

Council of the Isles of Scilly Delegated Planning Report Householder application

Application Number: P/25/071/HH

UPRN: 000192001656

Received on: 6 August 2025

Valid on: 13 August 2025

Application Expiry date: 8 October 2025

Site notice posted: 15 August 2025

Site notice expiry: 5 September 2025

EoT: 31/10/2025

Applicant: Ms Melanie King

Site Address: Hanjague
Rocky Hill
St Mary's
Isles Of Scilly
TR21 0NE

Proposal: Ground floor extension to provide utility / boot room, incorporation of outbuilding to provide games room, addition of first floor extension and changes to fenestration.

Application Type: Householder

Recommendation: REFUSE

Reason for refusal:

The proposed extensions would result in a dwelling with a gross internal floorspace approximately 66–76% greater than the relevant Nationally Described Space Standard, significantly exceeding the 30% maximum threshold permitted by Policy LC8(1)(b) of the Isles of Scilly Local Plan (2015–2030). When considered cumulatively with previous extensions, the proposal would represent a substantial and disproportionate enlargement of the original dwelling. The justification advanced relates primarily to internal reconfiguration and amenity improvements and does not demonstrate a clear, robust, and evidence-based proven need for a larger home, as required by Policy LC8. As such, the proposal would undermine the objective of maintaining a balanced housing stock and safeguarding opportunities for smaller and more appropriately sized homes. In addition, the scale and massing of the extensions, including the incorporation of an outbuilding with a first-floor addition, would fail to remain subservient to the host dwelling, contrary to the Isles of Scilly Design Guide. The proposal is therefore contrary to Policy LC8 of the Isles of Scilly Local Plan and the aims of paragraphs 61–63 of the National Planning Policy Framework (2024), which seek to ensure that the size, type and mix of housing reflects identified local needs.

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 × Cllr Dean 01/12/2025 but outside of Call-in window

Lead Member Planning Agreed

Name: Cllr D Marcus Date: 12/09/2025 and again on 04/12/2025

Site Description and Proposed Development

The application relates to Hanjague, a detached bungalow situated on Rocky Hill, St Mary's, within the Isles of Scilly. The proposal seeks to extend the property by adding a ground floor utility/boot room, incorporating an existing outbuilding to form a games room, and constructing a first-floor extension to create a guest bedroom with en-suite. The scheme also includes alterations to fenestration.

Certificate: A

Other Land Owners: n/a

Consultations and Publicity

The application has had a site notice on display for 21 days (15/08/2025 – 05/09/2025). The application appeared on the weekly list on [13 August 2025](#). Due to the nature of the proposal two external consultations have been carried out:

Consultee	Date Response Received	Comments
South West Water	11/09/2025	The applicant/agent is advised to contact South West Water if they are unable to comply with our requirements. The requirements are detailed in the consultation response and available to view here .
Cornwall Fire and Rescue	27/08/2025	The fire authority has no adverse comments to make however we would remind the applicant should the proposed works or any associated part of the premises be used for short term accommodation now or in the future, the Regulatory Reform [Fire Safety] Order 2005 would be applicable and sufficient fire safety provisions and a fire risk assessment would be required. We would also remind the applicant if approved the

	works will require Building Regs approval.
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Representations from Residents:

[X] letters of objection have been received

[1] letters of support have been received (After the expiration of the 21 day consultation period)

Comments:

As a neighbour to this site comments are:

- Visual Impact: the response notes that the surrounding fields have high shelter belt hedges, making the extension only visible from limited points on Rocky Hill track. Rocky Hill track is described as quiet and in poor condition, mainly used by residents, service vehicles, and walkers.
- Perceived Benefits: modest and compliant extension, stating it will enhance enjoyment for the children of Hanjague and their friends.

