



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Mr & Mrs Truan & Charlotte Hicks
Atlantic View
High Lanes
Isles Of Scilly
St Mary's
TR21 0NW

Email only: [REDACTED]

09 December 2025

Dear Truan and Charlotte,

PLANNING REFERENCE P/25/091/HH
DEVELOPMENT PROPOSED: Re-modeling of existing house and extension for garage and utility room
LOCATION: Atlantic View, High Lanes, St Mary's, Isles of Scilly, TR21 0NW

Dear Truan and Charlotte,

Thank you for your recent response regarding the above application. I appreciate your clarification on the proposed floorspace and your intention to improve the sustainability and performance of the building.

I'd like to clarify that Policy LC8 assesses extensions against the Nationally Described Space Standard (NDSS) plus a 30% allowance, rather than the existing floorspace. It is not guidance but a policy requirement. This benchmark was established through public consultation and confirmed at Local Plan examination to help maintain a balanced housing stock. Based on the submitted plans, the existing dwelling already exceeds this policy limit by around 56%. The proposed works, even excluding the garage, would increase this to approximately 71% above NDSS, or 41% beyond the policy allowance.

Although the stated additional 3.45 sqm (around 1.5%) may seem modest on its own, the existing dwelling is already considerably larger than the policy threshold. Further increases, even small ones, can conflict with the strategic aim of Policy LC8, which seeks to avoid incremental enlargement of already large homes. In addition to the changes in footprint and floorspace, the overall height and volume of the proposed design would be noticeably greater than the existing dwelling. While some reductions have been shown, other increases have been included, and these together with the introduction of larger dormer features and attached garage would result in a home that is significantly at odds with the policy objectives.

To achieve a solution that aligns with policy requirements, whilst still enabling you to meet your accommodation needs, I would encourage the following revisions:

- Remove the proposed 5.2 sqm extension at the rear and reduce the depth of the east-side extension, which would reduce the overall floorspace (shown on the ground floor plans below).

- Detach the garage from the main dwelling, ensuring the property remains broadly equivalent to its current size.

The rationale for detaching the garage is the potential for it to become habitable space, particular the roof void, which would be easily accessible from the master bedroom, it would effectively create additional habitable space of around 17.5 sqm, increasing the gross internal area to over 312 sqm. This is significantly beyond policy limits. Detaching the garage would ensure its roof void cannot be used as habitable space.

I have provided simple modified plans of the suggested amendments below. A revised scheme reflecting these changes would be far more likely to receive support. Please let me know if you wish to explore this option further.

Yours sincerely

Lisa Walton MRTPI

Chief Planning Officer

East Elevation

Existing



East Elevation

Proposed



East Elevation

The lower gable is almost a metre higher and a meter wider and the main ridge is 7m, which is 400mm higher

