



COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, 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

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No:	P/24/003/ROV	Date Application Registered:	26th January 2024
Applicant:	Mr Mark Wright Bishop View Porthloo St Mary's Isles of Scilly TR21 0NF	Agent:	Mr Mike Bradbury Studio St Ives, 4 Gabriel Street, St Ives, Cornwall, TR262LU
Site address:	Bishop View Porthloo St Mary's Isles of Scilly TR21 0NF		
Proposal:	Application to vary condition C2 (Approved Plans) of planning permission P/23/046/HH (Removal of hipped roof and construction of new roof incorporating first floor accommodation and internal alterations (Amended Plans)) to enable the construction of an en-suite shower room to the first floor bedroom.		

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

- R1** The proposed variation of condition 2 of planning permission P/23/046/HH would result in a dwelling with a gross internal area 81% greater than the Nationally Described Space Standards and 39% greater than the maximum gross internal area prescribed within Policy LC8. Without justification as to why a larger home is required in this case, the proposal would result in further erosion of existing modestly sized housing and fails to accord with Policy LC8(1) b) of the Isles of Scilly Local Plan (2015 - 2030).

The Decision relates to the following documents and drawings:

Ref No:	Plan Type:	Date Received:
2024A-P04	Approved Elevations	22/01/2024
2024A-P05	Approved Plan	22/01/2024
2024A-P06	Roof Plans	22/01/2024
2024A-P10	Proposed Elevations	22/01/2024
2024A-P11	Proposed Plans	22/01/2024
2024A-P07	Proposed Site Plan	22/01/2024
-	Planning Statement	22/01/2024

The following Policy of the Isles of Scilly Local Plan (2015-2030) is considered relevant to this decision:

- Policy LC8 Replacement Dwellings and Residential Extensions, Alterations and Ancillary Accommodation

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 2023.**

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: 13th March 2024



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

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: [Appeals: How long they take page](#).

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.

