

The Lookout

Porthcressa
St Marys
Isles of Scilly
TR21 0JQ

www.the-lookout.co.uk

20 December 2016

Mr Andrew King
Planning and Development Department
Town Hall
The Parade
St. Mary's
Isles of Scilly
TR21 0LW

Dear Sir

Re: Objection to Planning Application ref: P/16/129/FUL
Mr T Fletcher, Proposed Dwelling, Land at Porthcressa, St. Mary's

We wish to make you aware of a number of strong objections that we have with regard to the proposed above development. As an immediate neighbour to the site of the proposed development, we are of the view that the proposed development will have a serious impact on our standard of living, our business (bed & breakfast), as well as the amenity of our house and the surrounding properties.

OVERVIEW

The garage/boatshed that currently sits on the plot has been allowed to fall into a poor state of repair. However, this does not need to be the case. It is no coincidence that all previous owners of the building have wanted to build a dwelling there and, to further their ambitions as regards planning applications, allowed the boatshed to become untidy. It is at least sixty years old and is built of traditional local granite, and in a cosmetically repaired state fits in by design and proximity to old Scillonian cottages which are nearby. It would improve the outside area of the shed a great deal if the owners disposed of the stone and other detritus that lies outside of the shed and cut the grass.

We would also point out that in his supporting letter, the applicant states "*In consultation with the neighbours, we have reduced the roofline as much as practicable so as not to affect the natural light*".

No such consultation has taken place with us; indeed we have written a letter to the applicant inviting him to discuss the application. (Please see enclosed copy). We can only presume from his comments regarding the height of his proposed dwelling that this is an issue that he recognises as a potential problem for those of us in close proximity who would be affected.

OBJECTIONS

This proposed dwelling would not fit in with the scale of the surrounding existing properties which would be at odds with the Isles of Scilly Design Guide. The current properties are a mixture of old traditional terraced cottages, and several larger detached houses, all of a similar age and design. The detached more modern buildings all have sizeable gardens. This dwelling would look completely at odds with these i.e. all height and no meaningful footprint, and no garden.

The height of the proposed dwelling would be more than double the existing building. The area currently offers an open aspect to all who live next to it and a dwelling of this type will serve to close in the whole area, giving the land to the north a "quadrangle" effect. It will completely overshadow the garden to the north that will form one of its boundaries and the small shed and garden belonging to Mr Child's property to the west. **(Please refer to enclosed photographs where we have demonstrated the height of the ridge of the proposed building at 6.67m and its inappropriate scale relative to its surroundings).**

The proposed building is not a "like for like" footprint replacement, indeed, it will take up a great deal more of the existing plot than that of the current garage. This is an over-development of the site.

The proposed building will adversely affect the light to our property, especially our lounge which is to the right as one looks at our house from the proposed site. We deliberately reduce the height of any of our garden planting outside of this window to maximise the available light. This proposed dwelling will negate this.

The proposed dwelling will take up the whole footprint of the land available, meaning that it would be of high prominence in the area. There will be no garden at all or proportionate outside private space for the applicants or future house owners.

The proposed dwelling will abut the public footpath that leads up to Buzza Hill. This will form a high boundary for the path and close in the open aspect it now has. The building will clearly stand out when viewed from the sea-ward side, especially from the path that leads to the playpark.

There is no provision for vehicular storage or shed at the proposed property, even for a motorbike, and the closest parking available near to the Library is already overused. This means that properties in Buzza Street will have to suffer yet more vehicular overcrowding.

The site is served by a public lane on its western side boundary and an un-adopted track on its southern boundary which is designated within the development plan as being part of a public open space. The proposed build would have a negative impact on the visual amenity of the whole area and natural light would be considerably reduced for the properties immediately surrounding it.

A larger building there will also make vehicular access more awkward. Larger vehicles such as ambulances and delivery vehicles already find it difficult to negotiate turning and accessing the narrow lane towards Buzza estate.

The local water and sewage system in the Hugh Town locale and its out-lying neighbourhood is already over-burdened, and this will only add to this problem.

This is traditionally a very windy corner. This building would produce a "wind-tunnel" effect towards our property. We experience strong S-SW winds on a regular basis, and any building higher than the current shed will only serve to magnify this effect.

Overall, we consider the proposed application as an over-development of the site and its impact on a traditionally open area would be detrimental to neighbours and those enjoying the area (such as the green seating area where benches are enjoyed by many people).

Finally having read The Isles of Scilly Local Plan, 'Proposals' - 'Proposal "A" Housing Sites on St. Mary's' We understand that there are proposals for about 30 new homes to be built for local needs and key workers over the next ten years.

