

Council of the Isles of Scilly Delegated Planning Report Other application

Application Number: P/23/033/FUL

UPRN: 000192001707

Received on: 26 May 2023

Valid on: 30 May 2023

Application Expiry date: 25 July 2023

Neighbour expiry date: 21/06/2023

Consultation expiry date: 21/06/2023

Site notice posted: 31 May 2023

Site notice expiry: 21 June 2023

Extension of Time Agreement: 04/08/2023

Applicant: Mr & Mrs Noel Miles

Site Address: Cootamundra
Mcfarland's Down
St Mary's
Isles Of Scilly
TR21 0NS

Proposal: Demolition of derelict house & replacement with fully accessible dwelling.

Application Type: Planning Permission

Recommendation: PER

Summary Conditions:

1. Standard time limit
2. Adherence to plans
3. Removed PD Rights
4. Submission of external illumination
5. Installation of bat and bird boxes
6. No other removal of trees and hedges
7. Materials for balustrade
8. No construction plan/machinery outside hours stated

Reason for Delegated Decision

No Councillor has requested that the application come to the Full Council. The decision defaults to the level of Delegated:

- Not a Councillor ✓
- Not a Senior Officer (or Officer with influence over planning Decisions) ✓
- No relation to a Councillor/Officer ✓
- Not Major ✓
- Not Council's own application ✓
- Not a departure from the Development Plan ✓
- Not Called in ✓

Lead Member Planning Agreed

Name: Cllr D Marcus

Date: 03/07/2023

Site Description and Proposed Development

Cootamundra is a detached dormer bungalow located at the end on the east side of the road at McFarlands Down on the north side of St Mary's. The existing dwelling is a traditional design that has previously had permission to be extended and converted to a small guesthouse. This last permission being granted/extended in 2011, from an earlier permission (see below on background).

The property has remained empty for a number of years following the departure of the last owner. The current applicant has now acquired the property and wishes to demolish and replace this with a bespoke category three accessible home. Essentially a home that is fully accessible to meet the applicant's needs as a person who is unable to walk. The applicant has a young family and requires regular occupational therapy. The proposed home is therefore designed around these specific needs, and which the existing property (or a previous permission) would be inadequate.

The proposal is for a sustainable home that has various renewable energy and energy and water minimisation measures built in. This includes a green roof which is intended to minimise the visual impact and reduce energy and surface water run-off as well as provide additional biodiversity habitat. There is an air source heat pump and solar panels.

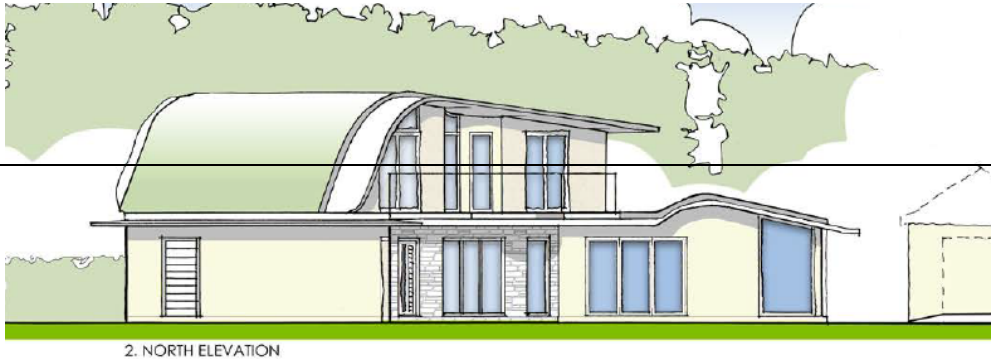


Figure 1 North Elevation of Proposed Dwelling (relative to existing garage)

Certificate: A



Figure 2 North Elevation of Existing Dormer Bungalow (relative to existing garage)