Relevant Planning History:

No planning history relevant under the adopted Local Plan but P/17/038/FUL was approved in 2017 for Erection of garage & associated works. This was approved in the adjoining field

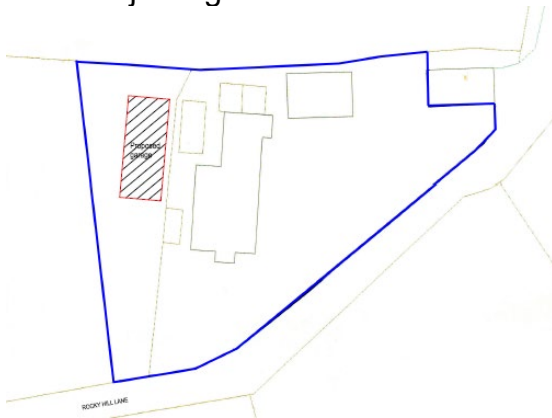


Figure 1 P/17/038/FUL expired: 16/06/2020

The application site was originally a modest bungalow built in the 1950s. It was later extended with a shed (1957) and garage (1960) and later a 2-bedroom extension (1960).

In 1971 an additional bungalow was **Refused** within the grounds (P979)

In 1980 an additional a garage/store/barn was **Refused** (P1871)

In 1981 a garage/store/barn was also **Refused** (P1985)

In 1981 a revised design for the garage/store/barn was **Approved** (P1992)

In 1994 a conversion of the existing bungalow to 2 dwellings was **Refused** (P3671)

In 1994 a conversion of the existing bungalow to 2 dwellings was **Approved** in Outline (P3677)

In 1994 the conversion to 2 dwellings was **approved** (P3708)

In 1995 a conversion scheme to 2 dwellings was **Refused** (P3677/3708). This appears to be later **Allowed on Appeal**: Z0835/A/94/239655/P7 but not implemented.

In 1999 a garage was **Approved** (P4550)

In 2003 a renewal for the Approved Garage was **Approved** (P5375)

In 2009 a garage was **Approved** (P/09/061)

In 2017 a garage was **Approved** (P/17/038) this lapsed in 2020

Constraints:

- Conservation Area
- Area of Outstanding Natural Beauty
- Heritage Coast

Planning Assessment

Design	YES OR NO
Would the proposal maintain the character and qualities of the area in which it is proposed?	n
Would the proposal appear in-keeping with the appearance of the existing dwelling, street and area?	n
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?	n
Is the scale proposed in accordance with NDSS	n

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
Would the proposal sustain or enhance the character and appearance	y

of the Conservation Area?	
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/a
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

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	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	n
Is a condition required to provide biodiversity enhancement measures	n

Waste Management	YES OR NO
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	y

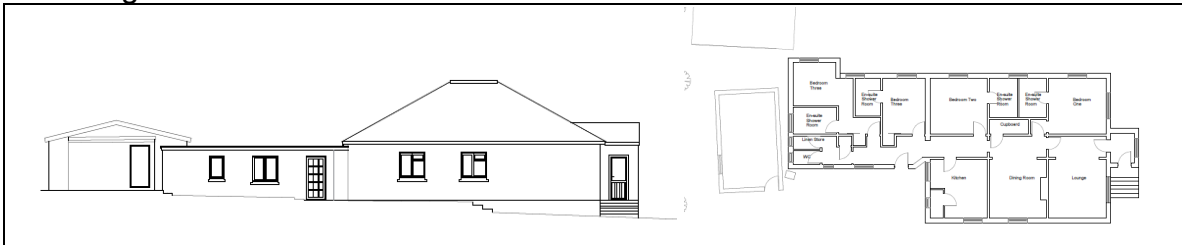
Does the proposal include a Site Waste Management Plan	y
Is a condition required to secure a Site Waste Management Plan	n

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

Proposal Overview

The proposal is to construct an additional ground floor extension and a first-floor extension above an existing outbuilding. The justification for the works is stated to be required as a result of internal reconfiguration and a new bedroom, proposed at first floor, replaces one lost within the main house. Extracts from the submitted plans are included below, with extensions highlighted red.

Existing



Proposed



Policy Context

Isles of Scilly Local Plan (2015-2030)

Adopted in 2021 the relevant policies considered are set out below:

Policy LC8 (Replacement Dwellings and Residential Extensions, Alterations and Ancillary Accommodation): This policy supports (1) The alteration, enlargement, replacement or substantial rebuilding of a lawful dwelling where 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.** Part (2) states that...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.

