



PP-14270061

**COUNCIL OF THE ISLES OF SCILLY****RECEIVED**

By Liv Rickman at 2:17 pm, Aug 22, 2025

Planning Department  
Town Hall, St Mary's, Isles of Scilly, TR21 0LW  
01720 424455  
planning@scilly.gov.uk

**Householder Application for Planning Permission for works or extension to a dwelling****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text" value="7"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Buzza Street"/>
Address Line 2	<input type="text" value="Hugh Town"/>
Address Line 3	<input type="text" value="Isles Of Scilly"/>
Town/city	<input type="text" value="St Mary's"/>
Postcode	<input type="text" value="TR21 0HX"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="90487"/>	<input type="text" value="10463"/>
Description	
<input type="text"/>	

**Applicant Details**

Name/Company

Title

Mr

First name

Tony

Surname

Fleming

Company Name

**Address**

Address line 1

7 Buzza Street

Address line 2

Hugh Town

Address line 3

Town/City

St Mary's

County

Isles Of Scilly

Country

Postcode

TR21 0HX

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

**Contact Details**

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Demolition of ground floor extensions.  
Proposed replacement ground floor extension.  
Proposed first floor dormer and roof terrace.  
Internal alterations.

Has the work already been started without consent?

- ☐ Yes
- ☒ No

## Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

render on block/stone

**Proposed materials and finishes:**

render on block/stone

**Type:**

Doors

**Existing materials and finishes:**

White UPVC

**Proposed materials and finishes:**

White UPVC

**Type:**

Windows

**Existing materials and finishes:**

White UPVC

**Proposed materials and finishes:**

White UPVC

**Type:**

Walls

**Existing materials and finishes:**

Render on stone to front elevation Render on block to rear elevation

**Proposed materials and finishes:**

stone to front elevation Render on block to rear elevation

**Type:**

Roof

**Existing materials and finishes:**

Flat Roof - Felt Pitched Roof - Slate

**Proposed materials and finishes:**

Flat Roof - Fibreglass Pitched Roof - Slate

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

KB0489.1 LOCATION PLAN AND BLOCK PLAN  
KB0489.2 EXISTING SITE PLAN AND ROOF PLAN  
KB0489.3 EXISTING GROUND AND FIRST FLOOR PLAN  
KB0489.4 EXISTING NORTH WEST AND SOUTH EAST ELEVATIONS  
KB0489.5 EXISTING SOUTH WEST AND NORTH EAST ELEVATIONS  
KB0489.6 PROPOSED SITE PLAN AND ROOF PLAN  
KB0489.7 PROPOSED GROUND FLOOR AND FIRST FLOOR PLAN  
KB0489.8 PROPOSED NORTH WEST AND SOUTH EAST ELEVATIONS  
KB0489.9 PROPOSED SOUTH WEST AND NORTH EAST ELEVATIONS  
KB0489.10 EXISTING AND PROPOSED SECTION A-A  
Flood Risk Assessment  
Waste Managment Plan

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- ☐ Yes  
☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- ☐ Yes  
☒ No

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes  
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes  
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes  
☒ No

## Parking

Will the proposed works affect existing car parking arrangements?

- ☐ Yes  
☒ No

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

Date (must be pre-application submission)

21/07/2025

Meeting to discuss the sketch proposals

## Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
- ☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Ms



First Name

Kerry

Surname

Bytheway

Declaration Date

20/08/2025

☒ Declaration made

## Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Kerry Bytheway

Date

20/08/2025