

Rob & Fay Davis
Ashvale
Lowertown
St. Martin's
Isles of Scilly
TR25 0QW

22.10.14

To the planning committee

Re: Planning application P/14/044/FUL

We have a few concerns regarding the above application that we would like the committee to consider.

Having looked at the plans for the proposed build we feel that it is of an inappropriate scale for the site, that at 2.75m away it is far too close to Ashvale house and will compromise the setting of this listed building. In addition, it will overlook the entire east aspect of Ashvale house and garden affecting privacy which is an existing issue with the applicant's other holiday lets 'Teania' to the north and 'The Crow's Nest' and its patio overlooking to the west. As a listed building Ashvale has old, single glazed, sash windows which offer little to no sound protection, especially at such close proximity.

The proposal is in no way a sympathetic conversion and, as the whole site will be levelled to the ground to provide foundations and less than a third of the 24 metre frontage replaced in a visually similar fashion to the existing structure, would set a dangerous precedent in this conservation area.

In Middletown and Lowertown in the past twenty years, to our knowledge, a number of genuine conversions have taken place. Sandy Lane Cottage, Oaklands Barn (aka The Old Washhouse), The Stables, The Old Stable, The Locker, Saith Carreg (by the Seven Stones) and Fred's Barn have all been converted into domestic and letting properties. Not one of those has noticeably increased its footprint, roof height or basic external appearance, with the exception of Fred's Barn which had approximately half of the structure's roof height reduced to a single storey. We see no reason for this sympathetic approach to be discarded.

Much has been made in the applicant's representation regarding the dilapidated state of this "visual eyesore" which leaves it uneconomical to restore. In my opinion over twenty years of neglect has led to this situation, where others have gone to great lengths to maintain properties under the custody of their lease.

Yours sincerely

Rob and Fay Davis