Policy OE1 (Protecting and Enhancing Landscape and Seascape): Development will only be permitted where it aligns with the statutory purpose of Areas of Outstanding Natural Beauty (AONB), and therefore conserves and enhances the islands' landscape, seascape and scenic beauty. Development must take into account and respect: a) the distinctive character, quality, scenic beauty and sensitivity of the landscape and seascape; b) the undeveloped and special character of the Heritage Coast; c) other qualities, such as important features and views, dark skies and tranquility, and having regard to the AONB Management Plan; and d) the Isles of Scilly Landscape Character Study and any successor or associated documents.

Policy OE7 (Development affecting Heritage): Part (5) states that development within the Isles of Scilly Conservation Area will be permitted where: a) it preserves or enhances the character or appearance of the area and its setting; b) the design and location of the proposal has taken account of the development characteristics and context of the area, in terms of important buildings, spaces, landscapes, walls, trees and views within, into or out of the area; and the form, scale, size and massing of nearby buildings, together with materials of construction.

Policy SS1 (Principles of Sustainable Development): Development proposals will be permitted where they make a positive contribution to the social, economic and environmental needs of the Isles of Scilly in a manner that does not compromise the ability of future generations to meet their own needs and to enjoy the islands outstanding environment.

Policy SS2 (sustainable Quality Design and Place-Making): Development will not be permitted if it is considered to be of poor or unsustainable design. New development must be of a high-quality design and contribute to the islands' distinctiveness and social, economic and environmental elements of sustainability.

Isles of Scilly Design Guide SPD: The Isles of Scilly Design Guide establishes some key design principles that include:

- **Scale and Massing:** Extensions should be subservient to the original building and not dominate the form or character of the existing structure. The guide discourages overly large or bulky additions, especially where they would disrupt the roofline or silhouette of the building.
- **Roofs:** Flat roofs are generally discouraged unless they are part of a clearly modern design that complements the original building. Traditional roof forms (pitched, gabled) are preferred, especially in prominent or visible locations.
- **Outbuildings:** Should be clearly secondary to the main dwelling and not used to circumvent size restrictions. The guide warns against the piecemeal accumulation of structures that cumulatively harm the character of the site or landscape.
- **Internal Reconfiguration:** The guide supports efficient use of internal space and reconfiguration where it avoids the need for external expansion.

National Policy Context

While paragraphs 61–63 of the National Planning Policy Framework (2024) primarily address plan-making and the delivery of new housing, they establish an important principle: housing size and type should reflect identified local needs and be evidenced. This principle underpins Policy LC8, which seeks to maintain a balanced housing stock on the Isles of Scilly. Allowing disproportionately large extensions without a demonstrable proven need would undermine this objective and, by extension, the national policy aim of ensuring homes meet local requirements, which is particularly critical for the Isles of Scilly where there is a declared housing crisis.

In addition, paragraph 61 of the NPPF states that planning decisions should support the Government's objective of significantly boosting the supply of homes, which includes ensuring that the mix of homes remains appropriate to local circumstances. Paragraph 124 emphasises the efficient use of land and the need to avoid development that compromises housing delivery or sustainability objectives. Furthermore, paragraph 130 requires that development is sympathetic to local character and maintains a sense of place; principles relevant to the Isles of Scilly Design Guide and the scale considerations in Policy LC8.

Taken together, these provisions support the approach in Policy LC8: controlling excessive enlargement of dwellings to prevent distortion of the housing mix and to safeguard opportunities for smaller, more affordable homes. In the context of the Isles of Scilly's acute housing pressures and limited land supply, these national policy principles still remain relevant to decisions on extensions.

Planning Assessment

As noted above the proposal is to construct an additional ground floor extension and a first-floor extension above an existing outbuilding, for which the principle is acceptable. The key policy for consideration in relation to domestic extensions is Policy LC8. This supports domestic extensions in principle whilst also seeking to ensure the broader objective of maintaining a balanced housing stock is retained

and recognises that the Isles of Scilly has a limited and sensitive housing supply. The proliferation of overly large homes, therefore, can distort the housing mix and reduce opportunities for smaller households, young families, or older residents seeking manageable accommodation.

