

Walton,Lisa

Subject: RE: Planning Reference: P/17/039/FUL

From: enquiries@wingletangguesthouse.co.uk [mailto:enquiries@wingletangguesthouse.co.uk]

Sent: 26 May 2017 10:42

To: Walton,Lisa <LWalton@scilly.gov.uk>

Subject: RE: Planning Reference: P/17/039/FUL

Council of the Isles of Scilly
Planning & Development Department
Town Hall, The Parade, St Mary's
Isles of Scilly TR21 0LW

Dear Mrs Walton

Planning Reference: P/17/039/FUL

Proposed rear extension to Roanoke and changes to the front elevation (resubmission of previously refused application P/16.121.FUL) (Affecting setting of a listed building). Location: Roanoake, 9 Porthcressa Road, Hugh Town, St Mary's.

This is the fourth application within the last eight months for a large three storey extension and each time the architect makes much of the needs of a local family, which of course, invokes an emotional response. However, the family do not seem to be inadequately housed, as each child already has a separate bedroom, the children's TV room, or fourth bedroom is required for visitors and this is simply a conversion of the garage/storage area, which already forms part of the existing building. The extension would provide a larger living area at Roanoke, but it has huge consequences for all neighbouring properties, three that are permanently occupied, with **considerable overshadowing and blocking of sunlight, increased loss of privacy** – perceived or otherwise – and a **visually oppressive and overbearing** appearance.

At previous planning meetings for this application, comments were made by most councillors, but it is of concern there has been no mention of the huge impact this extension would have on Pieces of Four, the property of Mrs Griggs, who permanently occupies this ground floor apartment. All the direct sunlight she receives on her property and well-tended garden comes from the west in the afternoon and evening, which would be blocked out if the extension was built and it would be a very depressing living environment for her. The severe impact and **loss of light** would be the same for an extension with any number of floors sited at this location.

The proposed three storey extension at the rear of Roanoke would be **physically too-closely located**, within a distance of six metres from the wall and windows of our house. To put this into a perceivable frame, it is the same distance that a sight-reading (Snellen) chart is gauged at for an eye test at the opticians. The kitchen window of the proposed extension would enable a very close point of view of us at all times through the day, either working in our kitchen, or relaxing in our living room and the same would apply for our paying guests in the bedrooms on the first floor at the rear of our house. It would be forcing us to feel **uncomfortably overlooked** in our own home and therefore a great **intrusion on our privacy** and that of our guests.

The architect has mentioned previously, that his applicant wants to address the question of privacy in the ground floor bedroom window of Roanoke, by relocating it in the extension to the side of the house. But, it would then be next to a right of way, which is going to enable passers-by a view from immediately outside the window, so nothing would be gained from this.

A difference in ground level adds to the **substantial impact** of the proposed three storey construction, which would be at least another half metre higher than is indicated, from our position. We already feel hemmed in by the height of the existing terrace of three storey buildings, so we certainly do not want any further **encroachment** towards our property.

No extensions have been built onto the rear of the houses in Porthcressa Road, or the corresponding rear area of the Parade, since we moved into our house in 2006, also as far as we know, mostly the extensions to the older houses on the Parade, were done before the modern houses on Porthcressa Road were built. It cannot simply be argued that this proposal should go ahead because of the existing extensions, surely **overdevelopment** must be a strong consideration in this case, before social tension from people living in such close proximity becomes a real issue.

The proposed extension will increase the loss of our sight of the sky and further **obstruct direct sunlight**. This will enlarge the **overshadowing** of our house from around lunchtime and during the afternoon, throughout most of the year, across the back of our property and in the small area we have for outdoor enjoyment. Despite the architect's comment in his earlier response, which says "I would say that the Right to Light to the rear of these properties has been somewhat extinguished" I urge serious consideration from the Planning Committee, regarding the detrimental effect that any **loss of sunlight** will have on us and other people in the affected properties.

The building line at the rear of the terrace on Porthcressa Road runs reasonably straight and is only interrupted by an external wooden staircase leading to AnTreath and a ground floor glass conservatory at Auriga. If planning permission is granted for an **overbearing extension**, it will set a future precedent for similar applications to be made along the terrace of modern houses and an **overdevelopment** would be of huge detriment to the whole neighbourhood.

It is a simple matter to show support in a case if you are not adversely affected by the circumstances and I strongly urge the Planning Committee to seriously consider the impact this will have on people affected in neighbouring properties, with **reduced quality in both living conditions and outdoor space** and that recommendation will not be given for the proposal to go ahead.

Thank you in advance for your serious consideration of all comments and objections in this letter.

Yours sincerely

Jacqui Ramsden
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