



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/21/065/HH **Date Application Registered:** 23rd August 2021

Applicant: Mr G Roberts
East Bank
Porthloo
St Mary's
Isles Of Scilly
TR21 0NE

Agent: Mr P Osborne
Jus Limin
Carn Thomas
St Marys
TR21 0PT

Site address: East Bank Porthloo St Mary's Isles Of Scilly TR21 0NE
Proposal: Proposed garage.

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:**
- Plan 1 Location
 - Plan 2 Block Plan
 - Plan 3 Proposed Plans
 - Design and Access Statement
- 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 Policy OE7(5) of the 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.

- C4 The garage hereby approved shall be used solely for domestic purposes, ancillary to the property East Bank, and shall not be used for any trade or business use.**
Reason: For the avoidance of doubt and to avoid the establishment of a commercial activity in an unsuitable location in accordance with Policies LC8 of the Isles of Scilly Local Plan (2015-2030).
- C5 Prior to the first use of the garage, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Local guidance from the Isles of Scilly Wildlife Trust could be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.**
Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).
- C6 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 those of neighbouring residential properties and to protect 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 Isles of Scilly Local Plan (2015-2030).

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: 

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: 18th October 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 G Roberts

Please sign and complete this certificate.

This is to certify that decision notice: P/21/065/HH and the accompanying conditions have been read and understood by the applicant: Mr G Roberts.

1. **I/we intend to commence the development as approved:** Proposed garage. at: East Bank Porthloo St Mary's Isles Of Scilly TR21 0NE **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.

Location Plan for East Bank

APPROVED

By Lisa Walton at 4:17 pm, Oct 18, 2021



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0m 20m 40m 60m 80m 100m

Scale: 1:1250, paper size: A4

East Bank

Location Plan

East Bank
Porth Loo
St. Mary's
Isles of Scilly



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plans

Site Plan for East Bank

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0m 5m 10m 15m 20m 25m 30m 35m 40m

