IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424350 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

REFUSAL OF PERMISSION FOR DEVELOPMENT

Application No: P/16/121/FUL **Date Application Registered:** 7th December 2016

Applicant: Mr And Mrs May
Roanoake
9 Porthcressa Road
Hugh Town
St Mary's
Isles of Scilly
TR21 0JL

Agent: Barry Coupe
Courtney Cottage
Fairfield Road
Iwerne Courtney
Blandford Forum
Dorset
DT11 8QA

Proposal: Resubmission of an application for a proposed rear three storey extension to Roanoke, and changes to the front elevation (Amended Plans).

Site Address: Roanoake 9 Porthcressa Road Hugh Town St Mary's Isles of Scilly

In pursuance of their powers under the above act, the Council hereby **REFUSE** the above development for the following reasons:

R1 The rear extension by reason of its size, design, scale and massing, would appear unacceptably overbearing and dominant when viewed from 7 and 11 Porthcressa Road and Trevessa, Church Street, and would result in unacceptable loss of outlook to the same properties, and the extension would lead to increased overlooking detrimental to the amenities of neighbouring properties contrary to the Isles of Scilly Adopted Local Plan (2005), and to the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006) and contrary to Paragraph 17 of the National Planning Policy Framework.

R2 The development, by reason of its poor design and bulk, including the principal elevation Juliet balcony and rear elevation three storey extension, would detract from the character and appearance of the streetscene and rear terrace of properties and detract from the character and appearance of the Conservation Area contrary to the statutory designation and the Isles of Scilly Local Plan 2005 Policy 1.

Signed Senior Officer: Infrastructure and Planning

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