



# 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]

02 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,

Further to the submission of the above application, I am writing to outline concerns regarding the current proposal. As it stands, the scheme does not comply with adopted planning policy and would be recommended for refusal.

There may be potential for a revised proposal that better aligns with the Isles of Scilly Design Guide and Policy LC8, particularly one that minimises the scale of extensions. I am therefore asking you to consider revising the proposal to better align with the policy requirements, particularly in relation to scale.

To confirm, the existing internal floorspace, as shown on the submitted plans, appears to be around 200m<sup>2</sup>. For a two-storey, five-bedroom house for an eight-person household, the Nationally Described Space Standard (NDSS) requires a minimum of 128m<sup>2</sup> of gross internal floorspace. Whilst Policy LC8 does allow for extensions to existing homes, it restricts this to no more than 30% above the NDSS, unless there is adequate justification for a larger home. The scale of the existing home therefore already exceeds this policy restriction by 56% above the minimum.

That being said the proposal seeks to enlarge the property to over 255m<sup>2</sup> (including the garage). This would result in a single dwelling with five bedrooms that is approximately 100% above the minimum space standard, significantly exceeding the policy limit by 70%. Even excluding the garage, the proposal remains 71% above the minimum (or 41% above the policy limit).

Policy LC8 seeks to restrict extensions to retain appropriately sized homes and maintain a balanced housing stock, recognising the Isles of Scilly's limited and sensitive housing supply. The proliferation of overly large homes can distort the housing mix and reduce opportunities for smaller households, young families, or older residents seeking manageable accommodation. The 30% limit above NDSS was subject to public consultation and confirmed through the Local Plan examination process. It provides a clear, measurable benchmark to ensure fairness and transparency in decision-making.

While flexibility may be appropriate in certain contexts, particularly in relation to design and/or sustainability, the overarching objective of LC8 is to retain appropriately sized homes and protect the housing mix across the Isles of Scilly. The NDSS offers a nationally recognised standard that supports this objective and ensures that extensions do not undermine the sustainability of the housing stock. The Inspector's Report on the Local Plan Examination reinforced the importance of ensuring that development proposals do not undermine these strategic objectives. While I understand the desire to provide additional accommodation, the property already benefits from five bedrooms.

Although originally designed in the 1950s with later extensions in the 1980s, any proposed redevelopment should carefully consider what improvements can be made within the current policy context. In accordance with the Design Guide, the design should respond to the local building style, including materials, proportions, and detailing, in order to preserve or enhance the character of the Conservation Area.

The Isles of Scilly Design Guide establishes key principles including:

**Scale and Massing:** Extensions should be subservient to the original building and not dominate its form or character.

**Outbuildings:** Should be secondary and not used to circumvent policy limits.

**Internal Reconfiguration:** Supported where it avoids the need for external expansion.

As submitted, the proposal exceeds the policy limits set out in Policy LC8 by a substantial margin and does not demonstrate sufficient justification to override these controls. The scale of the proposed extensions risks undermining the strategic objective of retaining appropriately sized homes and maintaining a balanced housing stock.

In light of these concerns, I strongly encourage you to explore a revised scheme that substantially reduces the overall scale of the proposed extensions. A design that brings the total floorspace closer to the policy allowance, while still meeting your functional needs, would be far more likely to receive support. The emphasis should be on rationalising the existing layout and minimising external expansion, rather than increasing the footprint beyond what Policy LC8 permits.

Yours sincerely

**Lisa Walton MRTPI**  
**Chief Planning Officer**