



**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](mailto:planning@scilly.gov.uk)

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

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### **REFUSAL OF PERMISSION FOR DEVELOPMENT**

**Application No:** P/21/054/HH      **Date Application Registered:** 16th July 2021

**Applicant:** Mr R Jackman  
Westward Ledge  
Church Road  
St Marys  
Isles Of Scilly  
TR21 0NA

**Proposal:** Roof alteration for introduction of two dormers plus velux roof light.  
**Site Address:** Westward Ledge Church Road Hugh Town St Mary's Isles of Scilly

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

- R1      The proposal would, as a result of large and prominent dormer structures, have an intrusive impact and harm the character and appearance of the surrounding area, which is designated as an AONB, Conservation Area and Heritage Coast in conflict with Policies OE1, OE7, LC8 and SS2 of the Isles of Scilly Local Plan (2015-2030) and paragraph 176 and 197(c) of the National Planning Policy Framework (2021).

**The Decision relates to the following documents and drawings:**

<b>Ref No:</b>	<b>Plan Type:</b>	<b>Date Received:</b>
Plan 1	Location Plan (1:1250)	15/07/2021
Plan 2	Proposed Elevations (1:100)	05/07/2021
Plan 3	Existing and Proposed Roof Plan (1:100)	15/07/2021
Plan 4	Existing and Proposed Roof Space (1:100)	15/07/2021
-	Supporting Statement and SWMP	05/07/2021

The following Policies of the adopted Local Plan (2015-2030) are considered relevant to this decision:

- Policy SS2 Sustainable Quality Design and Place-Making
- Policy LC8 Replacement Dwellings and Residential Extensions, Alterations and Ancillary Accommodation
- Policy OE1 Protecting and enhancing the landscape and seascape

- Policy OE7 Development affecting heritage

**Informative:**

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 2021.

**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:** 13<sup>th</sup> December 2021



# COUNCIL OF THE ISLES OF SCILLY

Planning & Development 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 Applicant,

As your application has been refused, this letter is to inform you of the process in which you can appeal against the decision made by the Local Planning Authority.

## Appealing Against the Decision

If you are aggrieved by the decision to refuse your application as detailed on your decision notice, you can appeal against this decision to the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the refused decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <https://www.gov.uk/appeal-planning-inspectorate>

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

## Purchase Notices

Planning control is intended to regulate the development of land in the public interest. For this reason, planning decisions may conflict with the private interests of land owners. There is no entitlement to compensation for adverse planning decisions (except in limited circumstances). This is because owners usually have some continuing benefit from current uses. However, occasionally there may be no reasonably beneficial use for the land. In order to remedy this situation; an owner has the right, in certain circumstances, to serve a "purchase notice" requiring a local authority to purchase their interest in the land. Purchase notices will be considered by the Planning Inspectorate, although you are advised to contact the Planning Department if you wish to consider this option.

**Listed Buildings**

Please note that any unauthorised works to a listed building are considered to be a criminal offence. If you need further clarification of what type of works may require consent, please contact the department.

