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PLANNING DEPARTMENT

15 DEC 2016

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

15 December 2016

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.

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

I note that the revisions to the drawings were designed and drawn prior to the original application, presumably in order to quickly submit a lesser version.

As I explained on the original application, 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 revised proposed three storey extension at the rear of the property is to 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;
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- 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;

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, unless the occupiers are prepared for building materials and machinery to be taken through their home.

I would refute the statement on the Design and Access Statement 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, the one in my mother's garden already reducing light to the rear of her property. I would also disagree with the statement that this 'could be acceptable bearing in mind a substantial reduction in the size of the proposals' as this is a merely a reduction of one third of the previous application which remains a severe loss of sunlight and outlook to my mother's property.

I am disheartened and deeply concerned for the worry and stress the original application, and now this resubmission, has caused my mother; at the age of 87 years my mother should not have the worry of the possibility of living in a dark 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