



24th October 2016

Council of the Isles of Scilly
Planning & Development Department
Town Hall, The Parade, St Mary's
Isles of Scilly TR21 0LW

RECEIVED BY THE
PLANNING DEPARTMENT
25 OCT 2016

Dear Mrs Walton

Planning Reference: P/16/101/FUL

Proposed rear three storey extension and changes to the front elevation of Roanoake, 9 Porthcressa Road, Hugh Town, St Mary's.

Thank you for your letter dated 10th October 2016 regarding the above proposal, which was the first notice we received of the intended plan for development and read that it would be very closely sited on the boundary of our house and combined business.

With sensitivity to Mr and Mrs May's reason and desire for a larger family house, I strongly object to the proposal and my comments are as follows:

The proposed extension at the rear of Roanoake would be **physically too-closely located** within an approximate distance of four metres from our house, across a small area of separation, being the only rear outdoor space of our property.

A difference in ground level means the **sizable impact** of the proposed three-storey construction, would be at least another half metre higher than is indicated. We already feel hemmed in by the height of the existing terrace of buildings, so we certainly do not want any further **encroachment** towards our property.

The extension will increase the loss of our sight of the sky and further **obstruct direct sunlight** that we have the benefit of, only after the sun has reached a certain seasonal height - the houses to the rear already block this to a great extent during four months of the winter. This will enlarge the **overshadowing** from around lunchtime and during the afternoon, throughout the whole year, across the back of our property and in the small area we have for outdoor enjoyment, leaving the south facing aspect of our house cold, damp and unappealing.

Continued ...

Page 2

From the kitchen window and the outside platform of the external staircase, both intended for location on the first floor of the proposed north elevation of Roanoake, there would be an extremely close view into our rear outdoor space, also, at only an approximate forty-five-degree angle, an intimate view into four of our windows: on the ground floor of our house the windows are for the kitchen and our sitting room, where we spend much of our time using either of these, working, or relaxing and I feel the potential to be so closely overlooked would be an **uncomfortable intrusion on our privacy**.

There would be a level-view into the first-floor windows on the rear of our property, where there are two bedrooms for paying guests; along with **invasion of privacy** and additional possible further implications of **noise disturbance** from activity on and use of the proposed external staircase to the kitchen, it seems likely that we would be having to deal with complaints and probable **loss of business**. I question the requirement for the staircase to be on the outside, rather than the inside of the house and the necessity for this in a family home.

If planning permission is granted, almost doubling the size of the existing house with an **overbearing extension**, the site will be **thoroughly overdeveloped** and left with no remaining outdoor space. The impact on all people occupying the neighbouring properties, will be of a **reduced quality of both living conditions and outdoor space**.

I do not want to see a precedent set for similar planning applications to be made along the modern terrace of houses that run parallel to the rear of the houses on the Parade, as I feel an **overdevelopment** would be of huge detriment to the whole neighbourhood.

Please find photographs enclosed to illustrate some of the descriptions and thank you in advance for your serious consideration of all comments and objections in this letter.

Yours sincerely