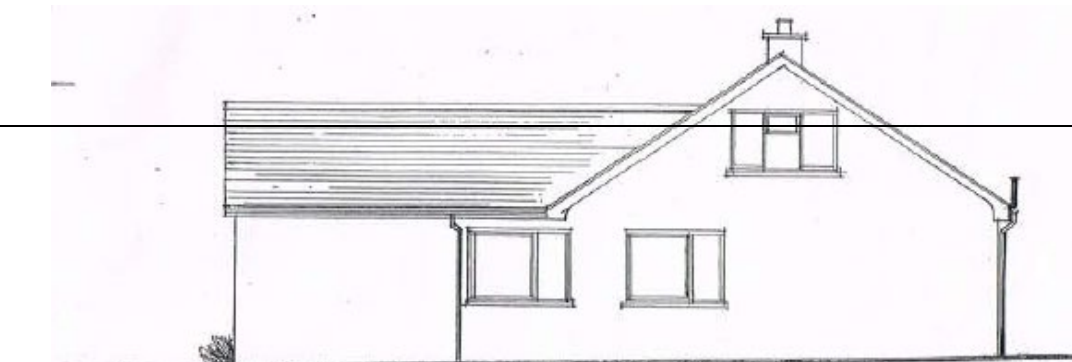
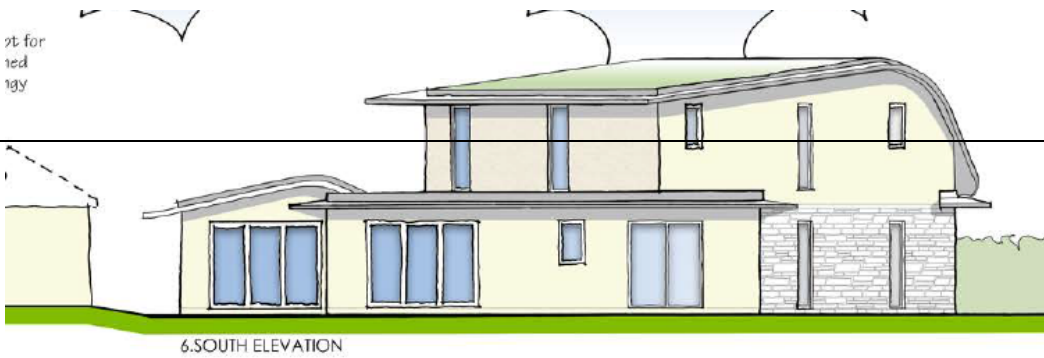
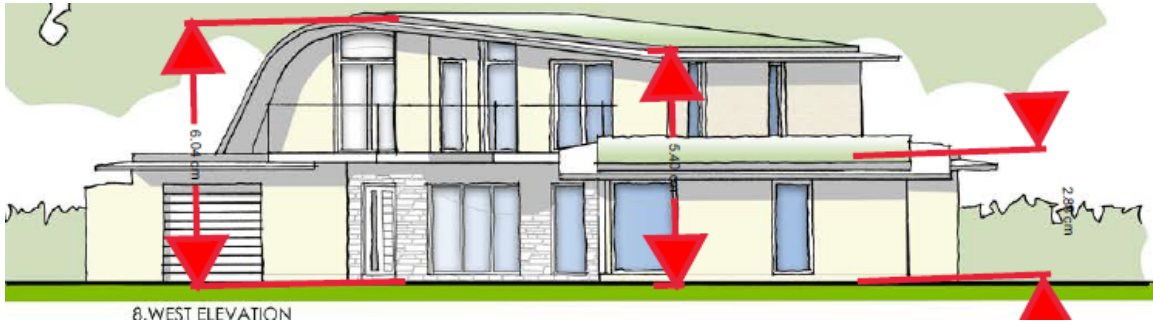


Figure 2 South Elevation of Existing Dormer Bungalow (relative to existing garage)