North Elevation

Existing



North Elevation

Proposed



North Elevation

rendered wall
anthracite grey windows and doors

local stone wall

West Elevation

Existing



Proposed



South Elevation

Existing



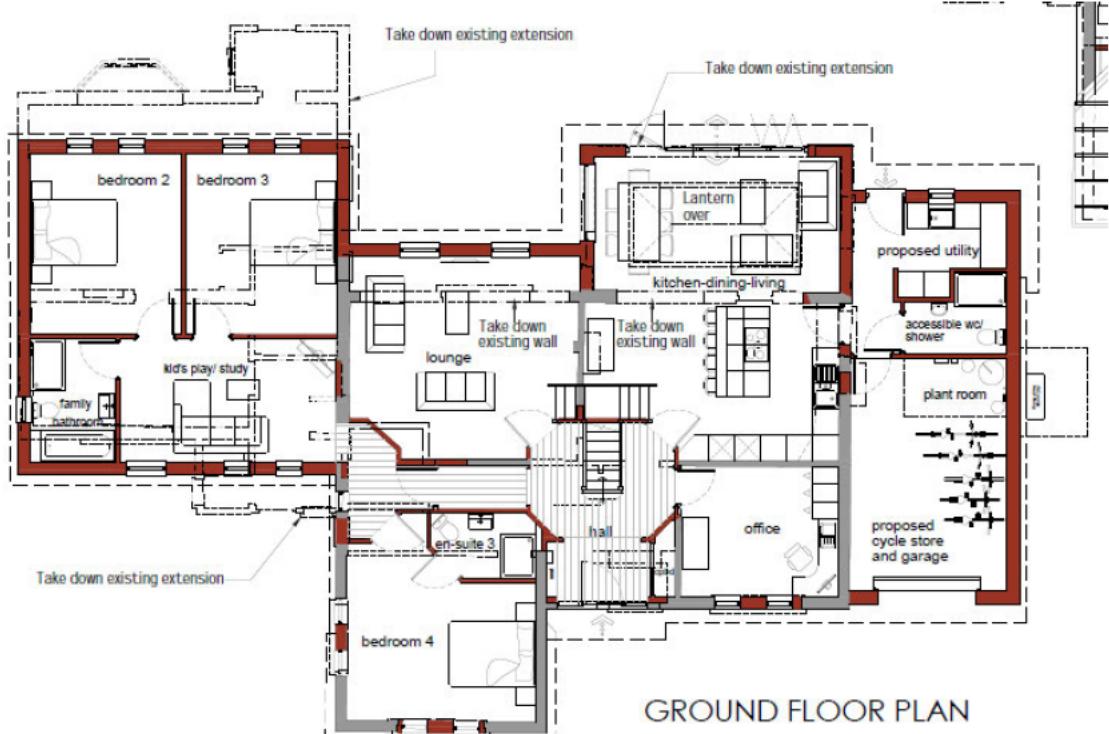
Proposed



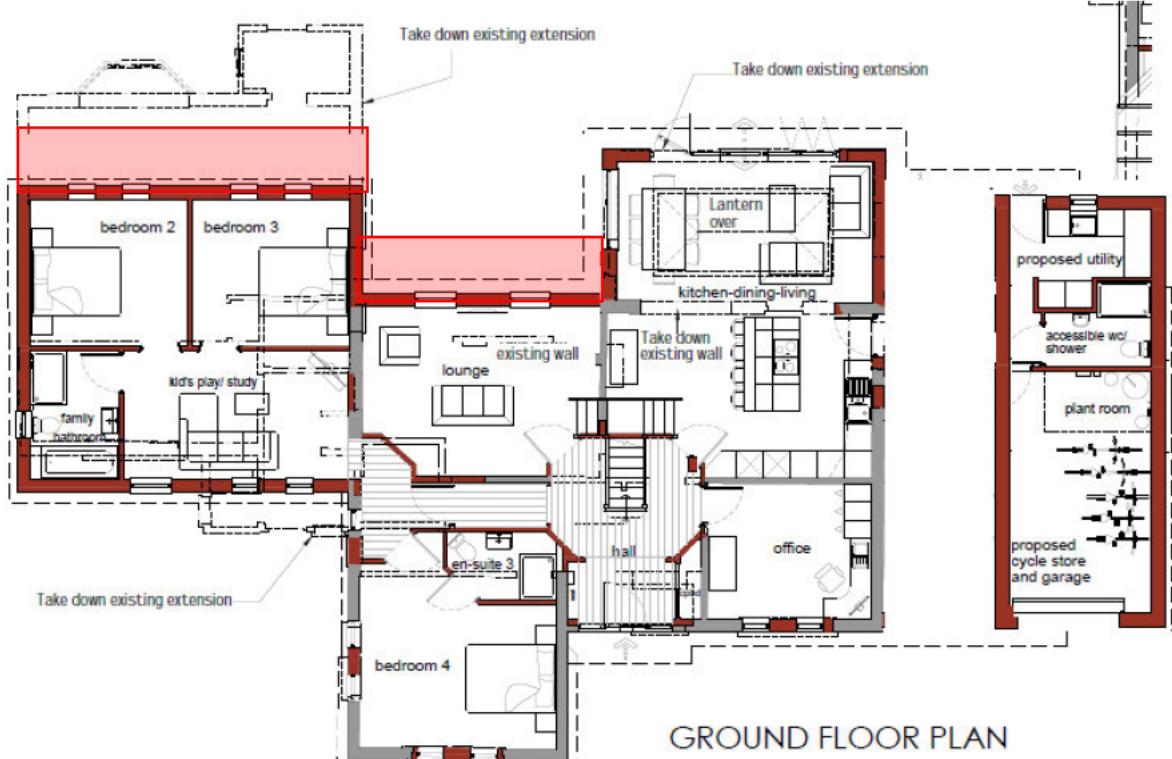
Possible amendments

Ground Floor

As Proposed



Suggested Amendments



North Elevation
As Proposed



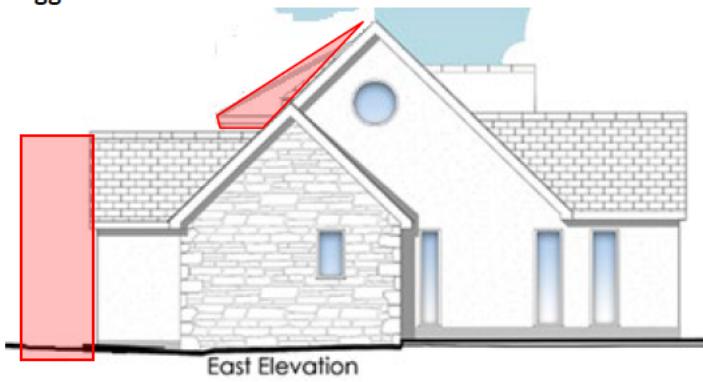
Suggested Amendments



East Elevation
As submitted



Suggested Amendment



South Elevation
As submitted



Suggested amendment

