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PLANNING DEPARTMENT

15 JUN 2016

Coombe Orchard,  
Mapstone Hill,  
Lustleigh,  
DEVON,  
TQ13 9SE

Ref:  
Pine Trees, Bryher.

3/03/2015  
13 Jun 16. J. J. J.

Dear Lisa Walton,

In supporting our application for change of use I would like to offer some background material.

When we purchased Pine Trees from Mr and Mrs Dunkerman it had been a second home, which had a holiday cottage within it. This had been possible because originally it had been 2 homes. There are 2 entrances, both have separate kitchens, bathrooms and drainage systems. They are now also rated separately. At some point a rudimentary opening had been made to enable access between the 2, this formed a narrow ( 16 inch ) and low short passageway, between The Farmhouse and The Cottage which could be shut off when let.

Both properties within living memory have been separate homes.

In agreeing to separate the annexe ( The farmhouse ) from the main dwelling ( The

Cottage ) we feel that economic and social position of Bryher will be improved as at present the market value of Pine Trees puts it beyond reach of local residents. The

smaller property The Cottage as a one bedroomed dwelling would serve well as accommodation for a key worker and its market value would make it within reach of local first time buyers. Our daughter who is a permanent employee at Hell Bay Hotel lives in it now.

The Farmhouse when we purchased it was in poor condition, with upvc windows which needed replacing, a flat roof dormer extension and complete renovation and modernisation was needed. Having done this work it is now a desirable 3 bedroom home or holiday let which is no longer an eyesore and is also a benefit to the economy of Bryher.

We feel that although these two properties have been joined for a brief period under one lease they are at greater benefit to Bryher as two properties, as they were originally.