RECEIVED
By Liv Rickman at 12:29 pm, Jan 29, 2024

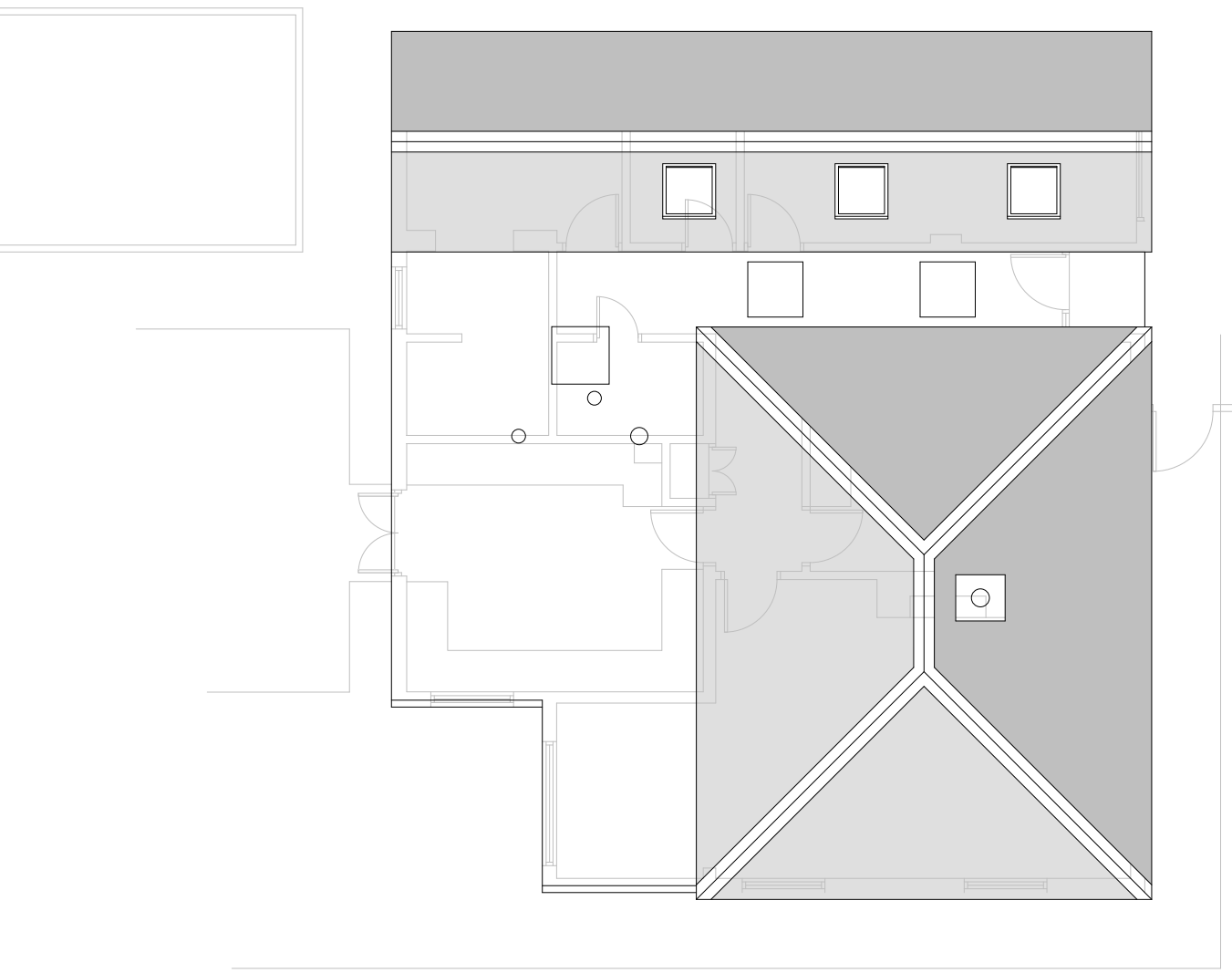
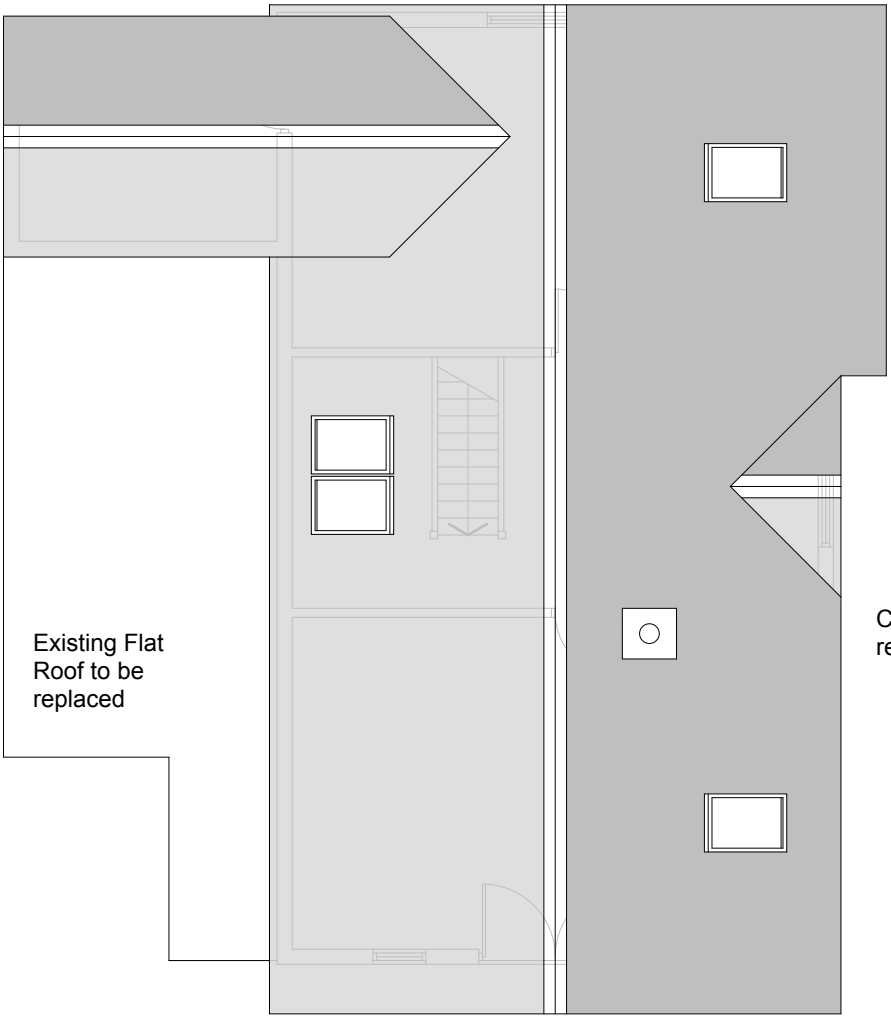
NOTES

- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
- 2 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
- 3 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS

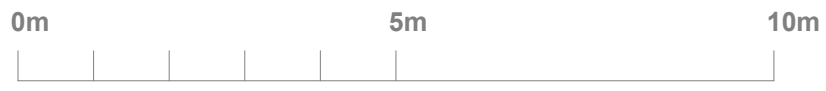
NOT APPROVED

New Pitched roof over
-en-suite



Existing Roofplan

Proposed Roofplan



PLANNING

Studio St.Ives
4 Gabriel Street, St.Ives TR26 2LU
01736 798427



JOB
Alterations to Approved Designs for Extension to Bishop View Porth Loo Lane St.Mary's Isles of Scilly

TITLE
Roof Plans

DRNG. NO. 2024A-P06 REVISION

SCALE 1:50 @ A1 1:100 @ A3 DATE Jan 2024

OFFICE USE / PRE-ISSUE

RECEIVED
By Liv Rickman at 10:36 am, Jan 22, 2024

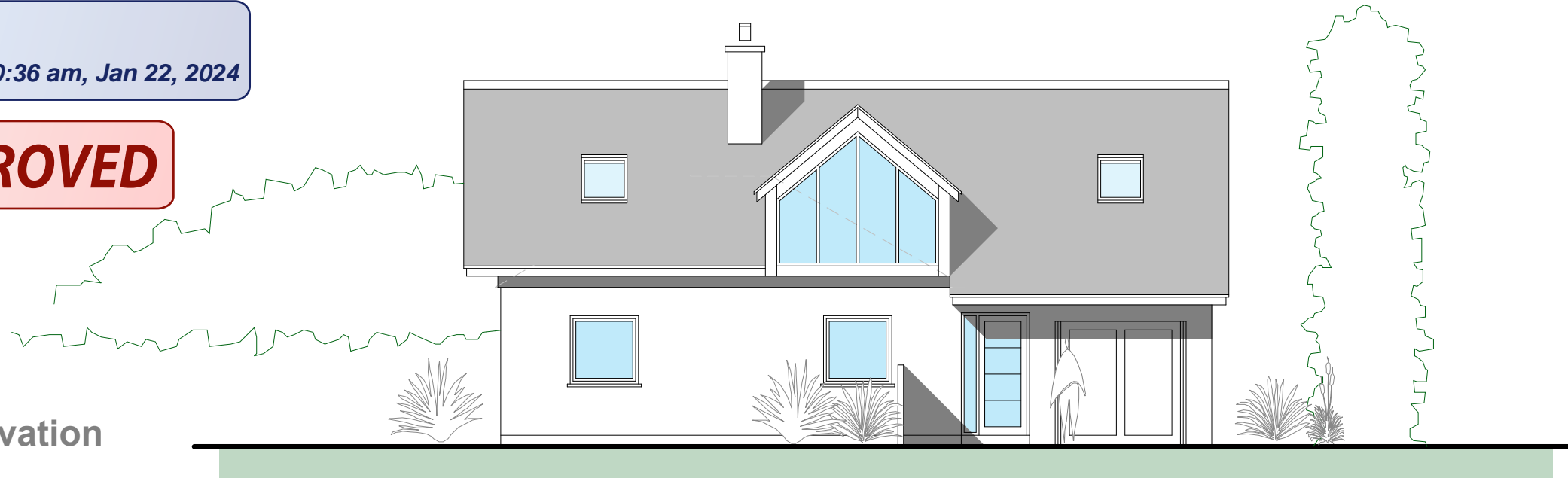
NOT APPROVED

NOTES

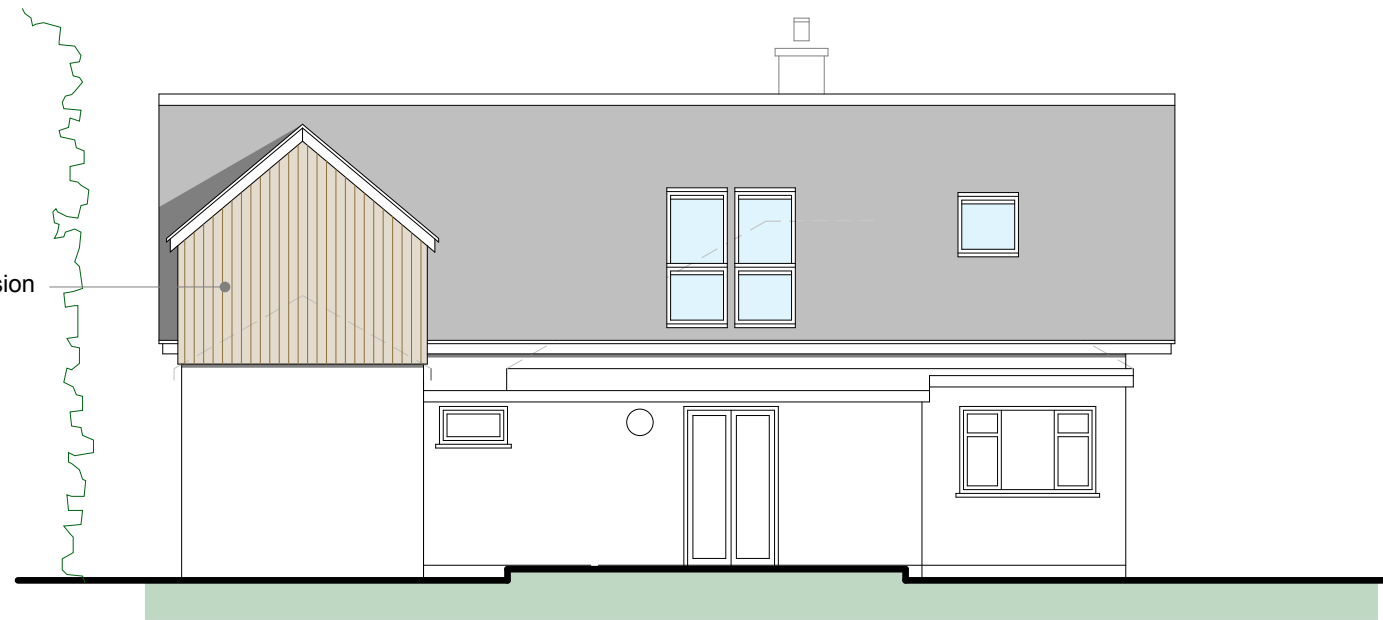
- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
- 2 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
- 3 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECTS DRAWINGS.

