

# Council of the Isles of Scilly Delegated Planning Report Householder application

**Application Number:** P/23/056/HH

**UPRN:** 000192002597

**Received on:** 1 August 2023

**Valid on:** 7 August 2023

**Application Expiry date:** 2 October 2023

**Neighbour expiry date:** 28 August 2023

**Consultation expiry date:** N/A

**Site notice posted:** 9 August 2023

**Site notice expiry:** 30 August 2023

**Applicant:** Mr Perry Sladen

**Site Address:** Camelia  
Holy Vale  
St Mary's  
Isles Of Scilly  
TR21 0NT

**Proposal:** Installation of 3 velux type roof lights in south facing roof.

**Application Type:** Householder

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**Recommendation: PER**

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## Summary Conditions

1. Standard time limit (3 years)
  2. In accordance with the approved plans
  3. Hours of Construction
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## 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: Dan Marcus

Date: 18/08/2023

## Site Description and Proposed Development

Camelia is a two-storey granite fronted cottage in Holy Vale, a well sheltered settlement in the centre of St Mary's. The dwelling is in the centre of a row of traditional granite built buildings comprised of dwellings to the west and flats in the centre (which were originally cottages converted in the 1980's) and a larger two storey rendered dwelling protruding out in a southerly direction to the east. Although not visible from the property, the outbuildings to the rear of the property have been developed and introduced a number of rooflights across pan-tile roofs.

The building is constructed of granite with timber windows, the roof is pitched covered in slate although it gives way to a GRP flat roof at the rear above the rear flats. The property is relatively sheltered, there are trees in a small garden to the front although there is no rear curtilage as the building continues into other flats.

This proposal is to install 3 no. conservation style rooflights across the front roof pitch. The photos and statement provided with the application evidences a historic use of the second floor roof space showing that there used to be dormers or rooflights before being covered over. The introduction of rooflights would enable the roof space to be used as habitable space again, something that does not require planning permission provided it does not form a separate unit of accommodation.

Certificate: A

Other Land Owners: None

### Consultations and Publicity

The application has had a site notice on display for 21 days (09/08/2023 – 30/08/2023). The application appeared on the weekly list on 14<sup>th</sup> August 2023.

Due to the nature of the proposal no external consultations are required.

### Representations from Residents:

Neighbouring properties written to directly:

- Magnolia, Honeysuckle, Old Dairy Flat, Holy Vale Farmhouse, Chy Kelyn – Holy Vale

[0] letters of objection have been received

[0] letters of support have been received

[0] letters of representation have been received.

### Relevant Planning History:

No planning history relevant under the adopted Local Plan but:

P.2367	Conditional approval of planning permission for the conversion of 2 holiday cottages to 4 holiday lets. (Magnolia, Camelia, Honeysuckle & Old Dairy Flat).	1985
P/16/060	Refusal of planning permission for the reconfiguring of five dwellings (includes Camelia) and conversion of out buildings to create three new dwellings. ALLOWED ON APPEAL (CONDITIONAL): 20.06.2017	22.09.2016

### Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast
- Archaeological Constraint Area
  - Higher Moors – 140m
  - Longstone Farm – 250m
- SSSI – Higher Moors & Porth Hellick Pool – 140m

### 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?	n/a
Would the proposal generally appear to be secondary or subservient	Y

to the main building?	
Is the scale proposed in accordance with NDSS	n/a

<b>Amenity</b>	<b>YES OR NO</b>
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

<b>Heritage</b>	<b>YES OR NO</b>
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
<b>Other Impacts</b>	n/a
Does the proposal comply with Highways standing advice such that it does not adversely affect highway safety?	
Impact on protected trees Will this be acceptable Can impact be properly mitigated?	n/a
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?	n/a
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?	n/a
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

<b>Protected Species</b>	<b>YES OR NO</b>
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Does the proposal include any re-roofing works or other alteration to the roof	Y
Does the proposal include any demolition	N
Does the proposal include tree or hedge removal	N
Is an assessment of impact on protected species required	N
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

<b>Waste Management</b>	<b>YES OR NO</b>
Does the proposal generate construction waste	Y
Does the proposal materially increase the use of the site to require additional long-term waste management facilities	N
Does the proposal include a Site Waste Management Plan	Y
Is a condition required to secure a Site Waste Management Plan	N

<b>Sustainable Design</b>	<b>YES OR NO</b>
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	N
Is a condition required to secure a Sustainable Design Measures	n

**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 permission to be granted. This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004. 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	✓		N
Sustainable Design Measures	✓		N
Biodiversity Enhancement Measures:	N	✓	✓

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 drawing reference TQRQM23216181108750, date stamped 7<sup>th</sup> August 2023**
- **Plan 2 Block Plan, drawing reference TQRQM23216180531519, date stamped 7<sup>th</sup> August 2023**


- **Plan 3 Proposed South Elevation CORRECTED, drawing number PS23-02, date stamped 16<sup>th</sup> October 2023**
- **Plan 4 Proposed Roof Plan CORRECTED, drawing number PS23-04, date stamped 16<sup>th</sup> October 2023**
- **Plan 5 Design & Access Statement, date stamped 7<sup>th</sup> August 2023**
- **Plan 6 Primary Roost Assessment, Ref: 23-5-3 dated 27<sup>th</sup> June 2023**
- **Plan 7 Bat Presence/Absence Survey Ref: 23-6-3 dated 26<sup>th</sup> July 2023 (Chapter 4 Mitigation Strategy)**

**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, OE2, OE7, SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

**C3 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.

<b>Print Name:</b>	Lisa Walton	16/10/2023
<b>Job Title:</b>	Chief Planning Officer	
<b>Signed:</b>		
Authorised Officer with Delegated Authority to determine Planning Applications		