

King, Andrew

Subject: FW: Form submission from: Planning application: P/16/101

From: website@scilly.gov.uk [mailto:website@scilly.gov.uk]
Sent: 24 October 2016 12:56
To: Planning
Subject: Form submission from: Planning application: P/16/101

Submitted on Monday, 24 October, 2016 - 12:56

Full Name: Mr and Mrs Beck

E-Mail Address: [PROVIDED]

Your Address:

Trevessa
The Parade
St Mary's
Isles of Scilly
TR21 OLP

Representation:

Dear Ms Walton

We wish to object to the proposed rear extension at Roanoake.

We are the owners of Trevessa which is located immediately behind Roanoake and think that the proposed three storey extension will have an overbearing impact on our property.

The space between the properties on the Parade and Porthcressa Road is already very narrow. The block plan submitted with the application is incorrect as a single storey extension has been built to the rear of Trevessa which is used as a kitchen. There is currently 15.3m between our kitchen window and the existing rear wall of Roanoake. There is already overlooking of our back garden from the existing kitchen window of Roanoake which is only 5.1m from our rear boundary. If the extension is constructed there will be only 11.2m between our kitchen window and the proposed kitchen window and less than 1m from the new kitchen window to our rear boundary. There is currently 18m between Roanoake's kitchen window and our bedroom window at first floor level. This will reduce to 13.9m under the proposals.

The Isles of Scilly Design Guide published in 2006 states:

The layout of a new building, or extensions to an existing building, on a plot must take account of the need to respect the privacy of adjacent households.

It goes on to state:

Privacy can be achieved by;

- (a) distance (usually the imposition of a standard spacing of 21 metres between opposite living room windows) and
- (b) by design (the layout of one building in relation to another, the careful definition of the public and private side of a house and the size and disposition of windows on an elevation).

Due to the "tight" character of many of the settlements, proposed layouts based on a strict adherence to the distance principle are unlikely to be appropriate as the principle tends to produce a suburban layout, which is rarely

achievable or desirable. Thus privacy should be achieved through the careful siting, design (interior and exterior) and placement of windows.

The proposals do not meet part (a) at present and will reduce the gap between the kitchen windows of the two properties to 11.2m, just over half the distance recommended in the Design Guide.

The proposals also do not meet part (b) as the design has not sited the kitchen window to prevent overlooking of our property and does not utilise the ground floor for living accommodation.

We therefore believe that the proposals result in an unacceptable loss of privacy and are contrary to The Isles of Scilly Design Guide.

There will also be overlooking and loss of privacy from the rear stairs which are adjacent to our rear boundary. We question the need for the rear staircase as the house does not have one at present and has an internal staircase. The addition of a rear staircase would allow the property to be subdivided at a future date converting it into flats.

The proposed extension will cover the entire garden and therefore Roanoake will not benefit from any private outdoor space.

The Isles of Scilly Design Guide states that;

4. EXTENSIONS should be SUBSERVIENT to the original building.

When viewed from the side the proposed extension is large compared to the existing house and we do not consider the extension to be subservient to the original building from the side elevation. This will have an overbearing impact on properties either side of Roanoake.

Trevessa is a Grade 2 listed building as are the other properties along The Parade. The application does not consider the impact of the proposals on these listed buildings. The Isles of Scilly Design Guide states that:

It should be noted that the guide does not provide specific advice in relation to listed buildings as the design considerations contained in this document apply to all types of buildings - although the guidance will apply more strictly to listed buildings.

The Isles of Scilly Local Plan Policy 1 (Environmental protection) states that:

To ensure that all relevant future development proposals respect and protect the recognised quality of the islands natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they:

- preserve or enhance the character or appearance of the Conservation Area and preserve the architectural or historic interest of all listed buildings including their features and settings;

We do not believe the proposed extension preserves the settings of the listed buildings along The Parade.

Granting the proposed extension would set a precedent and other properties along Porthcressa Road could expect to be granted permission for similar extensions. Taken together these could have a significant adverse impact on the setting of the listed buildings along The Parade.

We currently enjoy a right of access across the rear garden to Roanoake. The block plan shows that this right of way would be diverted to accommodate the extension. The application form states that the applicant has agreed with the adjoining owner (7 Porthcressa Road) to extend the right of way on to their land. We understand that this is not the case. The owners of Roanoake have not contacted us concerning this proposed diversion.

The proposed development would reduce our privacy by directly overlooking our garden from the kitchen window and external staircase and reducing the distance between living rooms of the two properties to an unacceptable degree. For this and the other reasons listed above we strongly object to this application.

Thank you for considering our representations concerning this application.

Mr and Mrs Beck