The policy sets a clear and measurable limit on dwelling size: 30% above the Nationally Described Space Standards (NDSS) which was subject to public consultation and confirmed through the Local Plan examination process. This is a prescriptive control designed to protect housing balance.

The [Inspector's Report](#), of the Local Plan Examination including the Main Modifications (paragraphs 33–34), which were subject to public consultation and incorporated into the adopted Plan, reinforced the importance of ensuring that development proposals do not undermine the strategic objective of delivering and retaining sustainable, appropriately sized homes. The Local Plan was adopted in 2021 and remains up to date. The Local Planning Authority are in the early stages of review and evidence gathering ahead of the 5 year post adoption period ending in March 2026.

The main issues for consideration are principally the scale of the proposed extensions and the design visual impact these will have on the wider character of the area. These are considered in detail below.

Scale of the Proposed development (LC8)

In terms of scale, the existing internal floor space, as shown on the submitted plans, is approximately 164m². For a single-storey, four-bedroom dwelling designed for an eight-person household, the NDSS sets a minimum of 117m². The existing floorspace is therefore, already above the national minimum by 40%. This means the property already exceeds the policy limit for domestic extensions set out in Policy LC8, which restricts extensions to no more than 30% above the NDSS.

The proposal would retain all previous extensions and outbuildings, resulting in a cumulative enlargement that significantly exceeds the policy threshold, increasing the total floorspace to over 206m². While it is arguable as to whether the scheme creates a true two-storey dwelling, given that only one bedroom is proposed at first-floor level, the effect is to create a single dwelling with four bedrooms that is approximately 66% above the NDSS for a two-storey dwelling or 76% above for a single-storey dwelling (based on an eight-person occupancy).

Policy LC8 does allow for exceptions where a larger home is demonstrably required, for example to provide wheelchair-accessible or wheelchair-adaptable accommodation (Part M4(3) of the Building Regulations) or to meet the needs of multi-generational living. However, such justification must be clear, robust, and evidence-based. Such evidence has not been provided in this case to justify the

size of the dwelling proposed.

Design and Visual Impact (OE1 and OE7)

As noted above both policies OE1 and OE7 expect development to not give rise to harm in terms of the wider landscape and character. In terms of visual impact and the character of the conservation area, the proposed extension adds bulk to the rear of the property but is otherwise relatively discreet in wider landscape terms. The site is enclosed by hedges and tree screening, and the house is relatively isolated. I do note, however, that the design does not accord with the Isles of Scilly Design Guide in terms of proposed extensions needing to be subservient to the original building and not dominating original form or character. The design guide also advises that outbuildings should be secondary and not used to circumvent policy limits. The linking of the outbuilding and addition of a first floor above creates a form that is neither subservient nor secondary, contrary to the Design Guide.



Other Issues

There are no amenity or highway safety issues to consider, so these aspects are not considered further.

Biodiversity (OE2 and SS2)

In terms of habitat and biodiversity. I note that the application, as a householder level, is exempt from BNG requirements. It is necessary, however, to consider the impact on species, specifically whether the proposal would impact protected species such as bats or birds, on the basis of the need to remove the roof of an existing outbuilding (potential habitat).

A Preliminary Roost Assessment (PRA) has been submitted and reviewed. The survey concludes that the structures affected by the proposed works have negligible potential for bat roosting and no evidence of historic or current use was found. No further surveys have been recommended, subject to standard precautionary measures during works. The report also notes limited potential for nesting birds within the building, with any risk confined to adjacent vegetation during construction. Recommendations include timing works outside the bird breeding season where practicable and pre-commencement checks if works occur between March and September. Enhancement measures, such as installation of bat and bird boxes, are advised to deliver biodiversity gain. On this basis, the proposal is considered to comply with Policy SS2 and relevant statutory protections, subject to appropriate conditions.

Waste Management (SS2)

In terms of waste management. The proposal does not seek to enlarge the use of the dwelling, so existing long-term household waste management is considered acceptable. A Site Waste Management Plan (SWMP) has been provided, detailing measures to minimise and manage construction waste in accordance with Policy SS2. The plan confirms that waste will be segregated on site, with reusable materials stored for reuse within the project or sold locally, and recyclable materials processed at licensed facilities either on the islands or the mainland. Excavation arisings will be reused for landscaping where possible, and surplus concrete, block, and glass waste will be crushed and recycled into aggregates. Timber waste will be recovered or disposed of at a licensed site, and any asbestos-containing material, if identified, will be removed by competent contractors and disposed of at an approved facility. These measures are considered appropriate to prevent harm and support sustainable construction practices, ensuring compliance with Policy SS2.