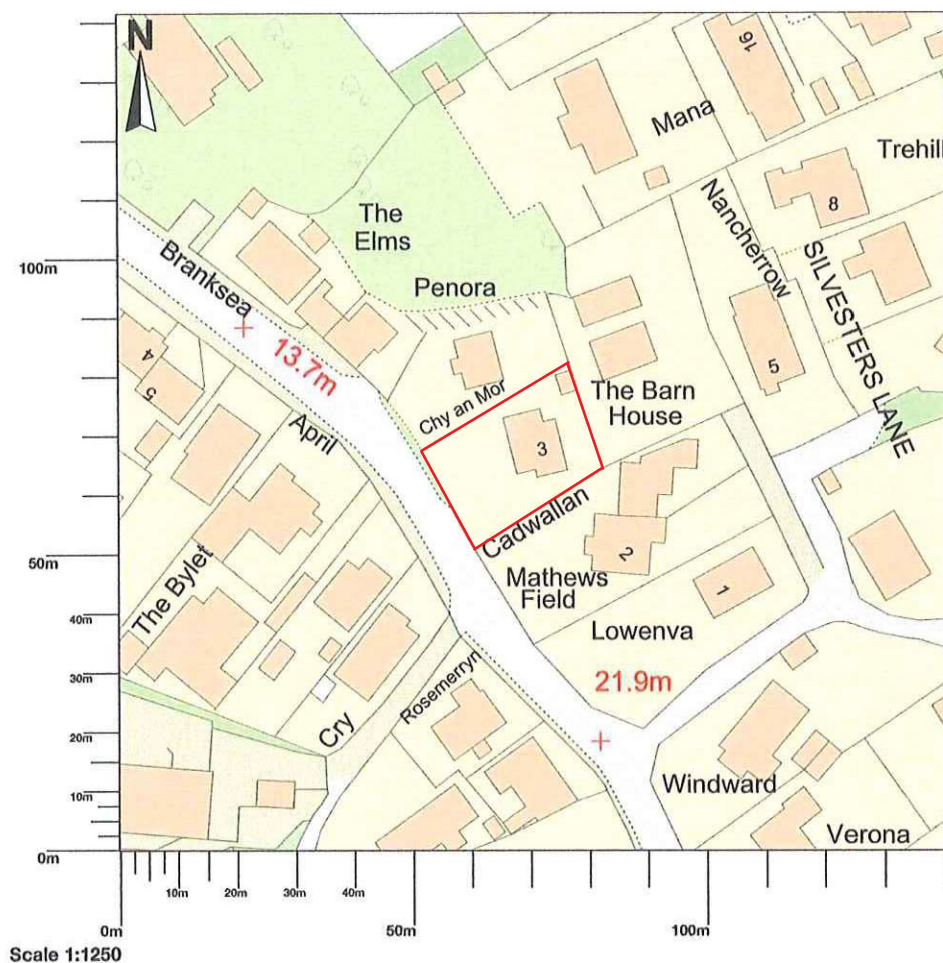
**Re-submissions for Planning Permission**

Under planning regulations, you are allowed to re-submit your application after a refusal without a fee, provided certain criteria are met. The re-submission must be within 12 months of the date of the original decision, the proposal must be on the same site and be similar to the previous application. Similarly, the application must be made by the same applicant. If you consider resubmitting your application, contact the Planning Department so we can explain where your application can be improved to be in accordance with local planning policy. In order for the Council reach a different decision, however you will need to address all of the previous reasons for refusal.

Should you require any further advice regarding any part of your application, please contact the Planning Department and we will be happy to help you.



## Westward Ledge, Church Road, St. Mary'S, Isles Of Scilly, TR21 0NA



Map area bounded by: 90706,10414 90848,10556. Produced on 11 July 2021 from the OS National Geographic Database. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2021. Supplied by UKPlanningMaps.com a licensed OS partner (100054135). Unique plan reference: p2cuk/659784/894057