8. WEST ELEVATION
Figure 3 Front (west) facing Proposed Elevation

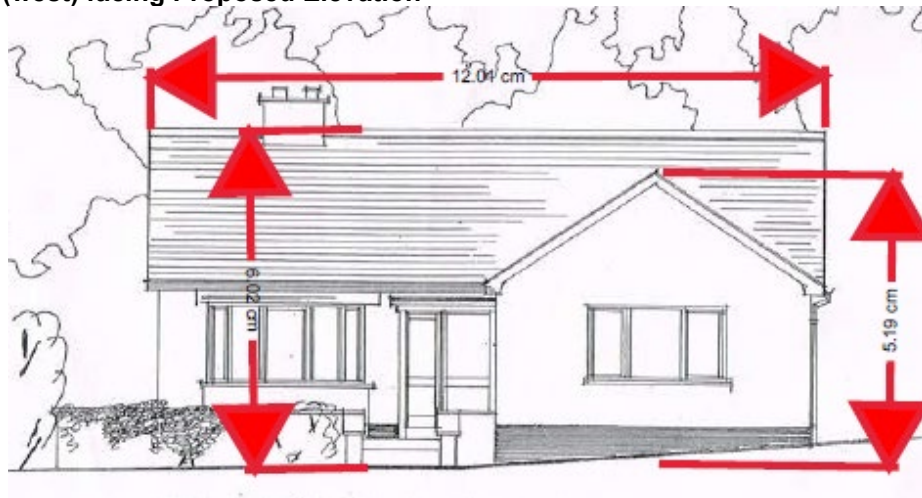


Figure 4 Existing Front (West) Facing Elevation

Overall heights are very similar, and the proposed dwelling sits very close to the existing alignment of the existing. It is a very different design and larger to accommodate the higher accessibility standards.

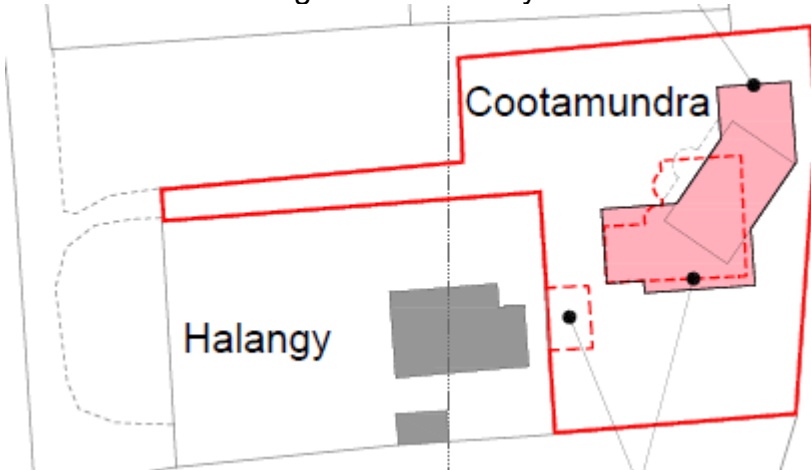


Figure 5 Proposed footprint (existing dotted red)

The proposed dwelling has an overall height no higher than the height of the existing dwelling, although it is a two storey full height house, with a curved roof,

extending further north east, than the current dwelling, it will have a greater visual bulk compared to the current dwelling.



Figure 6 Current Arrangement of Cootamundra (lhs) and Halangy



Figure 7 Artists impression of the proposed dwelling (lhs) and Halangy

I note that it would be no closer to the immediate neighbour at Halangy. Although the garage is shown as dotted red, in figure 5 above, suggesting it will be removed. The application states the west and north walls will be retained, as a means to retain privacy between Halangy and Cootamundra.

Certificate: A

Other Land Owners: None

Consultations and Publicity

The application has had a site notice on display for 21 days (31/05/2023 – 21/06/2023). The application appeared on the weekly list on [5th June 2023](#). Due to the nature of the proposal one external consultation has been required. This is from Cornwall Fire and Rescue. No response has been received. Compliance from a fire safety perspective will be addressed under the Building Regulations.

