

John Jenkins & Nikki Banfield

4 Telegraph Bungalows

Telegraph

St Mary's

Isles of Scilly

TR21 ONP

25th August 2015

RECEIVED BY THE
PLANNING DEPARTMENT
25 AUG 2015

Dear Lisa

Further to your email to Paul on the 14th August 2015 we felt it would be prudent to reply to your concerns in writing and hopefully alleviate some, if not all of them.

"There are a few concerns I have about this proposal. Firstly I do think it's a considerable change from the current building, as per my pre-application advice. I did meet the Banfields on site and noted the changes that have been permitted on Middle Tinks. I also note that was, however, on the basis that the new dwelling was subject to occupancy restrictions via a Section 106 Legal Agreement. Essentially the current proposal for South Tinks is for a replacement dwelling which is considerably larger than the existing modest simple plan building. For us to consider this under Policy 3 I would request that occupancy is again restricted. Please could you put this to the applicant's?"

Our proposal for South Tinks is essentially to expand and extend the current existing one bedroom dwelling into a family sized 3 bedroom dwelling. You have noted that this does require us to take the existing building down to ground level in order to re-build and extend, which we understand is how you believe this is a "replacement dwelling", our reasons for this course of action, as opposed to just adding an extension, are as follows:

As South Tinks currently stands it has no foundations, double thickness granite walls, no damp coursing, no insulation in the walls or floors and the gable end is suffering from subsidence; by taking the current building down to ground level we will be able to rectify all of these issues, gain additional space internally, which is currently "lost", and make the entire building more environmentally and ecologically friendly.

Additionally by lowering the whole building to the ground level at the rear of the dwelling we are gaining much needed height, without going substantially upwards, in order to make what is currently a one bedroom, three room property (which is an adequate holiday let) into a fully functional family home.

It is our view that the re-modelling of South Tinks is not a replacement dwelling but an improvement and extension on an existing dwelling (the final building is being built over the footprint of the existing dwelling) a dwelling not currently restricted in any way. Given that South Tinks has little by way of sustainability features it is essential that this work is done; due to the lack of basic sustainability features in the property it is not possible to alter what is already there. Further to this we have identified additional sustainability features (included in the statement provided by John & Kay Banfield as part of the application process) which will greatly improve the ecological and environmental validity of the property.

Having carefully and respectfully considered the option of accepting a "106" on this proposal, bearing in mind the above and that we do not think the size of the extension changes its nature or approaches the scale of Middle Tinks, we would like to indicate that this is not something we feel is appropriate or desirable on this planned building.

"Secondly I am not convinced that the conservatory is appropriately sited. Given that the nature trail at Higher Moors emerges at Holy Vale adjacent to this conservatory and the glazed nature of a conservatory, it is usual for this to be located within a private rear garden rather than to the front forward of the building line? I would ask this is removed."

Whilst we understand your concerns regarding the conservatory and its placement and agree that in theory it is traditional and usual custom to place a conservatory at the rear of a building we feel that there are certain pertinent details that bear on this case that cannot be ignored. Although South Tinks is situated where the Higher Moors Nature Trail emerges, it is set back from the path and will not encroach on the path; additionally the Higher Moors Nature Trail currently emerges and passes through Freehold property, which extends to the treeline and wall as indicated on the map provided.

Besides this fact, due to the lowering of the front elevation the conservatory will not be in the raised position of the current patio and it is unlikely that it will be seen by pedestrians until they are directly in front of it. Privacy issues for ourselves, the applicants, can be discounted since it is surely safe to assume that we would not request the current location were privacy a concern.

The placement of the conservatory at the front of the building is in keeping with current developments in and around Holy Vale including Middle Tinks (right next door) and Maypole Cottage a few hundred yards up the road, further more there are numerous examples of other property's around St Mary's with exactly the same configuration. In its proposed location it will provide much needed space and light in the kitchen and lounge area of our home.

Placement of the conservatory at the rear of the building would not be appropriate as the rooms at the rear of the property are bedrooms and a utility room, neither of which would benefit from a

conservatory, which we see as somewhere our family and friends can gather and utilise. Additionally there is no direct light at the back of the property from mid-day onwards and consequently the conservatory would be wasted here.