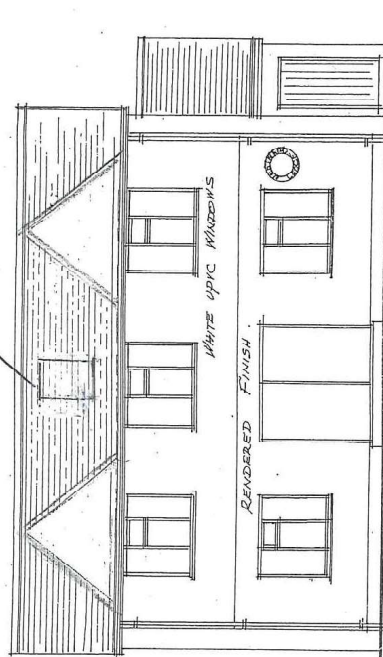


**REFUSED**  
**Council of The**  
**Isles of Scilly**



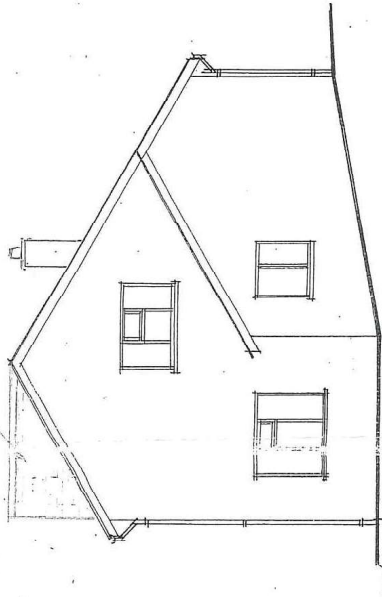
PROPOSED

NEW VELUX ROOF LIGHT

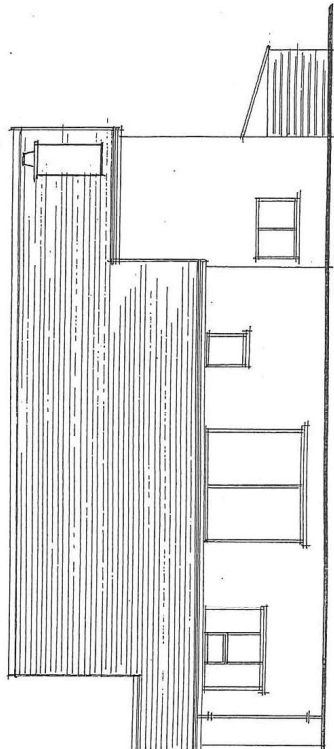


FRONT ELEVATION

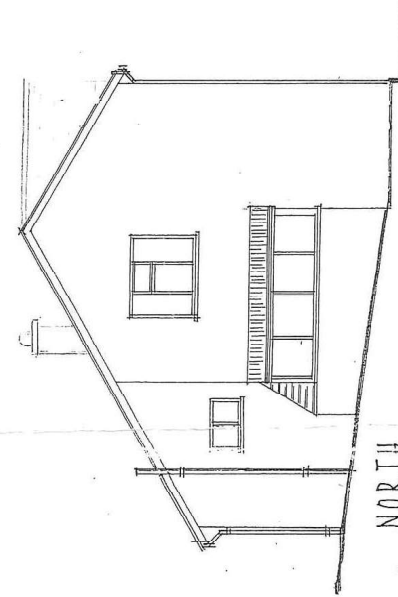
SLATE TO MATCH EXISTING ROOF



SOUTH



REAR



NORTH

WESTWARD LEDGE  
CHURCH ROAD  
ST. MARYS

MR & MRS R. JACKMAN

PROPOSED ELEVATIONS  
SHOWING NEW  
FRONT DOORWAYS

DATE - 28 June 2021

SCALE - 1 : 100

R. JACKMAN  
8 LOWER STONES  
ST. MARYS  
TR21 0PS

R. T. J.



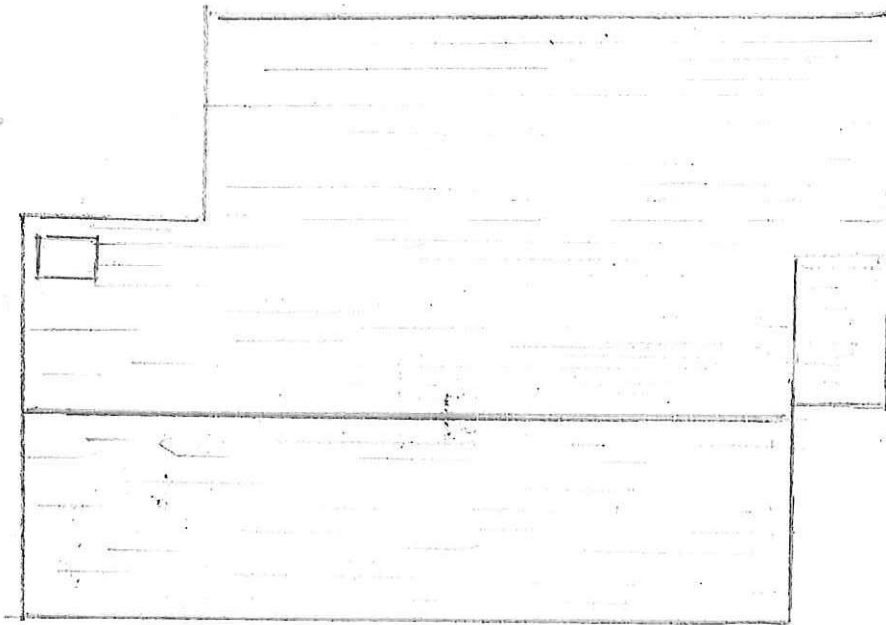
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# WESTWARD LEDGE

