

**King, Andrew**

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**Subject:** FW: letter of support for planning application of Sage House

From: Sabine Schraudolph

Sent: 18 April 2016 06:48

To: Planning

**Subject: letter of support for planning application of Sage House**

Good morning,  
please find below a letter of support towards my planning application.  
Please let me know if you need more information or more detailed explanation.  
Please can you also confirm the receipt of the letter.  
Kind regards  
Sabine

**letter of support for planning application of Sage House, High Lanes, St. Mary's, Tr21 ONW**

Dear sir

I am writing to support my planning application to change part of the premises into self catering flats and relocate the Kaffeehaus to the West of the building.

1. Change of use into self catering flats

The part I wish to change into flats is still the original structure built for a diving centre in 1978. The standard is by no means fit for today's tourism needs and expectations. Bathroom facilities and rooms are very small and not suitable for disability access. The layout was originally planned for basic diving holidays.

My plan is to upgrade the whole part to a 5 star self catering unit with four flats. Comprising one flat with 3 bedrooms, one with two bedrooms and two with one bedroom. The flats can be interconnected so bigger families and parties can come for as a group. The conservatory at the East, which is now the Kaffeehaus will be part of the largest flat and offers a very appealing layout with a beautiful walled garden.

The other flats will have outside decking to the south. All windows and doors will be the same style, so there won't be any change on the outside appearance.

The aim is to reduce bed capacity and upgrading the accommodation. That means less strain on public services such as waste, washing and sewerage.

2. Relocating the Kaffeehaus

The Kaffeehaus is an established and well liked service on St. Mary's. We have attracted many more customers over the last ten years and it would be nice to have a bit more space. We are not planning to increase the covers, just have more space and a better outside seating area.

The access will be all on one level, and the toilet facilities much improved.

The new Conservatory will be keeping within the same style and blend in nicely with the surroundings. We also will have a much improved kitchen facility to cope with the demand.

The overall achievement of this development will be the improvement to an existing successful business and upgrading the sub standard accommodation.

I know this application will enhance our visitor experience and support the island as a destination.

Yours sincerely  
Sabine Schraudolph

