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The Planning Officer
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23rd May 2017

Dear Mrs Walton

Planning application P/17/039

Proposed rear extension to Roanoake, and changes to the front elevation (resubmission of previously refused application P/16/122/FUL) (Affecting settling of a listed building)

I write with reference to the above planning application. I am aware that the original planning application has been previously refused with regards to this property. Whilst I did not contact you with regards to the previous application I was relieved that it was refused. Now that a resubmission of the previously refused application has been handed to yourselves, I feel that I should put my concerns onto paper and inform you of my objections to the plans.

Initially I would like to voice my concerns that the plans do not seem to have adequate measurements, in order for people to be able to assess an accurate outcome of the revised plans. There are boundary issues that do not appear to have been addressed and, as in the previous submission, the building is still three storeys. These points alone appear to contradict the design and access statement that "much effort has gone into listening to the comments made about impact to other neighbours".

How these plans will affect the neighbours is my main concern. The resident of Pieces of Four, 11 Porthcressa Road, the direct neighbour to the proposed plans, is my Grandmother. She is now 87 years old and has spent the last eight months extremely worried and stressed due to these plans. The proposed three story extension at the rear of the property is to extend to within 2.5 m of the boundary of the property at the rear, alongside the property to the west, and also to the boundary of the property to the east which is my grandmother's property.

If these plans were to take place my grandmother would find that she had a severe loss of sunlight to her rear garden, kitchen, and bedroom. Even during the brightest summer months she would find that her garden would have little to no sunlight and home would be dark. I am also concerned that my grandmother would find that she has a loss of sunlight towards the end of the day within the lounge area in her home due to the proposed Juliet balcony at the front of the building. I also worry about the outlook my grandmother would have within her garden, due to the large blank wall that would be extended more than halfway along the extent of her boundary, a huge overbearing wall which would make her garden feel overshadowed and so much smaller to her.

As I have previously stated my grandmother is 87 years of age. She has always enjoyed gardening and even now, at her age, is very often in her garden with her plants. I believe that this greatly helps how active and mobile she is able to be. Should the time she spends in her garden be restricted or impaired I strongly believe that her enjoyment and quality of life would be severely affected on many levels. This is unacceptable to me, and I don't feel that any consideration has been given "to the comments made about impact to other neighbours".

Whilst my grandmother's happiness and quality of life is my main concern, I don't feel I can ignore all the other problems and perspective outcomes arising from these proposed plans. I am very familiar with this site, having just moved to Cornwall having been a resident on the Isles of Scilly for 18 years. I can't help feeling that this building development, with listed buildings very nearby, would have an adverse impact on the character and appearance on the area. I don't believe the proposed plans would be in keeping with the surroundings and I do feel it would devalue and have an adverse effect on the surrounding area.

I do understand that problems arising during the construction of the building are not necessarily a factor during planning decisions. However, due to the relatively small amounts of access residents have within this area, I do feel that the disruption that demolition and removal of materials, during building process, that would undoubtedly take place for many months, should also be a consideration.

I appreciate you taking my concerns under consideration. I, my Grandmother and indeed the rest of my family will be greatly anticipating the outcome of the planning meeting.

Yours sincerely



Kimberly Asten