Representations from Residents:

Neighbouring properties written to directly:

- **Halangy, McFarlands Down**
- **Trenemene, McFarlands Down**

[0] letters of objection have been received

[0] letters of support have been received

[1] letters of representation have been received and include the following points:

Concerns are expressed in terms of the privacy levels that exist between Cootamundra and the neighbouring property at Halangy. It is expressed that attention should be paid in terms of the rear boundary with Halangy, as a means of protecting the privacy for both properties. There are concerns about the additional impact of lighting, which may impact upon the dark skies. Floor levels should be no higher than the present floor levels. The sensitivity to layout, from the construction of Trenemene, Cootamundra and Halangy, in terms of privacy and outlook should be maintained.

Relevant Planning History:

No planning history relevant under the adopted Local Plan. Although planning history is relevant under the 2005 Local Plan. The current dwelling was approved in 1962 under P0377.

P/07/096/FUL	Proposed extension and improvements to convert from dwelling to small guest house.	Refused
P/07/097/FUL	Proposed extension and improvements to convert from dwelling to small guesthouse	Refused
P/08/014/COU	Change of use to small guest house including alterations and rear extension.	Permitted
P/08/068/FUL	Amendments to Planning Application P/08/014 to extend dwelling with addition of dormers to the proposed front extension and a lengthening of the proposed rear extension.	Permitted
P/08/098/FUL	Erection of 1 bedroom local need annexe.	Refused
P/09/009/FUL	Erection of 1 Bedroom Local Need Annexe	Refused
P/10/001/FUL	Amendments to planning applications P/08/014 and P/08/068 to extend and alter the dwelling including an amended entrance and lounge layout.	Refused
P/10/005/FUL	Erection of a separate and self contained annexe for elderly relative.	Refused
P/11/083/FUL	Application for a new planning permission to replace extant planning permission P/08/068 in order to extend the time limit for implementation. (P/08/068; Amendments to planning application P/08/014 to extend dwelling with addition of dormers to the proposed front extension and a lengthening of the proposed rear extension)	Permitted

There are no clear records to demonstrate a lawful material start was made to implement P/08/014. I feel therefore that any permission to enlarge this dwelling and convert it to a small guesthouse has lapsed.

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast
- Archaeological Constraint Area: Name: Pendrathen / Long Rock Down. Island: St Mary's
- Landscape Type: Rough Ground: heathland. (runs up to the east boundary) Landscape Type: Settlements.
- Scheduled Monuments: Long Rock (approx. 35 meters to the east of the east boundary)

Planning Assessment

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	y
Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?	y
Would the materials, details and features match the existing dwelling and be consistent with the general use of materials in the area?	y
Would the proposal leave adequate garden area and green space to prevent the proposal appearing as an overdevelopment of the site and to ensure an adequate level of amenity?	y
Is the parking and turning provision on site acceptable?	y
Would the proposal generally appear to be secondary or subservient to the main building?	y

Amenity	YES OR NO
Is the proposal acceptable with regard to any significant overlooking/loss of privacy issues?	y
Has the proposal been designed to respect the amenities of neighbouring properties avoiding unreasonable loss of light or an overbearing impact?	y
Is the proposal acceptable with regard to any significant change or intensification of use?	y

Heritage	YES OR NO
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Would the proposal sustain or enhance the character and appearance of the Conservation Area?	y
If within the setting of, or a listed building, a) Will the development preserve the character and special architectural or historic interest of the building? b) Will the development preserve the setting of the building?	n/a
Within an Archaeological Constraint Area	n
Other Impacts Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety?	n
Impact on protected trees a) Will this be acceptable b) Can impact be properly mitigated?	y
Has the proposal been designed to prevent the loss of any significant wildlife habitats or proposes appropriate mitigation where this has been demonstrated to be unavoidable?	y
Does the proposal conserve and enhance the landscape and scenic beauty of the AONB	y
Are the Water connection/foul or surface water drainage details acceptable?	y
If sited within a Critical Flood Risk Area (low lying land below the 5m datum) is the application accompanied by an acceptable Flood Risk Assessment?	n/a
Are there external lights	n