AMENDMENTS

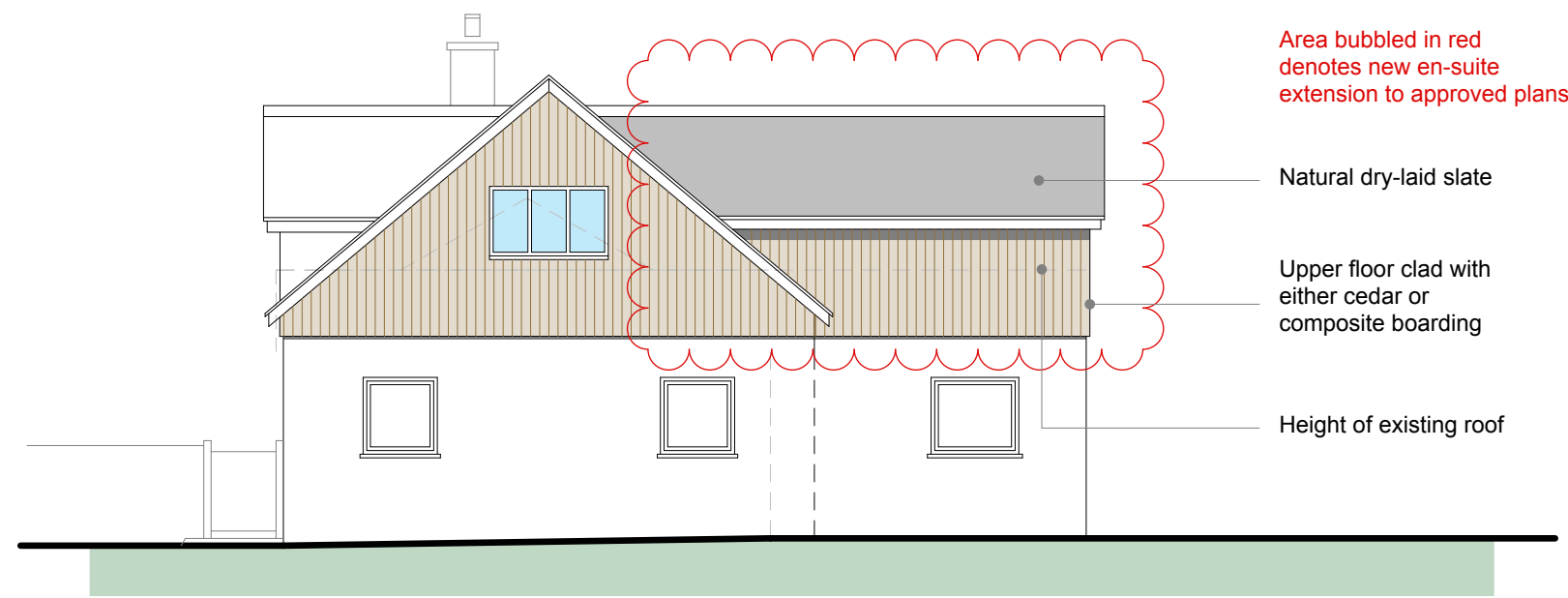
South Elevation



West Elevation



North Elevation



East Elevation

Area bubbled in red denotes new en-suite extension to approved plans

Natural dry-laid slate

Upper floor clad with either cedar or composite boarding

Height of existing roof

Construction Materials

External walls: Mixture of white painted smooth render and cedar or composite vertical boarding
 Roof: Natural grey dry-laid slates with red clay angle ventilating ridge
 Fascia boards and soffits: White upvc
 Doors and windows: White upvc or aluminium
 Rainwater goods: Black round section upvc



PLANNING

Studio St.Ives
4 Gabriel Street, St.Ives TR26 2LU
01736 798427

MIKE BRADBURY DESIGN

JOB
Alterations to Approved Designs for Extension to Bishop View Porth Loo Lane St.Mary's Isles of Scilly

TITLE
Proposed Elevations

DRNG. NO. 2024A-P10 REVISION

SCALE 1:50 @ A1 1:100 @ A3 DATE Jan 2024

OFFICE USE / PRE-ISSUE

NOTES

- 1 THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT LICENCE
- 2 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ARCHITECT
- 3 NO RESPONSIBILITY CAN BE ACCEPTED FOR ERRORS ARISING ON SITE DUE TO UNAUTHORISED VARIATIONS FROM THE ARCHITECT'S DRAWINGS.

AMENDMENTS

PLANNING

Studio St Ives
 4 Gabriel Street, St Ives TR26 2LU
 01736 798427

MIKE BRADBURY DESIGN

Alterations to Approved Designs for Extension to Bishop View Porth Loo Lane St. Mary's Isles of Scilly