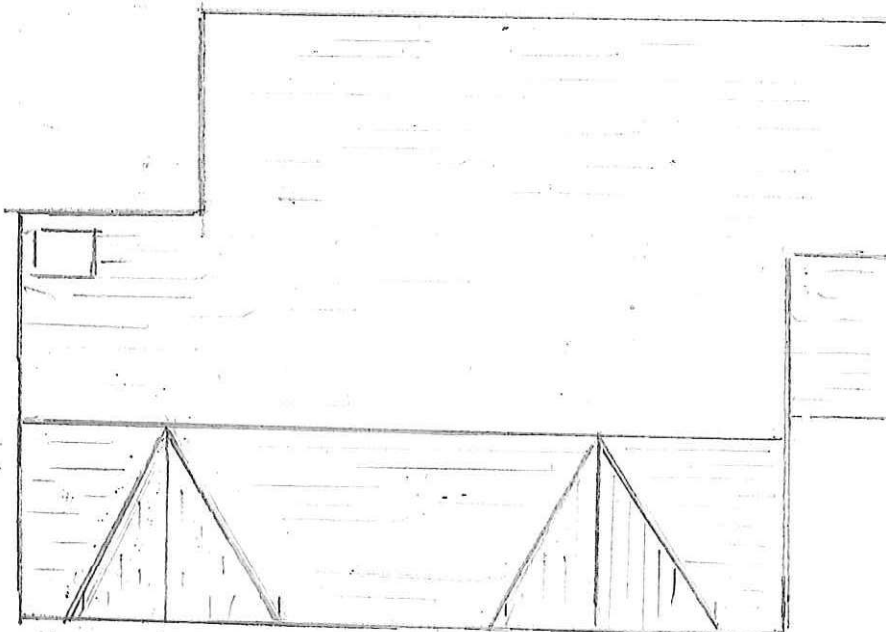
**RECEIVED**  
By Emma Kingwell at 10:09 am, Jul 15, 2021