Sustainability (SS2)

In terms of general sustainability. The application includes a Sustainable Design Statement confirming measures to improve energy efficiency and reduce environmental impact in accordance with Policy SS2. Proposed measures include installation of a photovoltaic (PV) array with a minimum output of 3kW, either on the flat roof or south-facing garage slope; upgrading the existing uninsulated flat roof to meet Part L of the Building Regulations for thermal performance; replacement of single-glazed softwood windows and doors with efficient double-glazed aluminium units; and provision of high heat retention storage heaters for space heating. These measures represent a positive

contribution to sustainable design and energy conservation, supporting compliance with Policy SS2.

Assessment of Justification and the Planning Balance

The applicant states that the proposal aims to improve the functionality and amenity of the property rather than increase its overall capacity. Key objectives include reconfiguring internal space by converting an en-suite bedroom into a snug with an office, improving garden access through new French doors, and creating additional utility and storage space via a boot room extension. The scheme also seeks to incorporate an existing outbuilding as a children's games room, replace the lost bedroom with a new bedroom with an en-suite above the outbuilding, and provide an internal link between the house and outbuilding. The applicant argues that the current layout is inefficient, with limited living and storage space due to its historic use as a holiday let, and that the proposed circulation space and additional bathroom are necessary to achieve a practical connection without intensifying use.

While the desire to improve accommodation is understood, the property already benefits from four bedrooms and substantial previous extensions and outbuildings. Although the proposed layout could suggest an element of self-contained accommodation, the applicant has confirmed that the scheme is not intended to create ancillary living space for a dependent relative, nor to introduce holiday use. As the property is currently a single c3 dwelling with no holiday let or guesthouse established, any self-contained accommodation would require separate planning permission, and any holiday use would fall under Policy WC5 and is not part of this application. The assessment therefore focuses primarily on whether the proposed enlargement meets the requirements of Policy LC8.

The application includes sales analysis data and commentary questioning the effectiveness of Policy LC8 and suggesting it should be afforded only limited weight. In response it is noted that Policy LC8 does not require assessment of existing property values or market trends; its purpose is to maintain a balanced housing stock and prevent cumulative enlargement of dwellings beyond a reasonable threshold, a strategic objective confirmed as sound through the Local Plan Examination. While market evidence may show variation in values, this does not override the adopted policy framework.

The effectiveness or future review of Policy LC8 is a matter for plan-making, not application determination. The Local Planning Authority must apply adopted policy unless material considerations indicate otherwise. The fact that the Local Plan review is at an early stage, or that 51 affordable homes have been granted permission since adoption, does not diminish the weight of LC8 in decision-making. These points relate to wider housing delivery and monitoring, not to the specific test in LC8, which requires a demonstrable proven need for a larger home. No such need has been evidenced in this case. There is no indication

from emerging evidence that LC8 should be disregarded, and there is no record of appeal decisions overturning refusals based on Policy LC8.

Hanjague is already a relatively large family home, previously extended and even granted permission to be split into two dwellings. The proposal exceeds the limits set out in Policy LC8 by a substantial margin and does not demonstrate sufficient justification to override these controls. Other than internal reconfiguration, no evidence has been provided to show a proven need for a larger home; the justification appears to be lifestyle enhancement rather than essential need. In the planning balance, I am not persuaded that the reasons advanced are sufficient to justify departing from Policy LC8 in this case.

Conclusion

The proposed extension would result in a dwelling with a gross internal area approximately 66–76% greater than the Nationally Described Space Standard (NDSS), significantly exceeding the 30% limit set by Policy LC8 of the Isles of Scilly Local Plan (2015–2030). When considered cumulatively with previous extensions, this represents a substantial enlargement that undermines the strategic objective of maintaining a balanced housing stock and safeguarding opportunities for smaller, more affordable homes.

