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## Planning, Design and Access Statement

5 Branksea Close  
St Marys  
Isles of Scilly  
TR21 0ND

Prepared on Behalf of: Mr S Manning and Mrs P Manning

Project: 17900

Date: 16 Dec 2024

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Cheltenham | London | Reading

☎ 0800 001 4090

✉ info@evansjones.co.uk

evansjones.co.uk



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## Executive Summary

Evans Jones Ltd have been instructed by Mr and Mrs Manning to submit an application to make alterations to 5 Branksea Close, off Church Road, St Marys, Isles of Scilly,

The application site is within the boundary of Isles of Scilly Council.

The proposal is acceptable in principle complying with the relevant Development Plan policies. This statement has assessed all the other relevant planning considerations and found that the scheme is fully compliant with the Development Plan and other material policy considerations, including national policy and the pursuit of sustainable development.

## 1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of the full planning application seeking permission for alterations to a dwellinghouse – replacement of rear extension including roof, replacement windows and doors. This application relates to works identified in the Article 4 Direction dated 28.11.95.
- 1.2 This Statement sets out the main planning considerations and justifications for the scheme. In support of the application, this Statement demonstrates that the proposed scheme is acceptable in principle and expands upon issues relating to inter alia the potential impact of the proposed scheme on the Conservation Area, Heritage Coast and National Landscape.
- 1.3 The application submitted comprises the following plans and documents.
- Site Location Plan
  - Existing plans BS-ED-1a
  - Proposed plans BS-PP-2a

## 2. SITE AND SURROUNDINGS

- 2.1 The application site is located at Branksea Close, Hughtown, St Mary's, Isles of Scilly TR21 0ND. The site comprises a two-storey semidetached house and its plot. This can be seen in Figure 1



*Figure 1 - Site Location (taken from Google Maps)*

- 2.2 Access to the site is currently obtained via Branksea Close, off Church Road, Hughtown, St Marys.
- 2.3 The character of the area is residential, being at the edge of Hughtown.
- 2.4 The site lies within the Isles of Scilly Conservation Area (1975), Heritage Coastline (1974) and National Landscape (AONB 1976). An Article 4 Direction (1995) removes permitted development rights including in respect of making alterations to roofs, altering doors and windows.
- 2.5 There is a low potential for fluvial or pluvial flooding, however this site in common with much of Hughtown has been identified as having a potential long-term risk of flooding, in the Flood Risk Management Strategy, Figure 2.

### 3. DEVELOPMENT PROPOSAL

3.1 The application seeks planning permission for a replacement single storey rear extension, including insertion of replacement external doors as shown below.

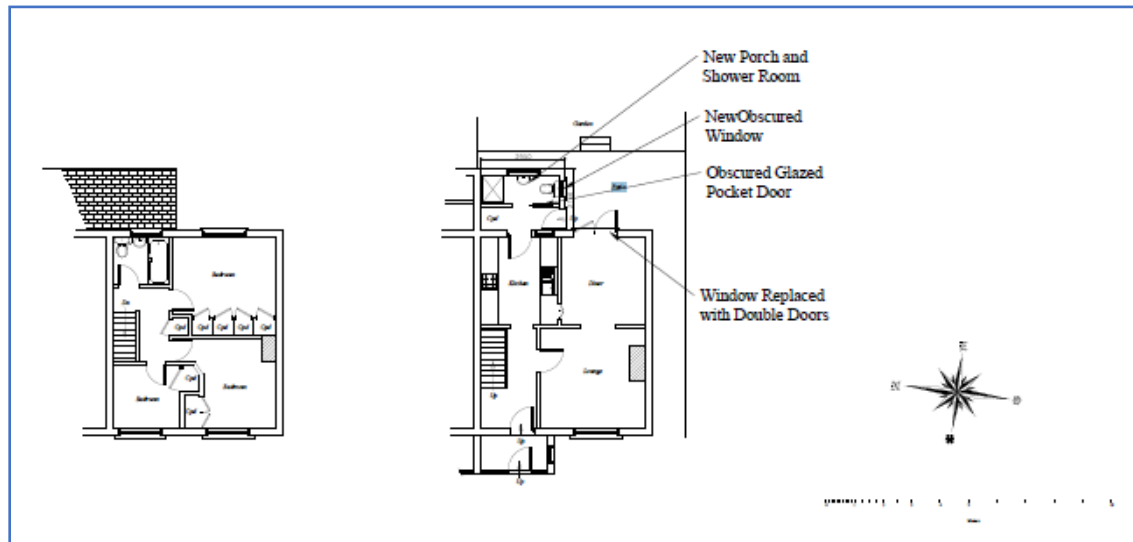


Figure 2 - Proposal (extracted from submitted plans)

3.2 The rendered lean-to replacement extension would have tiles and rendered walls to match the original house. It would stand on the same footprint, and it would be of similar dimensions to the existing. There would be an side (east-south-east) facing window and glazed door to the extension, together with a rear (north-north-east facing) window; both windows to be obscure glazed. Also, a dining room window would be replaced with glazed double doors in the rear (north-north-east) house elevation.

## 4. PLANNING HISTORY

- 4.1 Branksea Close is a contemporary cul-de-sac of four pairs of two-storey dwellinghouses, off Church Road.

