

**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



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15 March 2017

Dear Mrs Walton

**Planning Application P/16/121**  
**Resubmission of an application for a proposed rear three storey extension to Roanoke, and changes to the front elevation (amended plans).**

With reference to the above planning resubmission of an application with amended plans, I have examined the plans and I know the site well. I confirm my strong objection to the development of the proposed revised extension to this house.

As I explained on the original representation to the application, whilst I understand the wish to improve their house, the proposed development is particularly ill-considered: building development in this conservation area with listed buildings very nearby would (contrary to opinion at the last meeting) have an adverse impact on the character and appearance on the area and the residents.

In particular, the revised proposed three storey extension at the rear of the property is to still extend to within 2.5 metres of the boundary of the property to the rear, alongside 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:

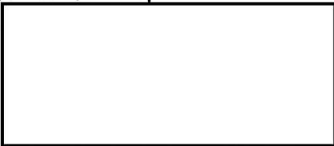
- A severe loss of sunlight to my mother's rear garden, kitchen and bedroom (see attached estimated effect), even in midsummer when the sun sets further to the north;
  - The loss of sunlight at the end of the day to my mother's lounge, due to the Juliet balcony at the front of the building which appears to be larger than one would expect;
  - the loss of residential amenity due to overshadowing to the rear;
  - the loss of outlook to my mother, given the large blank wall that is proposed to extend halfway along the 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 substantial loss of garden land;
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I am aware that problems arising from the construction of the building is not part of the building decision, I believe thought should be given to the effect the construction would have on the residents with no access to allow demolition and the removal of materials. Access for construction would be severely disruptive the area, including Porthcressa Road itself.

I reiterate that I refute the statement on the Design and Access Statement that a precedent has been set for other property extensions in the area. There has been some extension to properties on the A3112, but the properties in the vicinity of 9 Porthcressa Road does not have three storey extensions that are likely to affect neighbouring properties. I disagree with the statement that this 'could be acceptable bearing in mind a substantial reduction in the size of the proposals'. This has been a reduction of one third of the original application which remains a severe loss of sunlight and outlook to my mother's property.

I find the architects reference to 'a local family' misleading, given that the house remains on the market to be sold at any point to anyone wishing to buy the property, whilst attempting to compromise the impartiality of those persons making the important planning decision of the building.

I remain deeply concerned for the stress the original application, the resubmission and now the amended plans has caused my mother; nearing 88 years of age my mother should not have the worry of the possibility of living in a severely dark setting for the remainder of her years.

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**Rhona Holland**