



Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text" value="Samson House"/>
Address line 1	<input type="text" value="Porthloo"/>
Address line 2	<input type="text" value="Porthloo"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="St Mary's"/>
Postcode	<input type="text" value="TR21 0NF"/>
Description of site location must be completed if postcode is not known:	
Easting (x)	<input type="text" value="90998"/>
Northing (y)	<input type="text" value="11300"/>
Description	<input type="text"/>

2. Applicant Details

Title	<input type="text" value="Mr & Miss"/>
First name	<input type="text" value="Richard & Claire"/>
Surname	<input type="text" value="Hand & Harvey"/>
Company name	<input type="text"/>
Address line 1	<input type="text" value="Samson House"/>
Address line 2	<input type="text" value="Porthloo"/>
Address line 3	<input type="text" value="Porthloo"/>
Town/city	<input type="text" value="St Mary's"/>
Country	<input type="text"/>

2. Applicant Details

Postcode

TR21 0NF

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposed Works

Please describe the proposed works:

Dorma window on rear of property

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Roof	
Description of existing materials and finishes (optional):	Natural slate
Description of proposed materials and finishes:	Natural slate with grey/black ridge tiles to match existing roof

Windows	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Double glazed wooden windows with white finish to match existing windows

Walls	
Description of existing materials and finishes (optional):	n/a
Description of proposed materials and finishes:	Horizontal 180mm cedar cladding boards on the dormer sides & front elevation to match existing walls at the rear of the property.

Are you supplying additional information on submitted plans, drawings or a design and access statement?☐ Yes ☒ No

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	
Surname	
Reference	PA/20/047: Samson House, Porthloo

Date (Must be pre-application submission)

27/11/2020

Details of the pre-application advice received

27.11.2020
Subject: PA/20/047: Samson House, Porthloo
Dear Claire & Richard,
Sorry for the delay in responding to you on this.
In short, planning permission would be required to make the alterations described. The reason being that alterations to the roof of a dwelling anywhere in a conservation area (the whole of the islands) requires planning permission.
I have discussed with Lisa as Senior Planning Officer and in terms of design, the appearance of 4 consecutive dormer windows on a dwelling as described could be considered to be unconventional. So whilst it could have an impact on the character of the dwelling, it is not a prominent location and not likely to cause harm to the wider character of the area.
If making a planning application, you would need to justify the design of the dormer windows and the creation of what would be useable floorspace. It looks like it would be a small extension to the floorspace but under the emerging local plan justification against nationally described space standards would be needed. Basically we would not expect the dwelling to increase by 30% over the relevant space standard for the number of bedrooms present.
Please let me know if you wish to submit an application and we can advise on what plans and documents would be required or let me know if you have any further questions.

Regards,

Andrew King

Officer: Planning & Development Management

17th Dec 2021:
Subject: PA/20/047: Samson House, Porthloo

Hello Again,

Having consulted with the Chief Planning Officer, we feel that this is an improvement on the original proposal although it still makes for a busy looking roof slope. What will be important in your application is to justify the design and consider how it impacts on the character of the dwelling and the surrounding area (note previous advice on not being in a prominent location).

10. Pre-application Advice

The original advice regarding the increase in floorspace of the dwelling has been padded out by the adoption of the new local plan. Read Policy LC8 (Pages 131-133) of the Isles of Scilly Local Plan 2015-2030 and aim to address the points made especially the relevant paragraphs in the policy box at the end of the section.

Original Advice:

If making a planning application, you would need to justify the design of the dormer windows and the creation of what would be useable floorspace. It looks like it would be a small extension to the floorspace but under the emerging local plan justification against nationally described space standards would be needed. Basically we would not expect the dwelling to increase by 30% over the relevant space standard for the number of bedrooms present.

Again, feel free to get in touch if you have any further questions.

Regards,

Andrew King

Officer: Planning & Development Management

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☒ The applicant
☐ The agent

Title	Mr & Miss
First name	Richard & Claire
Surname	Hand & Harvey
Declaration date (DD/MM/YYYY)	28/01/2022

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

13. Declaration

Date (cannot be pre-application)

28/01/2022