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Planning Statements

Description_ Extension and alterations
Address_ Esperance, McFarland's Down, St.Mary's, Isles of Scilly, TR21 0NS
Applicant_ Abi & Matt Meaton

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Descriptions

Esperance is a single storey home to the north of St Mary's, forming part of the settlement area known as McFarland's Down. This area comprises rows of modern homes along a lane that passes through towards Pendrathon Quary and the coast.

Homes are predominantly modern in character tending to date from the late 20th Century. The application site is formed by a 3 bedroom home, concrete cavity block built with rendered wall, modern windows, and a shallow pitch concrete tiled roof. The gables walls are clad with rather oppressive dark stained timber boarding. Situated as a detached home with a detached garage, the property benefits from spacious level gardens, with expansive coastal views towards the west.

The home currently has a rather cramped and irregular layout with a main bedroom accessed off the sitting room, and the main living areas segregated at different corners of the house. Also, the home hasn't been updated in a number of years and requires work to enhance both its cosmetic appearance and energy performance. The applicants therefore propose internal and external alterations, with a modest single storey extension on the west elevation, aiming to free up the living space and provide additional room for a home office.

Planning Justification

Design

The proposed extension is modest, covering just 20sqm in new floor area, and situated discretely on the west aspect extending into the rear garden. With a shallow slope roof covered with profiled metal, and timber clad walls, the design provides a contemporary aesthetic which will read as a natural addition to this modern bungalow. Along with the extension, other

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upgrades include removal of dated cladding, with replacement windows, doors, and reroofing in matching materials.

Use
The additional floor space will provide for better integration between living areas, with improved circulation in principal rooms, and including a small home office to enable home working as part of the applicants' current professions. The applicants are both employed locally, and Mrs Meaton, as a teacher and part of the leadership team of the Five Islands Academy, often needs dedicated office space to work from home.

Home based working forms a key part of the local economic vision. Policy WC2 of the Isles of Scilly Local Plan explicitly supports home working where there are no unacceptable adverse impacts as a result of the specific use.

The home office will provide space for two people working quietly within their home, and would cause no adverse impacts. Therefore, the proposal not only improves the home, it also enables a sustainable response to current economic circumstances, reducing the need to travel to work, and supports the island's working community.

Floor Space Calculations and Affordable Housing Mix
To protect the current mix of homes in the area, Local Plan Policy LC8(1)(b) states that proposals should avoid increasing the size of existing dwellings by more than 30% above the minimum space standards NDSS, unless clear justification is provided as to why a larger home is required.

The proposal will increase the GIA floor space by 21.84sqm, which will reach a marginal 1.96sqm over the 30% plus National Described Space Standard (NDSS) for a home of this size. A table is provided below.

	Description	**Area**	**Notes**
A	Existing	106.87sqm	
B	Proposed	21.84sqm	
C	Total Proposed GIA	129.56sqm	
D	NDSS (6p 3B)	97.5sqm	Minimum GIA including 2.5sqm for storage
E	LC8 (1)(b) +30%	126.75sqm	30% of 97.5 = 29.25
	+ or – 30%	**+ 1.96sqm**	C – E =

At Esperance there is an existing generous hallway that passes through the centre of the building and adds unfairly to the overall floor space calculation.

In addition, the proposed office/workroom increases the amount of necessary floor space beyond what is normally allowed for in the national minimum housing standards.

The provision of this home office equates to an additional 10.5sqm, and falls within The British Council for Offices (BCO) recommended benchmark of 10sqm per person. This would allow for a comfortable homeworking setup for one person, allowing for storage, room for a desk and a

chair, and some space to move around, as well as allowing for a utility area and second workspace when needs arise.

While improving the home, making it more adaptable to modern living practices, the extension would not significantly alter the overall house value to such an extent that it causes any significant imbalance in in the existing housing stock.

Conclusion
The proposed design will provide visual and functional improvements to the dwelling, while creating a contemporary aesthetic and natural addition to this modern bungalow.

With the ability to create a home office within the envelope of the building, the proposal enables a sustainable response to economic circumstances, reducing a need to travel, and supports the island's working community, in accordance with Policy WC2 of the Local Plan.

As the table shows, the proposed extension falls just above the Local Plan Policy LC8(1)(b) criteria by 1.96sqm. The policy states that proposals should avoid increasing the size of existing dwellings by more than 30% above the minimum space standards NDSS, unless clear justification is provided as to why a larger home is required.

