kingwell at 8:17 am, Apr 23, 2021

PLANNING

Studio St Ives
4 Gabriel Street
St Ives
TR26 2LU
01736 798427

**MIKE BRADBURY
DESIGN**

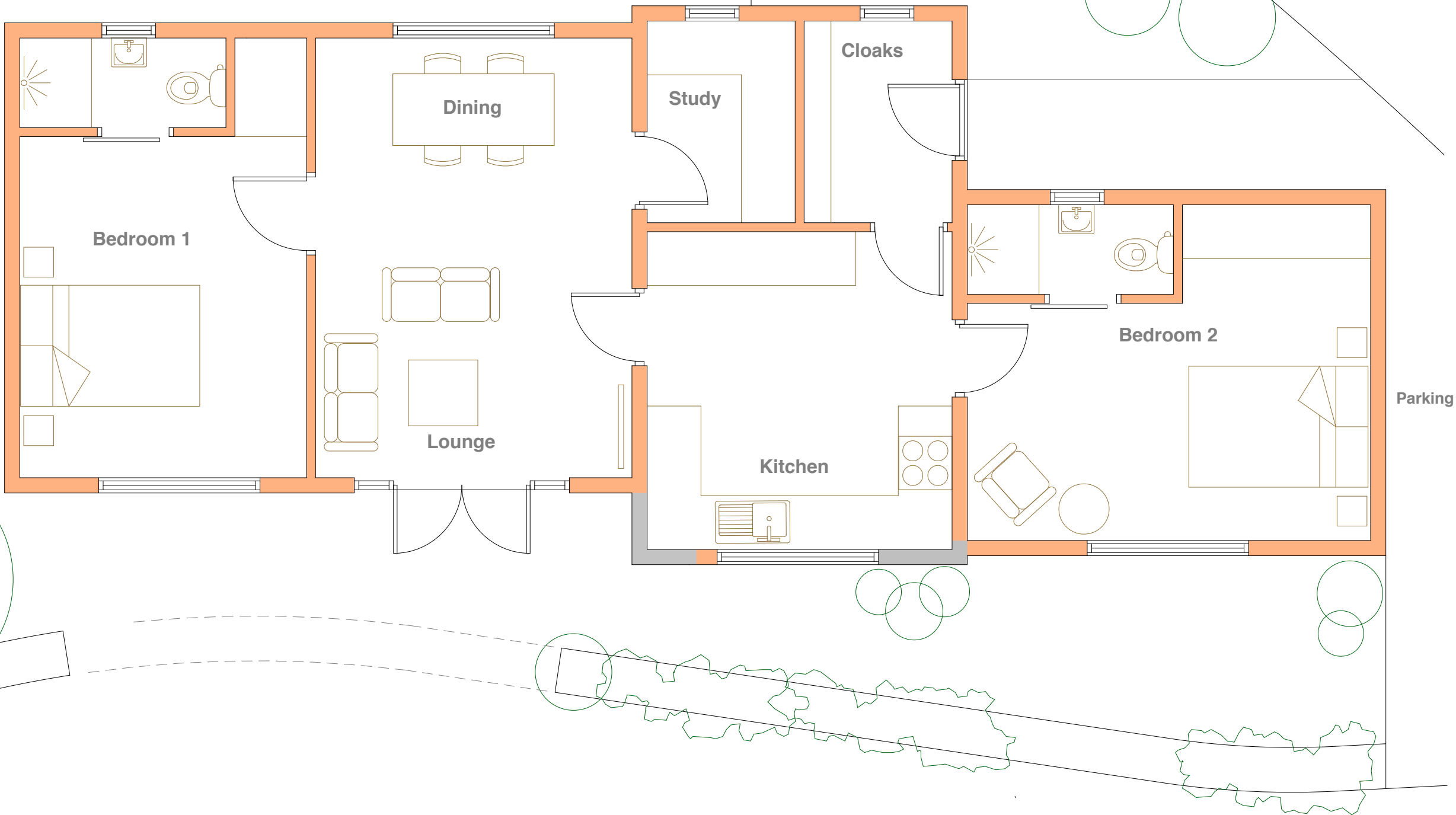
PZ

JOB
Change of use and extension of garage
Amaryllis, Buzza Hill
St.Marys
Isles of Scilly, TR21 0NQ
for
Mr & Mrs C Jones