## 5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

### The Development Plan

- 5.2 The Development Plan policy context for the site and the surrounding area is provided by the Isles of Scilly Local Plan (2021)

- 5.3 The policies that are of relevance to this application are:

- SS1 Principles of Sustainable Development
  - a) Development should conserve the built and historic environment
- SS2 (1) Sustainable Quality Design and Place-Making

High-quality sustainable design is required,

  - a) respecting local character, and
  - d ) safeguarding amenity including potential privacy, overlooking, overshadowing and overbearing impacts
- SS2 (2) Sustainable Quality Design and Place-Making

The development should be sustainable including energy efficient
- OE1 Protecting and enhancing the landscape and seascape
- OE7 Development affecting Heritage
  - 5) development within the Conservation Area must preserve or enhance the character or appearance of the area and its setting, including
  - b) ii. In its form, scale, size and massing and materials

### National Planning Policy Framework

- 5.4 The National Planning Policy Framework (The Framework) was revised on 12<sup>th</sup> December 2024. The Framework sets out the Government's economic, environmental and social planning policies for England and details how these are expected to be applied. It is, in itself, a material consideration in planning decisions.



- 5.5 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. This means *“approving development proposals that accord with an up-to-date Development Plan without delay” or “where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.”*
- 5.6 Paragraph 231 of the Framework advises that the policies within the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.
- 5.7 Paragraph 232 of the Framework advises that existing policies should not be considered out-of-date simply because they were adopted or made prior to publication. Due weight should be given to them, according to their degree of consistency with the Framework and that the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.
- 5.8 Section 12 of the Framework provides context to design within planning. Paragraph 131 states *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

### Other Material Policy Consideration

- 5.9 Outside of the Development Plan and the Framework, there are other material policy considerations that need to be discussed in relation to this development. In this case, the other material policy considerations are:

- **The Isles of Scilly Design Guide (2006)**

This expects a simple lean-to form, a shallow roof pitch and shallow planform, and robust materials. Casement windows are encouraged. Rendered finishes are acceptable.

### **Appropriate Weight**

- 5.10 Regarding the weight that is given, Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, determination of applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, full weight is given to the Isles of Scilly Local Plan as it forms the Development Plan.
- 5.11 As it forms the basis of Government policy for planning applications, substantial weight should be given to the policies of the Framework.
- 5.12 Since they do not form part of the Development Plan, limited weight can be given to the aforementioned SPDs/SPGs. However, they are material considerations and should not be overlooked.

## 6. PLANNING CONSIDERATIONS

- 6.1 Having regard for the proposed development; the sites planning history; the relevant planning policy context; and all other material issues; the main planning considerations for the determination of this application relate to
- The potential impact on the special character of the Isles of Scilly Conservation Area, Heritage Coast and National Landscape, and
  - The use of sustainable construction and materials.
- 6.2 The main policy considerations relating to the principle of development are set out by Local Plan policies SS1 (a), OE1 and OE7 (5) bii, and SS2 (1) (a, b) and SS2 (2).
- 6.3 This proposal would replace an existing rear lean-to projection. The proposed replacement extension would be of similar external dimensions. It would be externally finished in render and with tiles to match the original house.
- 6.4 The proposal would replace and insert into new openings two windows and two doors including a patio door at the rear of this house. These would be of a style, proportion and position suited to this contemporary dwelling and to its context.
- 6.5 Overall, the proposed changes are modest in nature, fitting to the style and materials of the original house and will not be prominently visible from any public place. The proposal would conserve the special character of the Conservation Area and National Landscape.
- 6.6 Therefore, the proposal is consistent with the expectations of policies SS1 (a), SS2 (1a), OE1 and OE7 (5 b).
- 6.7 Accepted practice would be used to ensure that the extension is thermally efficient in its construction, making the proposal consistent with policy SS2 (2). Also, there would be no change in the water run off or drainage arrangement.
- 6.8 The proposed extension would introduce a new and an enlarged obscure glazed washroom window, as well as replacing a rear facing ground floor window with a small casement patio door. There would be no material impact to the amenity of neighbouring dwellings and the proposal is consistent with the expectations of SS2 (1).

## 7. SUMMARY AND CONCLUSIONS

- 7.1 The application seeks planning permission for external alterations to and the replacement rear extension of a dwellinghouse.
- 7.2 There would be no material impact to affect the special character of the conservation area, Heritage Coastline or National Landscape.
- 7.3 There would be no material impact to neighbouring living conditions.
- 7.4 The extension will be constructed using methods that provide suitable thermal comfort. Also, suitable materials would be used to reflect the appearance of the existing house.
- 7.5 The proposal is therefore consistent with the expectations of policies SS1 (a), OE1 and OE7 (5) bii, and SS2 (1) (a, b) and SS2 (2).
- 7.6 This Statement has reviewed the relevant Development Plan Policy Framework as it applies in this case, together with the other material considerations. On the evidence presented it has been demonstrated that the proposal accords with all relevant Development Plan policies and national guidance, and there are no other material considerations present to override them.
- 7.7 We respectfully request that the Local Planning Authority grant planning permission for this sustainable development.

**Ian Williams**  
**Senior Planner**  
**DDI. 03450580474**  
**E. [ian.williams@evansjones.co.uk](mailto:ian.williams@evansjones.co.uk)**



Cheltenham • Reading • London

 0800 001 4090

 [info@evansjones.co.uk](mailto:info@evansjones.co.uk)

[evansjones.co.uk](http://evansjones.co.uk)



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