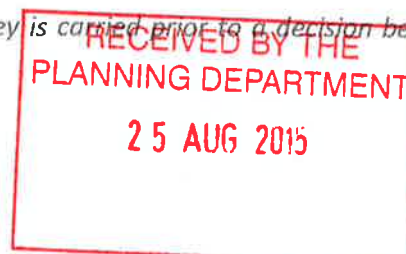
"I would also suggest that the central front and rear dormer details , are scaled back to a simple dormers. The Juliet balcony on the rear together with the ground floor door and two windows appears to be overcrowded with openings. I would request that this is simplified. Please can you draw on details including guttering, down pipes and any flues and chimneys if these are proposed. I would also like to see, drawn on the plans, Middle Tinks to enable some assessment to be made as to the relationship between the two properties

In relation to your request regarding the scaling back of the central front and rear dormers we take on board your request and would ask you to consider whether you would be supportive if we scaled down the one on the front to be the same as the ones either side (and matching the 3 dormers on Middle Tinks) (see amended plans) but kept the one on the back complete with Juliet Balcony and windows. By keeping the rear larger dormer we are retaining a small but vital amount of usable space in the upstairs of our one and a half story home (where every square inch matters). We take on board your concerns regarding the openings (doors & windows) at the rear but would like it noted that South Tinks is in a sheltered position, surrounded by trees and as a result natural light is obstructed; with less/smaller openings our use of natural light will be greatly limited, additionally we would suggest that as the area to the rear of the house is entirely private, no members of the general public will be able to see this.

We are open and amenable to suggestions as to a more suitable layout/design regarding windows openings with sympathy to the above if you have a preference/idea you would like us to try?

We feel that the design is sympathetic and in-keeping with Middle Tinks and that the Juliet Balcony/Doors and windows are important not only for lighting but also ventilation in what will be bedrooms, a landing and a utility room; we feel that this is all the more important if we are losing the front larger, central dormer. Again, this elevation will not be seen by anyone other than ourselves and my parents or anyone we should choose to invite into our back garden so, although sympathetic and in-keeping, it will have little or no visual impact on anyone else.

"Finally I would request that a bat survey is carried out on this property. It is particularly important that we understand any impact prior to granting consent. As you are aware it is a legal duty of a Local Planning Authority, when determining a planning application for a development, to assess the impact on European Protected Species ("EPS"), such as bats, great crested newts, dormice or otters. A LPA failing to do so would be in breach of Regulation 3(4) of the 1994 Regulations which requires all public bodies to have regard to the requirements of the Habitats Directive in the exercise of their functions. In light of this I would request that a survey is carried out prior to a decision being made. I



have contacted the Isles of Scilly Bat Group and note that they would be able to assist in this work and I would encourage you to contact Mike and Anne Gurr of the Isles of Scilly Bat Group on 422224 to make the necessary arrangements."

We have contacted Mike and Ann Gurr with regards completing a Bat Survey to support our application and this has now been completed, a full report will follow shortly; Mike and Ann have also stated that they will advise on the siting of additional bat boxes, to complement those currently situated on Middle Tinks, on completion of our building works.

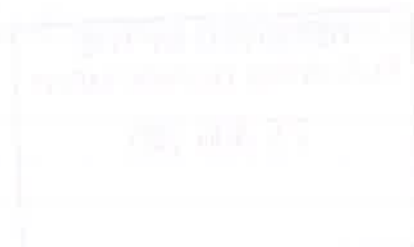
With the new draft of the designs (showing Middle Tinks, guttering etc also) we hope that you will see that the proposal will, with the granite facings on the front elevation that is the same as is current and in total keeping with Middle Tinks and the 3 (including the scaled back) dormers that entirely match with Middle Tink's dormers, we have a proposal that you can recommend to the committee they pass.

We thank you for all your assistance and advice on this project so far and trust that Scilly is gaining a building that we can all be proud of.

Yours Sincerely,



John Jenkins & Nikki Banfield.



We have referred to amended plans within our letter but you will find they are not enclosed.

This is partly because we are waiting for them to be completed by the architect + partly because we would like to sit down with yourself, or another member of the planning team as we note you are out of the office until 3rd September, to talk through them.

Many thanks

Nikki