TITLE
Proposed Plans

DRNG. NO. REVISION
1980A-P04

SCALE DATE
1:25 @ A1
1:50 @ A3 **Mar 2021**
OFFICE USE / PRE-ISSUE

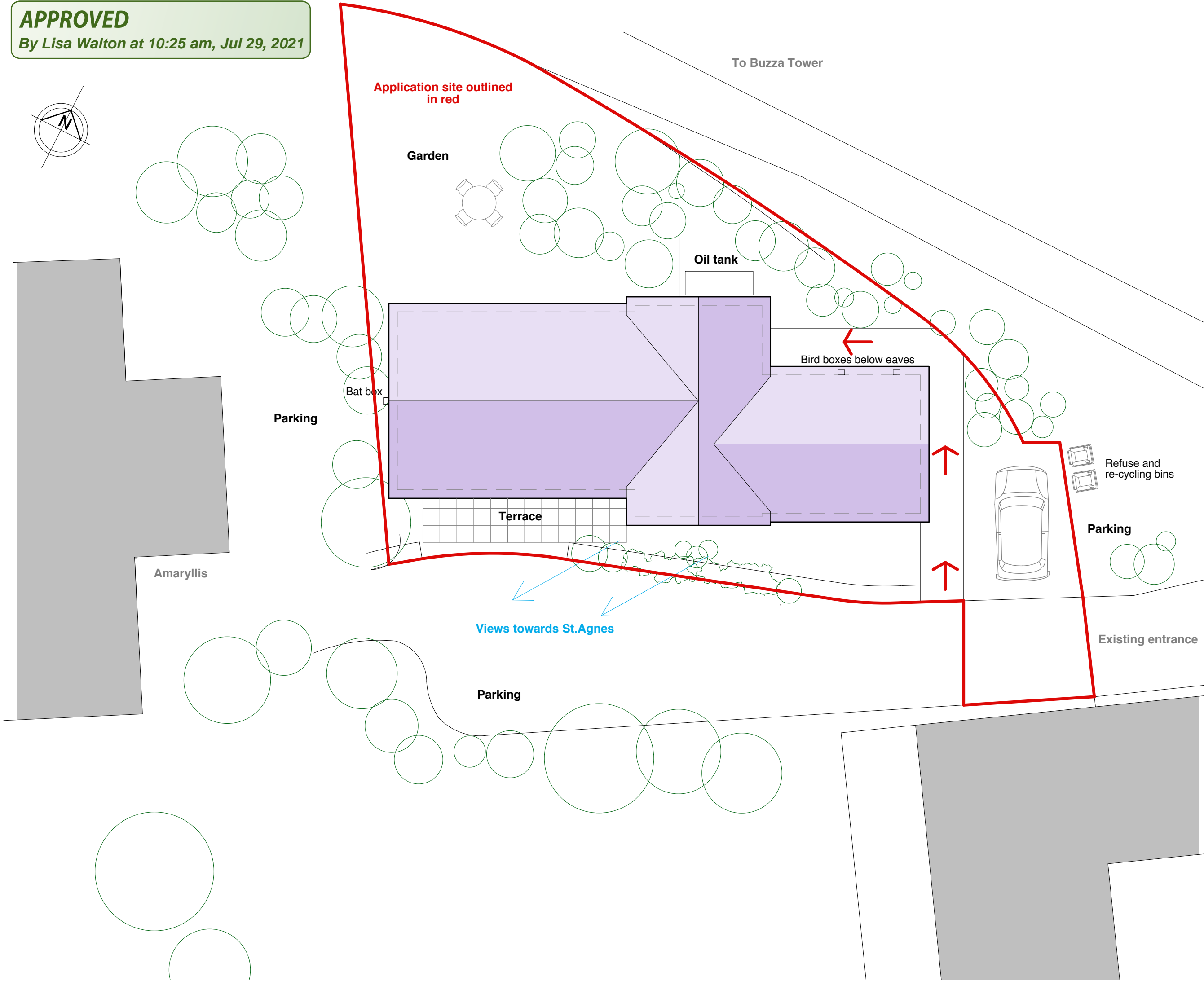
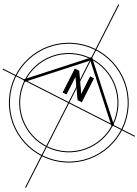


