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**White Cottage, Porthloo, St. Mary's, Isles of Scilly  
 For E. Hicks**

**RESUBMISSION OF PLANS TO REPLACE 2 BEDROOMED CHALET WITH 2  
 BEDROOMED COTTAGE**

An application was made to demolish the existing chalet and replace it with a traditional style cottage with a similar number of bedrooms P/16/035/FUL.

This was refused and the reason given was that "it is contrary to Policy 3 of the Isles of Scilly Local Plan 2005". This reason was given because there was no legal document to restrict the use for 'Local Need' or 'Key Worker' occupancy.

**At the present time the existing dwelling is unencumbered by any such legal agreement.**

It is accepted that the proposed new dwelling will contain more living space than the existing chalet but significantly it will not contain any more bedrooms or bedspace allowance. Policy 3 of the 2005 Plan relates to new houses and not, as in this case, a replacement dwelling.

This is stated clearly in the wording of Policy 3 Para 3 which starts "All new residential development"

A replacement dwelling cannot be therefore considered as 'New residential development' because a building which could house a similar number of occupants already exists.

We respectfully suggest that it is extremely important that there must be consistency in planning decisions. We would therefore like to refer to a decision made a few months ago regarding a property known as South Tinks, Holy Vale, St. Mary's. Not only did the replacement for the existing dwelling in this case involve a far greater increase in floor space than our proposal, it increased the dwelling from one bedroom to two bedrooms and also included an additional room for an "Office".

In our new application we have removed the 'sun lounge' which has reduced the living area by 14 square metres and this has also had the effect of making the proposal more traditional to mirror the design of the original 'White Cottage' but many other small cottages dotted around these Islands. Our new proposal will be far more

suitable to meet the needs of a small family than the existing chalet. It will also be far more energy efficient and we feel it will be far more sympathetic to the surrounding buildings and the traditional architecture established in this AONB.

With regard to Paras 7 & 8 of the national Planning Framework 2012

- a) The aim to achieve;-
  - 1) An Economic Role – contributing to a strong responsive and competitive economy by ensuring land is available to support growth etc.
  - 2) Social Role – supporting strong vibrant and healthy communities by providing the supply of housing to meet the needs of present and future generations.
  - 3) Environmental Role – contributing to protecting and enhancing our natural built and historic environment.
  - 4) Para 8 – these roles should not be taken in isolation etc.

We contend that our proposal to provide an improved dwelling of traditional design complies with all these criteria and this should be considered as ‘socially sustainable’ which is entirely opposite to part of the refusal notice.

We feel that the Design and Access Statement submitted with the original application is still applicable to this revised design.

We hope that you can now recommend this greatly improved dwelling for approval.

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