Protected Species	YES OR NO
Does the proposal include any re-roofing works or other alteration to the roof	y
Does the proposal include any demolition	y
Does the proposal include tree or hedge removal	n
Is an assessment of impact on protected species required	y
Has an assessment been provided that adequately assesses the site and includes mitigation, enhancement and timing requirements	y
Are biodiversity enhancement measures required	y
Is a condition required to provide biodiversity enhancement measures	y

Waste Management	YES OR NO
Does the proposal generate construction waste	y
Does the proposal materially increase the use of the site to require	n

additional long-term waste management facilities	
Does the proposal include a Site Waste Management Plan	y
Is a condition required to secure a Site Waste Management Plan	n

Sustainable Design	YES OR NO
Does the proposal materially increase the use of the site to require additional sustainable design measures	n
Does the proposal include any site specific sustainable design measures	y
Is a condition required to secure a Sustainable Design Measures	n

Analysis: The existing 1960s detached bungalow has been vacant/unoccupied for a number of years and has been in decline as a result of its inoccupation. The proposal seeks to replace the existing bungalow, which is an unrestricted single C3 dwelling, with a single C3 house, which meets full accessibility standards as a Category 3 dwelling. The modifications are required to meet the specific disability needs of the owner, who has set out the rationale for this standard and his personal circumstances, and care needs. The existing dormer bungalow has 5 bedrooms, with three on the ground floor and two in the roofspace. It has a kitchen, lounge, separate dining room and small bathroom and separate WC. Within the garden is a good sized single garage and greenhouse and shed (although both had been removed at the time of my site visit).

The proposed replacement dwelling is a 'modern' and designed to be a 'sustainable' home. It is situated on the same footprint with a similar orientation, although it is noted that the proposed dwelling will be larger in both footprint and volume. To minimise the visual impact of a full two storey house, the overall height is kept to the same height of the ridge of the existing dormer bungalow, the roof is a 'green roof' and curved to reduce its bulk.

The accommodation comprises a ground floor bedroom with a wet room/bathroom and therapy room, a large open place living room/dining room and recreation space, wider hallways and garage for the storage of wheelchair and therapy equipment. Stairs and a lift provide accessible access to the first floor accommodation which comprises, two bedrooms and two bathrooms, a small balcony and on the flat roof elements are two further sections of green roof and solar thermal and pv panels.

All pathways and terraces are either level with the ground floor or gently sloping up from the driveway. The architect has confirmed the existing finished floor levels of the existing dwelling will be maintained for the level of the replacement dwelling. The garden is enclosed from the east by trees, a domestic hedge and boundary fences/walls exist to the south and south west, with hedges to the north and along the driveway to retain important biodiversity benefits and habitats, but retained at a height to take advantage of the views to the north.

To the east side is an air source heat pumps and to minimise water consumption the statement notes the intention to re-use if possible an existing water storage tank, which

would be replaced if no longer serviceable.

Overall it would appear that the proposal results in an increase in volume, footprint and gross internal floorspace (GIF). The purpose of local plan policies restricting the size of new housing, replacement housing or enlarging/extending existing housing is on the basis of retaining a relatively affordable housing stock. It does not restrict from building above the maximum requirements of Policy LC8 (domestic extension and replacement dwellings) but it does require adequate justification to be provided as to why a larger home is required. Policy LC8 states:

1. The... replacement or substantial rebuilding of a lawful dwelling will be supported subject to compliance with the following requirements:
 - a) The size, siting and design, as well as the use of materials, of the proposal would not be more visually intrusive in the landscape or have a harmful impact upon the amenity of neighbouring properties.
 - b) Where a proposal results in an increase in size (either in relation to number of bedrooms, floors, usable floor space or footprint) of the original dwelling then this should meet, and be no greater than 30% above as a maximum, the minimum space standards as set out in the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards); unless clear justification is provided as to why a larger home is required
2. A replacement dwelling or an extension or alteration to an existing dwelling will not be permitted to include any self-contained holiday letting accommodation unless this already lawfully forms part of the existing property, secured through planning permission or a lawful development certificate.
3. All planning applications for replacement dwellings... that increase the number of bedrooms relative to the existing dwelling should:
 - a) proportionately improve the overall energy performance of the building and accord with the principles set out in Policies SS1 Principles of Sustainable Development and SS2 Sustainable Quality and Design; and
 - b) ensure there is sufficient space within the existing curtilage to accommodate the proposal without resulting in overdevelopment of the site or adversely impacting on residential amenity space and parking provision; and
 - c) be supported by calculations of the existing and proposed internal habitable floor space and the number of proposed permanent occupants.

