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Planning Statements

Description_ Creation of a self-contained annexe extension to support multi-generational living
Address_ 7 Bay View Terrace, Telegraph Road, St Mary's, Isles of Scilly, TR21 0NE
Applicant_ Mrs L Thompson

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Planning Justification

The proposal seeks to provide self-contained annexe accommodation to support multi-generational living, to enable the elderly applicant to live independently alongside her daughter and her growing family.

The proposal is designed specifically in response to supporting this multi-generational household living together and providing their own family care.

The new annexe extension makes efficient use of the existing dining room conservatory, linking from the utility area, and retaining functional connectively with the main family house.

This arrangement ensures the elderly family member lives with a good level of care, maintaining their independence and personal dignity.

The proposal has numerous benefits, not least reducing pressure on public health services, but also contributing to the health and wellbeing of the population.

Just some of the well acknowledged health benefits are listed below:

1. **Enhancing Individuality**: Independence helps seniors maintain their sense of self and individuality, which is crucial for their mental health. Personalising their living space and making daily choices are essential aspects of this.

2. **Physical Health Benefits**: Physical strength and balance are key to staying independent. Loss of these can lead to falls and hospitalisation. Regular exercise and the use of mobility aids can help maintain physical abilities.

3. **Sense of Purpose**: Independence combats isolation and provides a sense of purpose. This can be through personal achievements, contributions to others' lives, or volunteer activities, even for those with limited mobility.

4. **Improved Memory Skills**: Active, independent living can enhance memory skills. Engaging in daily routines and activities increases blood flow to the brain and helps preserve memory.

5. **Control Over Life**: Independence gives seniors a feeling of control over their lives, contributing to their sense of achievement and self-worth, which is vital for mental health.

6. **Positive Relationships**: Promoting independence can lead to positive relationships between seniors and caregivers. Caregivers can continue to support independence by adapting living spaces for safety, and assisting with technology use.

The existing 3-bedroom family dwelling was permitted and built circa.2010 with an existing floor area of 180sqm.

Although a large floor area, the accommodation is somewhat compromised by the central hall and stairs, and the narrow gable width at first floor.

The layout comprises a central hallway leading to a kitchen and diner within the east, and lounge area at the west. Also, to the rear of the property, is a ground floor bedroom, and utility rooms.

At first floor, leading off the central stairway and hall, are two bedrooms and a family bathroom.

The proposal optimises this existing layout and building orientation, reusing the dining room conservatory, and making efficient use of a redundant recessed space at the rear of the dwelling.

> ***Designing homes for senior citizens***
> *HAPPI design principles advocate a minimum of **54sqm** for one bedroom and 68sqm for 2 bedrooms. More space allows for better orientation, extra storage (e.g. for specialist equipment) and more scope for at home care and support.* [1]

While making use of the existing internal floor space (12.6sqm), the design approach results in an additional **31.5sqm** to provide the benefits of independent living.

The proposal includes only the essential spaces required. It is arranged entirely at ground floor level, and designed with accessibility in mind, ensuring that it meets the applicant's current needs while also accommodating potential future requirements associated with ageing and reduced mobility.

[1] Ministry of Housing, Communities & Local Government, Our Future Homes: Housing that promotes wellbeing and community for an ageing population, Nov 2024

Importantly, this modest annexe extension is an appropriate scale, remaining entirely subservient to the existing building.

> ***Housing for an ageing population***
> *Well-designed, suitable housing can help improve the quality of life, health and wellbeing of senior citizens, including by reducing loneliness and helping people live with dementia. This can help senior citizens live longer, happier and healthier lives, not only continuing to support local business and community activities, but also bringing associated cost savings to the NHS and adult social care.*[1]

Conclusion
The proposal supports an elderly family member, aiming to live independently while being supported by her daughter and growing family.

The annexe is linked to the main house via the existing dining room conservatory, retaining internal connectivity.

Only the essential spaces for independent living are proposed, reusing 12.6sqm of existing internal floor space, with **31.5sqm** of extension, resulting in a total annexe area of approximately 44.09sqm.

The accommodation is entirely ground floor, designed with accessibility and future mobility needs in mind.

The extension optimises existing layout and building orientation, making efficient use of redundant recessed space at the rear of the property.

The annexe remains modest in scale and entirely subservient to the main house.

The proposal supports independent living, helping to maintain health, routine, and relationships, while reducing isolation and easing pressure on health and social care services.

The additional space provides a means of addressing a significant change in the applicant's current and future housing requirements.