Yours faithfully

David and Michaela Hawkins

The Lookout

COPY

Porthcressa
St Marys
Isles of Scilly
TR21 0JQ

16 December 2016

Mr Tristan Fletcher
4 Heydon Flats
Garrison Lane
St. Mary's
Isles of Scilly
TR21 0JD

Dear Tristan

My wife and I live at the Lookout, the property that will be most affected by your proposed dwelling, the planning application for which was posted today.

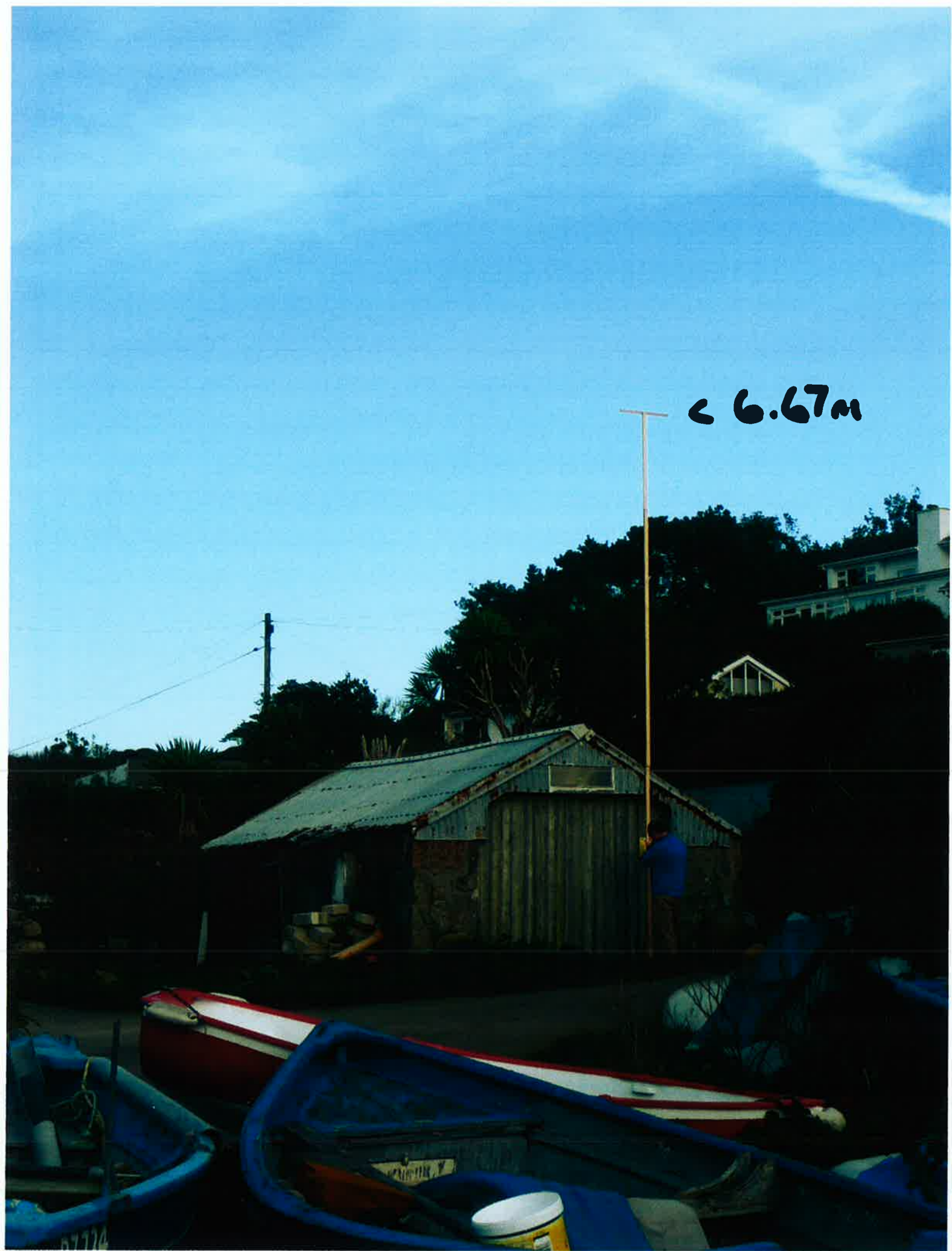
We of course understand the difficulties in getting on the housing ladder here on the islands. However, we would have appreciated the gesture if you had made contact with us to talk about your planning application in order that we could work together and iron out any issues.

Naturally, my wife and I have some concerns about your application and you are always welcome to contact or visit us at any time to discuss these.

Yours sincerely

David Hawkins

≈ 6.67m



← 6.67m →



← 6.67m

THE CHILD'S HOUSE
↓

THE WOODCUT
↓



VIEW FROM BEDROOM WINDOW AT 'THE LOOKOUT' (POLE AT 6.67M IS SLIGHTLY BENT DUE TO BREEZE)