The first point to note that the proposal reduces the number of bedrooms (from 5 down to three with a therapy room) but increases the overall size. Specifically, I note that the dwelling, although similarly positioned would be around 59% larger than the existing footprint. I do note that the garage be removed and the greenhouse and shed have already been removed. The proposal results in an increase of around 48% in GIF. This is above the national minimum for a two storey three-bedroom house (minimum should achieve 102 square metres) as required, but also above the maximum (30% above the minimum) as set out in Policy LC8 (and 30% above 102 would limit the size of home to having no more than 133 square metres. The proposal is 131% above the national minimum. So even though it is 48% above the existing, the size of the new build is measured against the space standards, not the existing dwelling.

In order for a new or replacement dwelling to be acceptable, above the maximum space standards, adequate justification should be provided as to why a larger home is required, as established in Part 1), b) of Policy LC8. In this case the home is a Category 3 house, to meet the specific disability needs of the applicant. A Category 3 Home requires very specific and larger dimensioned rooms and access arrangements. The nationally described space standards notes that 'the Gross Internal Areas in this standard will not be adequate for wheelchair housing (Category 3 homes in Part M of the Building Regulations) where additional internal area is required to accommodate increased circulation and functionality to meet the needs of wheelchair households'. I consider accessibility to be an acceptable reason, in this case, to allow a home that exceeds the policy maximum (terms of GIF). The home provides for the applicant and his family and provides additional therapy room and a third bedroom to accommodate a visiting occupational therapist. A statement has been provided by the applicant's occupational therapist to support the home proposed.

In terms of the requirements of Part 3 of Policy LC8, I note that the application seeks to demonstrate that the proposed home would be sustainable. This is partly on the basis that it will be rebuilt, thus allowing the highest insulation to be captured in the new building. Additionally, the proposal includes micro generation in terms of solar thermal and solar pv panels and energy minimisation through the design and features such as an air source heat pump. The use of a green roof improves insulation, reduced rainwater run-off and has habitat value for local wildlife, as well as aesthetic value. The use of windows with multi-glazing allows for both thermal improvements and natural light, further reducing the use of energy. The local plan does not currently require applications to be supported by a carbon calculation as a means to demonstrate the difference between the existing home and demolition and rebuilding for a new home. So whilst it is not demonstrated as to the carbon impact/footprint of modifying the existing home versus demolition and rebuild, the proposal is considered to be compliant with the relevant parts of LC8. As these are part of the design they are considered to be appropriately sited without giving rise to visual harm or adversely impacting upon neighbouring amenity.

Policy LC3 relates to a 'balanced housing stock' which is about ensuring homes are constructed not only to a good standard but ensuring an appropriate mix, to ensure sustainability and appropriate accessibility. I note that in particular wheelchair users' home is encouraged to be up to Category 3. So whilst this is not a local need home, it is being justified on the basis that the owner is a wheelchair user. Given the significant increase in scale of this property I would recommend that usual permitted development rights are removed, as a means to ensure any future extension is controlled to minimise landscape or amenity harm.

As a replacement of an existing 1960s bungalow, on a similar footprint, the proposal does not result in the net-gain of new housing and replaces one dwelling with one accessible dwelling. The existing garden is adequate to not be deemed 'over-development' and the location is within an existing settlement area which is already built-up. I note the intention to minimise visual harm through the design and retain the existing boundary features. The dwelling is situated to minimise neighbour overlooking and retain the openness of views for neighbouring property. So whilst the right to a view is not a material consideration for determining a planning application, I note the siting

does not encroach any further east, which could impact upon outlook. I am satisfied that the position of the proposed dwelling, orientation of windows and overall design does not result in a replacement dwelling that would have an overbearing impact or harm to the privacy and amenity of the nearest neighbouring dwellings (Halangy and Trenemene).