Existing walls

New construction



APPROVED
By Lisa Walton at 10:25 am, Jul 29, 2021



| | |
|---|---|
| NOTES | |
| 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE | |
| 2 DO NOT SCALE OFF THIS DRAWING FOR CONSTRUCTION PURPOSES | |
| 3 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT | |
| 4 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS. | |
| AMENDMENTS | |
| A | Application site boundary revised MRB 150621 |
| REVISED 12:46 pm, Jul 28, 2021 | |
| PLANNING | |
| Studio St Ives 4 Gabriel Street St Ives TR26 2LU 01736 798427 | |
| MIKE BRADBURY DESIGN | |
| JOB Change of use and extension of garage Amaryllis, Buzza Hill St.Marys Isles of Scilly, TR21 0NQ for Mr & Mrs C Jones | |
| TITLE Proposed Site Plan | |
| DRNG. NO. 1980A-P05 | REVISION A |
| SCALE 1:50 @ A1 1:100 @ A3 | DATE Mar 2021 |
| OFFICE USE / PRE-ISSUE | |

**Extension and Conversion of
existing Garage at
Amaryllis, Buzza Hill, St.Mary's
Isles of Scilly
to create Retirement Bungalow for
Chris and June Jones**

STATEMENT of BIODIVERSITY ENHANCEMENT

March 2020

The conversion and extension of the existing garage is a minor building project and land within the Amaryllis site that is already developed. Nevertheless, it is important to acknowledge the importance of preserving and enhancing the wildlife and fauna on Scilly so great care needs to be taken during the building works. If possible there should be a net biodiversity gain as a result of the development. This report explains how measures can be taken to ensure that there is no net loss of biodiversity and that positive contributions are made.

1. Conserving Landscape and Gardens

The existing garage is surrounded by mature gardens and is bounded by a tall hedge at the back of the application site. This hedge separates the Amaryllis grounds from a public footpath leading to Buzza Tower and Porthcressa Beach. The applicants engage local gardeners who are well aware of the importance of preserving the fauna and landscape. For example, any trimming or pruning of the boundary hedge would normally be carried out in the summer months outside the nesting season.



The hedgerows around the application site will not be affected by the building work and there are no plans other than to carry out routine garden maintenance. However, land will need to be cleared to create the sites for the two extensions. Initially the building site will be clearly defined by erecting clear fencing to protect the mature gardens. Areas off-site will be identified for storing materials or contractor's site facilities. The existing gardeners will then be instructed to remove any shrubs or flowers for later transplanting. Plants will be retained in the Amaryllis gardens and watered and generally cared for during the building work. When the conversion and extension project is complete, the transplanting will take place to create the new garden areas shown on the application drawings. There should be no need to introduce new plants for the gardens themselves, although plants may have to be purchased for the stone planting wall in front of the bungalow. Indigenous plant species should be chosen using local suppliers such as Mike Nelhams at Tresco Abbey Gardens.



2. Protection of Bats

It is now widely acknowledged that there are three resident bat species on Scilly and that up to seven species inhabit the islands from time to time. The Isles of Scilly Wildlife Trust are actively involved in research, training and bat conservation and provide a consultancy service. The applicants are aware of the work of the Wildlife Trust and would be happy to work with them and carefully consider any advice they have to offer for this

project. There are no proposals to alter the existing garage roof structure so there should to carry out a bat or protected species survey (as identified in the pre-app report). However, a bat-box has been specified on the application drawings and should be located at high level on the West facing gable of the extension. Bat boxes can be constructed on site using guidance provided by the RSPB on their website – possibly using timber salvaged from the construction work.



3. Protection of Birds and Wildlife

Other wildlife should be acknowledged and protected. As this is a minor building project it is unlikely to have any significant impact on protected wildlife such as birds or hedgehogs. It is proposed that two bird-boxes should be installed below the eaves on the North facing rear elevation behind the living room, out of reach of predators. When the applicants move into their retirement home they will be able to erect hanging bird-feeders in the gardens so that they can enjoy watching wildlife.

Michael R Bradbury RIBA
24 March 2020