It is considered that the marginal increase above the LC8 criteria is justified based on the need for homeworking (not yet factored into the NDSS figures), and on the basis that the proposals will have little to no effect on the balance of affordability of housing stock in the area.

Waste Management Plan

All materials will be reused or recycled on-site where possible. Where reuse or recycling is not feasible, waste will be taken to an appropriate waste and recycling site in accordance with proper disposal procedures.

Objectives

- To minimise waste and maximise reuse and recycling.
- To segregate waste on-site and manage it in line with the waste hierarchy.
- To handle waste as close to the site as possible, reducing environmental impact.
- To ensure all contractors and subcontractors follow correct waste management practices.

Responsibilities
The Principal Contractor will act as the Site Waste Coordinator, responsible for:

- Implementing the Site Waste Management Plan (SWMP) and ensuring compliance.
- Organising appropriate waste segregation and removal.
- Providing training and maintaining accurate documentation.
- Liaising with all waste contractors and ensuring Duty of Care obligations are met.

On-Site Measures
Designated areas for waste segregation will be identified before works commence. Waste containers will be colour-coded and secured outside working hours. Daily checks and regular monitoring will be undertaken. All staff and subcontractors will receive training on-site waste procedures.

Waste Handling
Third-party waste carriers are expected to operate in accordance with current waste regulations, including the appropriate licensing for transport and disposal. Documentation confirming compliance should be made available to the Site Waste Coordinator, particularly for waste transported to mainland facilities.

Scheme of Sustainable Design Measures

Sustainable design measures are integrated into the proposed works, with a focus on enhancing energy efficiency, minimising waste, and reducing environmental impact both during construction and for the long term. This approach will ensure accordance with Policy SS1 and Policy SS2 which require that overall energy performance of the building will be improved.

During the design process, particular attention has been paid to minimising waste. Existing walls and openings have been reused where possible, and demolition has been limited to essential areas only. New structural openings have been carefully considered and limited to standard widths, helping to reduce the requirement for steelwork and the associated embodied carbon.

Where new materials are required, preference will be given to those with a low environmental impact, including sustainably sourced timber, products with a high recycled content, and those with Environmental Product Declarations (EPDs) where available. The selection of materials will also consider durability and maintenance requirements to ensure long-term performance and reduce the need for future replacement.

The orientation and size of new windows have been carefully considered to balance solar gain and minimise the risk of overheating. Openings have been positioned to maximise natural light and passive solar heating where beneficial, while being limited in areas exposed to excessive afternoon sun. To further manage light and heat gain, glazing to will be fitted with standard shades to help regulate natural light levels and internal temperatures throughout the seasons.

The new extension will be constructed in accordance with current Building Regulations thermal standards, ensuring the building remains warm and comfortable throughout the year. Thermal upgrades are proposed through the use of internal insulation. New aluminium/UPVC windows will be double-glazed units incorporating trickle vents, with modern standards of thermal performance and controlled ventilation. Roof insulation will be provided to improve heat retention.

Ventilation will be provided by the installation of extractor fans in wet areas, including bathroom and WCs. This measure will help to reduce condensation and the risk of mould, thereby contributing to healthier indoor air quality.

The existing photovoltaic panels are to be relocated on the west roof slope to improve the generation of renewable electricity. A solar thermal panel is located on the south elevation.

While increasing the amount of accommodation to support homeworking, the increase in water and energy use would be minimal with no unnecessary demand on local resources.

Lighting Statement

Policy OE4 (Dark Night Skies) of the Isles of Scilly Local Plan seeks to protect the quality of the island's naturally dark skies by restricting unnecessary external lighting and managing potential light spill from development.

The site is located within an established residential area where there are existing levels of ambient light from nearby residential properties and small-scale uses.

The design has been carefully considered to ensure that the amount of new glazing is proportionate to the existing building and necessary to provide adequate levels of natural light to the internal spaces.

While removing an existing window, the proposed extension introduces a modest increase in glazing through the addition of small openings on the west and north elevation. When compared with the existing arrangement, the extension results in minimal additional glazed area overall.

To further mitigate any potential light pollution, integral shades (curtains/drapes/blinds) will be fitted to areas of new glazing. These will be used during hours of darkness to limit leakage of indoor lighting, helping to protect the surrounding dark sky environment.

No external lighting is proposed as part of the development.

The proposed glazing maintains habitable standards and occupant well-being through access to natural daylight. Furthermore, the orientation and placement of glazed areas have been selected to limit any direct upward light spill, in keeping with the aims of Policy OE4.

Statements prepared by:

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