Scale: 1:500, paper size: A4

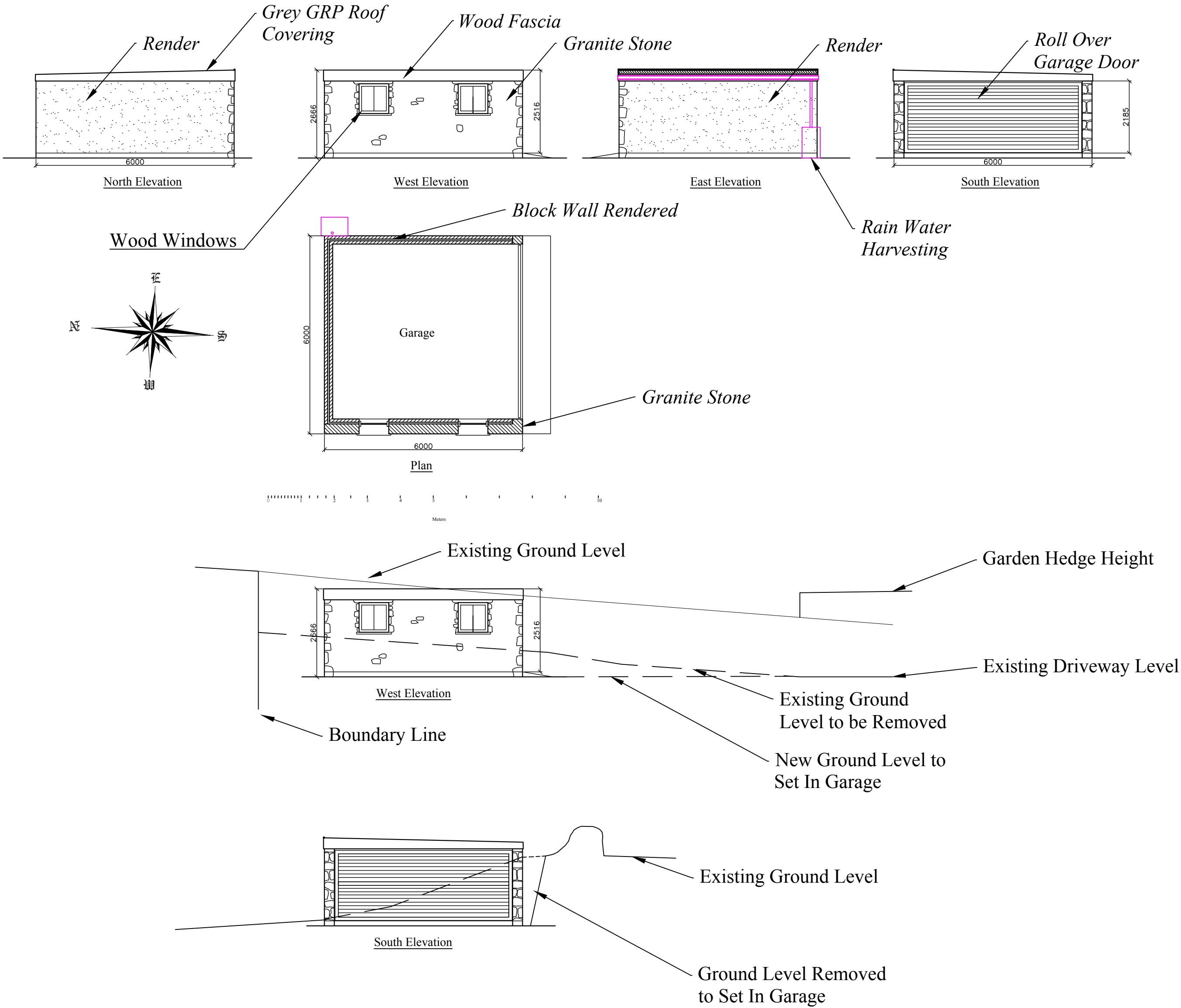
East Bank

Site Plan

East Bank
Porth Loo
St. Mary's
Isles of Scilly



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plans



*East Bank
Porth Loo
St. Mary's
Isles of Scilly*

*Proposed
Garage*

Mr G Roberts

N.B. -No measurements to be scaled from this drawing unless specified. Whilst all efforts are made to insure accurate measurements Any discrepancies should be reported immediately to the architect.

© Copyright Paul Osborne

Date - June 2021
Amended -
Scale - 1 : 100 @ A2

PAUL OSBORNE
CARN THOMAS
ST. MARY'S, ISLES of SCILLY.
TR21 0PT Tel (01720) 423066
Email: scillyoz@me.com

EB-PG-1a

Paul Osborne

Jus Limin

Carn Thomas

St. Mary's

Isles of Scilly

Design and Access Statement

East Bank, Porth Loo

St. Mary's, Isles of Scilly.

Amount

This proposed garage is 6m x 6m with a maximum height of 5.15m

Proposed

The proposed garage has been sited at the front of the property close to the existing driveway within the front garden. The proposed position of the garage is set back within the current raised garden area where it is proposed to dig out the existing sand and grass bund keeping the level of the garage as low as possible.

In setting the garage within this area, it is low enough as not to restrict the view from the dwelling of East Bank.

The design is to use local granite stone on the elevations that will be seen from the front of the property, the hidden elevations will be concrete block finished with render.

To reduce the overall height of the garage the design is to use a GRP flat roof design with a slight slope to the rear so that a water harvesting tank will collect any rain water which will then be used by the owners to water the garden etc..

The proposed garage is to have wooden windows painted white, with metal roll over doors to be coloured a dark green, these doors will face to the side of the property that will not be visible from the public road running along the front of the property.

Infrastructure

This application will not increase the demands on infrastructure as it will be only used for storage of the owners car and gardening equipment.