Policy LC8 allows exceptions only where a larger home is demonstrably required, for example to provide wheelchair-accessible accommodation or meet multi-generational living needs. No such evidence has been provided. The applicant's justification relates primarily to internal reconfiguration, amenity improvements, and sustainability measures, which could be achieved within the existing footprint and do not constitute the clear, robust, and evidence-based need required by Policy LC8(1)(b).

The proposal also fails to accord with the Isles of Scilly Design Guide, which requires extensions to remain subservient to the host dwelling and prohibits linking outbuildings in a manner that circumvents size restrictions. The cumulative form and massing created by incorporating the outbuilding and adding a first-floor extension is neither secondary nor subordinate, contrary to SPD guidance.

Furthermore, the development conflicts with paragraphs 61–63, 124, and 130 of the National Planning Policy Framework (2024), which emphasise efficient use of land, meeting identified local housing needs, and ensuring development is sympathetic to local character. Allowing disproportionate enlargement would distort the housing mix and reduce flexibility in housing supply, contrary to both local and national policy objectives.

Although the visual impact would not significantly harm the wider character of the conservation area or AONB and therefore does not form a strong reason for

refusal, the proposed extensions to an already enlarged dwelling would conflict with Policy LC8, which seeks to maintain a balanced housing stock and meet identified local needs. The cumulative increase in floorspace is substantial when assessed against Policy LC8. Hanjague already exceeds the NDSS by more than 30%, and further enlargement would exacerbate the imbalance in the housing stock by creating a disproportionately large home that is inconsistent with the island's limited land availability and housing needs.

Recommendation

In light of the above assessment, the proposal is recommended for REFUSAL for the following reason:

- R1** **The proposed extensions would result in a dwelling with a gross internal floorspace approximately 66–76% greater than the relevant Nationally Described Space Standard, significantly exceeding the 30% maximum threshold permitted by Policy LC8(1)(b) of the Isles of Scilly Local Plan (2015–2030). When considered cumulatively with previous extensions, the proposal would represent a substantial and disproportionate enlargement of the original dwelling. The justification advanced relates primarily to internal reconfiguration and amenity improvements and does not demonstrate a clear, robust, and evidence-based proven need for a larger home, as required by Policy LC8. As such, the proposal would undermine the objective of maintaining a balanced housing stock and safeguarding opportunities for smaller and more appropriately sized homes. In addition, the scale and massing of the extensions, including the incorporation of an outbuilding with a first-floor addition, would fail to remain subservient to the host dwelling, contrary to the Isles of Scilly Design Guide. The proposal is therefore contrary to Policy LC8 of the Isles of Scilly Local Plan and the aims of paragraphs 61–63 of the National Planning Policy Framework (2024), which seek to ensure that the size, type and mix of housing reflects identified local needs.**

EIA: Having regard to the scale, nature and location of the development, it is not considered to constitute EIA development as it would not be likely to give rise to significant effects on the environment.

Proactive working: In accordance with the National Planning Policy Framework, the Council worked positively and proactively with the applicant and agent, including advising at an early stage that the proposals did not comply with Policy LC8, agreeing to an extension of time, conducting an additional site meeting and affording an opportunity to amend the scheme. Notwithstanding this engagement, the proposals remained contrary to the development plan for the reasons set out above.

Planning Policy: Under Section 70 of the Town and Country Planning Act 1990, regard must be had to the development plan and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. For decision-making

purposes, the development plan comprises the Isles of Scilly Local Plan 2015–2030 (adopted March 2021).

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	

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:

Considerations under the Human Rights Act 1998 and the Equality Act 2010 In reaching this decision, due regard has been given to the provisions of the Human Rights Act 1998 and to the Public Sector Equality Duty under Section 149 of the Equality Act 2010. The authority has had regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations

between persons who share a protected characteristic and those who do not. No evidence has been identified to indicate that the proposal would give rise to any disproportionate or unjustified impact on persons with protected characteristics, and the application has been determined in accordance with the development plan and relevant material considerations.

Print Name: Lisa Walton

23/01/2026

Job Title: Chief Planning Officer

Signed:



Authorised Officer with Delegated Authority to determine Planning Applications