Given that permission was granted for this application, in application P/21/064/HH, for accessible ancillary accommodation, which remains extant until November 2024, which was justified on the basis of need for this applicant to have accessible level accommodation whilst on the islands, it is reasonable to require that permission to not be implemented. The accessible annexe at Green Pastures, close to this site, resulted in a large annex to that property which will no longer be required if this current proposal is implemented. A unilateral undertaking (UU) under Section 106 (S106) of the Town and County Planning Act, entered into by the owner of that property, and provided to support this application would ensure that only one permission could be implemented. In the interests of retaining relatively affordable housing on the islands, I consider such an undertaking would demonstrate that only one of the accessible level units is required.

As of 3rd August 2023 a UU has been entered into and submitted as part of this application. On this basis I am satisfied that only one permission for accessible accommodation would be provided.

In terms of the wider character of the conservation area and scenic beauty of the AONB and Heritage Coast, I consider the development, will be very much seen within the context of this settlement area of McFarlands Down. It will not project higher than the current dwelling and with a back drop of trees, and mature boundary hedging, I consider the proposal will preserve the existing character of this area, with some enhancement with the modern design replacing a dwelling which is in a state of decline.

There will be no impact upon the setting of the Long Rock Scheduled monument and the dwelling overall falls outside the identified archaeological constraint area.

Based on the submitted plans I consider the proposal is acceptable and subject to the conditions set out below, is recommended for approval.

EIA: Due to the scale, nature and location this development will not have significant effects on the environment and therefore is not considered to be EIA development.

Proactive working: In accordance with guidance within the National Planning Policy Framework the Council has worked in a positive and creative way and has concluded that the application is acceptable for planning approval/imposed conditions to enable the grant of planning permission.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Planning Policy: Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that

applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 2021, the development plan for the Isles of Scilly comprises the Isles of Scilly Local Plan 2015-2030.

The relevant development plan policies that have been taken into consideration are set out below:

Isles of Scilly Local Plan, 2015-2030

Policy	Tick if Used ✓
Policy SS1 Principles of Sustainable Development	✓
Policy SS2 Sustainable quality design and place-making	✓
Policy SS3 Re-use of Buildings	
Policy SS4 Protection of retailing, recreation and community facilities	
Policy SS5 Physical Infrastructure	
Policy SS6 Water and Wastewater Management	
Policy SS7 Flood Avoidance and Coastal Erosion	
Policy SS8 Renewable Energy Developments	
Policy SS9 Travel and Transport	
Policy SS10 Managing Movement	
Policy OE1 Protecting and Enhancing the landscape and seascape	
Policy OE2 Biodiversity and Geodiversity	
Policy OE3 Managing Pollution	
<i>Policy OE4 Protecting Scilly's Dark Night Skies</i>	✓
Policy OE5 Managing Waste	
Policy OE6 Minerals	
Policy OE7 Development affecting heritage	
Policy LC1 Isles of Scilly Housing Strategy to 2030	
Policy LC2 Qualifying for Affordable Housing	
Policy LC3 Balanced Housing Stock	✓
Policy LC4 Staff Accommodation	
Policy LC5 Removal of Occupancy Conditions	
Policy LC6 Housing Allocations	
Policy LC7 Windfall Housing:	
Policy LC8 Replacement Dwellings and Residential Extensions	✓
Policy LC9 Homes in Multiple Occupation	
Policy WC1 General Employment Policy	
Policy WC2 Home based businesses	
Policy WC3 New Employment Development	
Policy WC4 Alternative Uses for Business/Industrial land and buildings	
Policy WC5 Visitor Economy and Tourism Developments	

Info Requirements	Submitted (LVC)	Not Submitted	Condition Required
Site Waste Management Plan	✓		
Sustainable Design Measures	✓		
Biodiversity Enhancement Measures:	✓		✓

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

Considerations under Human Rights Act 1998 and Equalities Act 2010: The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report. In discharging their functions, must have “due regard” to the need to:

- a) Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- b) Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- c) Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard in particular to the need to:

- a) removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of other persons who do not share it
- c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has had due regard to the matters set out in section 149 of the Equality Act 2010.

