



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]

11 December 2025

Dear Truan and Charlotte,

PLANNING REFERENCE

P/25/091/HH

DEVELOPMENT PROPOSED:

Re-modeling of existing house and extensions 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 detailed response and your willingness to address concerns regarding Policy LC8 and design matters. We appreciate the concession to ensure the property is no larger than the existing dwelling and improvements in materials and sustainability are welcome and supported. I hope you can appreciate the need to ensure the existing housing stock remains available to support the community in the longer term.

Cumulative and incremental changes to existing stock, which includes increases in ridge height, dormers and attached garages, result in property with noticeably greater visual massing. This raises concerns not only under Policy LC8 (long-term availability) but also under Policies OE2 and SS2 in relation to character and scale. Although you note dormers being a feature of the area, I do not agree that dormers of this design/scale are a strong feature.

To assess the proposal fully, please arrange for a set of amended plans reflecting the reductions in floorspace, as referenced in the email from Collaborative Planning (09/10/2025). These will allow us to consider the overall scale accurately. Please ensure the plans are annotated (on proposed elevations) with floor and ceiling heights so that floorspace can be assessed in line with NDSS.

The comments regarding the garage are acknowledged. However, there remains a concern that roof spaces shown as non-habitable on approved plans have, in previous cases, been converted into living accommodation, resulting in dwellings significantly larger than originally assessed. Such conversions typically do not constitute development where no external alterations are required and the use does not amount to a material change. It is therefore appropriate to consider the potential for these spaces to become habitable at this stage, particularly as the proposed design includes two voids that could reasonably be adapted for such use. Given your preference to retain the garage as submitted, however, we would need to condition its use and recommend the following wording:

The roof void above the garage shall not be used as habitable accommodation and shall not be fitted with a floor or other works to enable its use as living space without prior written approval of the Local Planning Authority. The garage shall be retained for ancillary non-habitable purposes only, including vehicle and cycle storage, plant room, accessible WC, and utility room. Reason: To ensure compliance with Policy LC8 and maintain a balanced housing stock, in accordance with the Isles of Scilly Local Plan and paragraph 55 of the NPPF.

To move forward positively, we invite you to confirm acceptance of the proposed condition and submit amended plans so that the overall scale of the proposal is no larger than the existing dwelling. We would also ask you to consider minor design adjustments to reduce bulk, such as revising the scale and design of the proposed dormers. Our aim is to work collaboratively toward a policy-compliant solution.

If the submission of amended plans is likely to take some time, I would request that we agree an extension of time to allow the plans to be submitted and for further consideration. If you could let me know timescales of this that would be helpful.

Yours sincerely

Lisa Walton MRTPI
Chief Planning Officer