

Rhona Holland

Uppness, The Maisonette

Back Lane

St Mary's

Isles of Scilly

Phone:

The Planning Officer

Planning Department

Council of the Isles of Scilly

Town Hall

The Parade

St. Mary's

Isles of Scilly, TR21 0LW

21 October 2016

Dear Mrs Walton

Planning Application P/16/101/FUL

Proposed rear three storey extension and changes to the front elevation to Roanoake, 9 Porthcressa Road, St Mary's, Isles of Scilly. (Affecting setting of a listed building)

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object strongly to the development of the proposed extension to this house.

Whilst I fully understand this local family wishing to improve the design of their house and create extra space, the proposed development is particularly ill-considered: building development in this conservation area with listed buildings very nearby would have an adverse impact on the character and appearance on the area.

In particular, the proposed three storey extension at the rear of the property is to extend to within feet of the boundary of the property to the rear, the property to the west, and also to the boundary of the property to the east, my mother's property, 11 Porthcressa Road. The effect of this extension would be:

- a complete loss of sunlight to my mother's rear garden and kitchen (see attached estimated effect);
 - the loss of residential amenity due to overshadowing;
 - the loss of outlook to my mother, given the large blank wall that is proposed to almost the full extent of her boundary;
 - the adverse effect on the residential amenity to varying degrees of other neighbours;
 - the overbearing, out of scale size and overdevelopment of the site with complete loss of garden land;
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Although I realise that problems arising from the construction of the building is not part of the building decision, thought should be given to the effect the construction would have on the residents given the relatively small amount of access to allow demolition and the removal of materials. Construction would undoubtedly mean that access to other properties would be needed to allow any build whatsoever.

I would refute the suggested statement on the application that a precedent has been set for other property extensions in the area. Whilst there has been some extension to properties on the A3112, the properties in the vicinity of 9 Porthcressa Road does not have three storey extensions that are likely to affect neighbouring properties, but mainly wooden staircases to porches leading to first floor properties.

I am saddened and deeply concerned for the worry and stress this has caused my mother, who at 87 years of age should not have the worry of the possibility of living in a dungeon-like setting for the remainder of her years.

Yours sincerely



Rhona Holland

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Estimated effect of east facing wall on morning light for 11 Porthcressa Road