## Plan 3

### EXISTING ROOF



### PROPOSED ROOF



**REFUSED**  
Council of The  
Isles of Scilly

SCALE 1 : 100

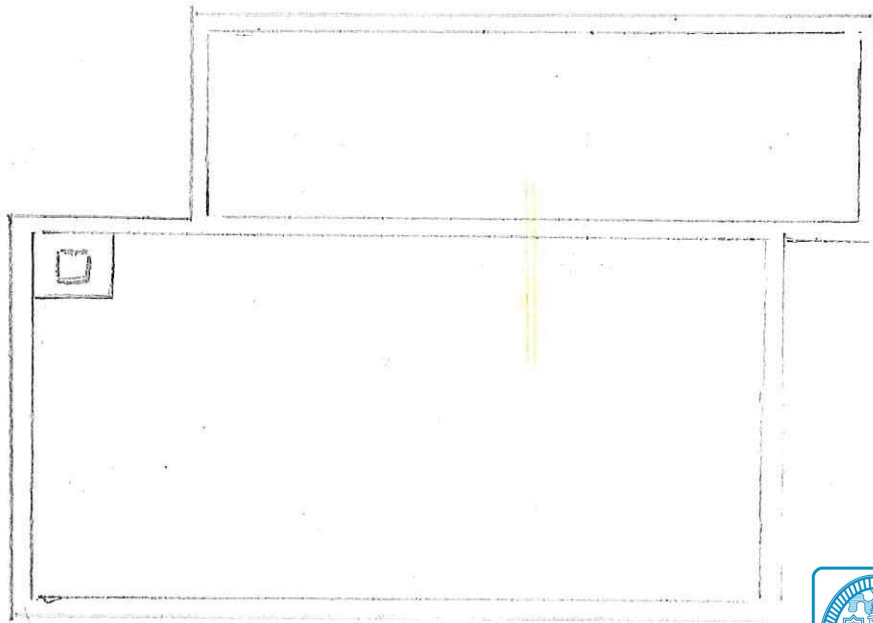
WESTWARD LEDGE

Plan 4

RECEIVED

By Emma Kingwell at 10:10 am, Jul 15, 2021

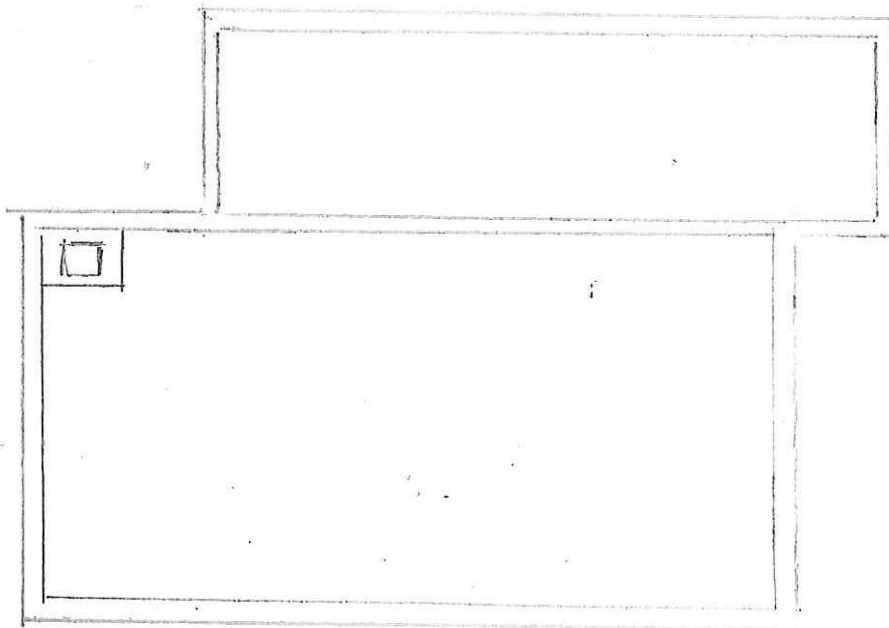
EXISTING ROOF SPACE



REFUSED

Council of The  
Isles of Scilly

PROPOSED ROOF SPACE



SCALE

1 : 100



WESTWARD LEDGE, CHURCH ROAD, ST MARY'S

PROPOSED ROOF ALTERATIONS



**REFUSED**  
**Council of The**  
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SUPPORTING STATEMENT

The application is submitted with a view to improve the external appearance of the building and provide more internal headroom. The detached house at present looks rather bland, and its appearance would be enhanced with the introduction of two dormers, reflecting the features on the neighbouring properties at Chy An Mor and 2 Matthews Field. The loft area is used as storage, and that use would continue. The provision of roof lights would have the benefit of natural light, lessening the use of the electric lighting used at present in the roof space.

WASTE MANAGEMENT PLAN

Parts of the existing roof will need to be removed for the proposed work to proceed. Items of waste, which will be quite minimal, will include slates, roofing felt, and timber roof battens. The timber will be recycled for kindling, the other items will be sent for disposal to the council recycling centre via Richard Hand Haulage.