In meeting this challenge, an appropriate balance is struck to ensure the protection of amenity of neighbouring residents, and the character of the locality.

Furthermore, creation of this multigenerational home meets a growing housing need and therefore serves to support a good balanced mix of appropriate homes in this location.

Waste Management Plan

All materials will be reused or recycled on-site where possible. Where reuse or recycling is not feasible, waste will be taken to an appropriate waste and recycling site in accordance with proper disposal procedures.

Objectives

- To minimise waste and maximise reuse and recycling.
- To segregate waste on-site and manage it in line with the waste hierarchy.
- To handle waste as close to the site as possible, reducing environmental impact.
- To ensure all contractors and subcontractors follow correct waste management practices.

Responsibilities

The Principal Contractor will act as the Site Waste Coordinator, responsible for:

- Implementing the Site Waste Management Plan (SWMP) and ensuring compliance.
- Organising appropriate waste segregation and removal.
- Providing training and maintaining accurate documentation.
- Liaising with all waste contractors and ensuring Duty of Care obligations are met.

On-Site Measures

Designated areas for waste segregation will be identified before works commence. Waste containers will be colour-coded and secured outside working hours. Daily checks and regular monitoring will be undertaken. All staff and subcontractors will receive training on-site waste procedures.

Waste Handling

Third-party waste carriers are expected to operate in accordance with current waste regulations, including the appropriate licensing for transport and disposal. Documentation confirming compliance should be made available to the Site Waste Coordinator, particularly for waste transported to mainland facilities.

Scheme of Sustainable Design Measures

Sustainable design measures are integrated into the proposed annexe extension, with a focus on enhancing energy efficiency, minimising waste, and reducing environmental impact both during construction and for the long term. This approach will ensure accordance with Policy SS1 and Policy SS2 which require that overall energy performance of the building will be improved.

During the design process, particular attention has been paid to minimising waste. Existing walls and openings have been reused where possible, and demolition has been limited to essential areas only. New structural openings have been carefully considered and limited to standard widths, helping to reduce the requirement for steelwork and the associated embodied carbon.

Where new materials are required, preference will be given to those with a low environmental impact, including sustainably sourced timber, products with a high recycled content, and those with Environmental Product Declarations (EPDs) where available. The selection of materials will also consider durability and maintenance requirements to ensure long-term performance and reduce the need for future replacement.

The orientation and size of new windows have been carefully considered to balance solar gain and minimise the risk of overheating. Openings have been positioned to maximise natural light and passive solar heating where beneficial, particularly on the southern elevations, while being limited in areas exposed to excessive afternoon sun. To further manage light and heat gain, glazing to will be fitted with integral blinds to help regulate natural light levels and internal temperatures throughout the seasons.

Thermal upgrades are proposed through the use of internal insulation. New UPVC windows will be double-glazed units incorporating trickle vents, with modern standards of thermal performance and controlled ventilation. Loft insulation will be provided to improve heat retention. The new extension will be constructed in accordance with current Building Regulations thermal standards, ensuring the building remains warm and comfortable throughout the year.

Ventilation will be provided by the installation of extractor fans in all wet areas, including bathroom and WCs. This measure will help to reduce condensation and the risk of mould, thereby contributing to healthier indoor air quality.

Photovoltaic panels are proposed to be installed on the south roof to generate renewable electricity.

While providing accommodation to support multigenerational living, the increase in water and energy use would be minimal with no unnecessary demand on local resources.

Lighting Statement

Policy OE4 (Dark Night Skies) of the Isles of Scilly Local Plan seeks to protect the quality of the island's naturally dark skies by restricting unnecessary external lighting and managing potential light spill from development.

The site is located within an established residential area where there are existing levels of ambient light from nearby residential properties and small-scale commercial uses.

The design has been carefully considered to ensure that the amount of new glazing is proportionate to the existing building and necessary to provide adequate levels of natural light to the internal spaces.

The proposed extension introduces a modest increase in glazing through the addition of two small openings on the west elevation, and two small areas of glazing on the east and south.

When compared with the existing arrangement, the extension results in minimal additional glazed area overall.

To further mitigate any potential light pollution, integral blinds will be fitted to rooflights and areas of new glazing. These will be used during hours of darkness to limit internal light escape, helping to protect the surrounding dark sky environment.

No external lighting is proposed as part of the development.

The proposed glazing maintains habitable standards and occupant well-being through access to natural daylight. Furthermore, the orientation and placement of glazed areas have been selected to limit any direct upward light spill, in keeping with the aims of Policy OE4.

Statements prepared by:

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