Proposed Plans

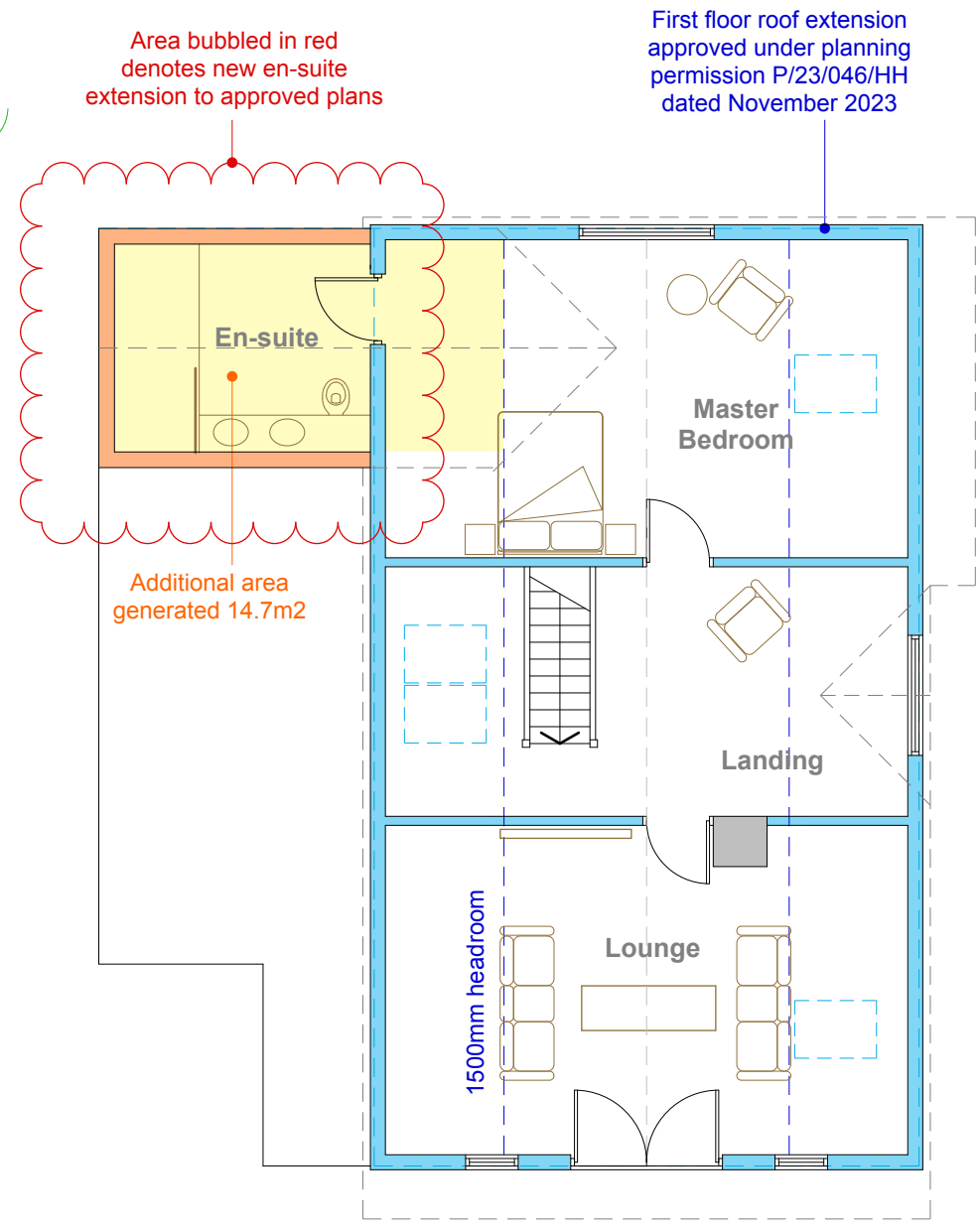
DRNG. NO. **2024A-P11** REVISION

SCALE **1:50 @ A1** DATE **Jan 2024**
1:100 @ A3

OFFICE USE / PRE-ISSUE



Ground Floor Plan



First Floor Plan

NOT APPROVED

RECEIVED
 By Liv Rickman at 10:35 am, Jan 22, 2024

Key

- Existing Construction
- Approved Construction
- New Construction

Symbols denote post and beam support to roof structure above as advised by structural engineer



2005 Aerial View

RECEIVED

By Liv Rickman at 10:33 am, Jan 22, 2024

NOT APPROVED



PLANNING

Studio St.Ives
4 Gabriel Street, St.Ives
TR26 2LU
01736 798427



**MIKE BRADBURY
DESIGN**

JOB
**Alterations to Approved
Designs for Extension to
Bishop View
Porth Loo Lane
St.Mary's
Isles of Scilly**

TITLE Proposed Site Plan	
DRNG. NO. 2024A-P07	REVISION
SCALE 1:500 @ A3	DATE Jan 2024
OFFICE USE / PRE-ISSUE	



Site Plan