Recommended 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 and Block Plan, drawing number: CSMen-P-01, dated 2 May 2023**
 - **Plan 2 Proposed East and South East Elevations, drawing number: CSMen-P-08, dated 11 May 2023**
 - **Plan 3 Proposed North and North East Elevations, drawing number: CSMen-P-07, dated 11 May 2023**
 - **Plan 4 North West Elevation, drawing number: CSMen-P-06, dated 11 May 2023**
 - **Plan 5 South Elevation, drawing number: CSMen-P-09, dated 11 May 2023**

- **Plan 6 Proposed South and South West Elevations, drawing number: CSMen-P10, dated 11 May 2023**
- **Plan 7 Site Plan (showing existing and proposed levels), drawing number: CSMen-P03, Rev B, dated 14 May 2023**
- **Plan 8 Proposed First Floor and Roof Plan, drawing number: CSMen-P05, dated 11 May 2023**
- **Plan 9 Proposed Ground Floor Plan, drawing number: CSMenP-04, dated 11 May 2023**
- **Plan 10 Proposed Site Sections (showing levels), drawing number: CSMenP-14, dated 27 June 2023**
- **Plan 11 Wheelchair Permeability Plan, drawing number: CSMenP-12, dated 1 June 2023**
- **Plan 12 Preliminary Roost Assessment (bat and bird mitigation and enhancement measures)**
- **Plan 13 Site Waste Management Plan**
- **Plan 14 Statement of Sustainable Design measures**

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 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 or alterations (Class A, Part 1), alterations to the roof (Class B and C, Part 1), porches (Class D, Part 1), hard surfacing (Class F, Part 1), means of enclosure (Class A, Part 2) or curtilage buildings (Class E, Part 1) shall be erected or constructed without the prior permission, in writing, of the Local Planning Authority, through the submission of an application for planning permission.**

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of a balance of homes within the local housing stock. This has been approved as a category 3 dwelling and meets the highest accessibility standards. In accordance with Policy LC8 of the Isles of Scilly Local Plan (2015-2030).

- C4 Prior to installation, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Any energy efficient light shall be down lit only with appropriate cowling and timers/sensors as necessary. 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).

- C5 Within six months of the substantial completion of the dwelling, hereby approved, a minimum of one bat box on the eastern side of the dwelling (page 2 and page 5), and a range of bird nesting boxes, (page 6) as set out in the Preliminary Roost Assessment, Ref: 23-2-1 dated 4th February 2023, shall be installed as recommended and be 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).

C6 No tree or hedge on the site (other than those permitted to be felled or removed in accordance with the approved plans) shall be felled, lopped, topped, cut down or grubbed out without the prior written consent of the Local Planning Authority. Any tree or hedge removed without consent, as part of the implementation of this permission, shall be replaced on a like-for-like basis unless otherwise agreed in writing by the Local Planning Authority.


Reason: To safeguard the character and appearance of this part of the Islands, in accordance with policies OE1, OE2 and OE7 of the Isles of Scilly Local Plan 2015 - 2030.

C7 Prior to their installation on site, details of materials and finish of the balustrade, hereby permitted, shall be submitted to and be approved in writing by the Local Planning Authority. Once agreed the works shall take place in accordance with the approved details.

Reason: To safeguard the visual amenity and landscape character of the Islands in accordance with Policy OE1 and OE7 of the Scilly Local Plan 2015 – 2030.

C8 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of the islands.

Print Name:	Lisa Walton	04/08/2023
Job Title:	Chief Planning Officer	
Signed:		
Authorised Officer with Delegated Authority to determine Planning Applications		