

King, Andrew

Subject: FW: Planning Reference: P/17/039/FUL

From: David Walsh
Sent: 26 May 2017 15:11
To: Planning <planning@scilly.gov.uk>
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Council of the Isles of Scilly
Planning & Development Department
Town Hall
St Mary's
TR21 0LW

Dear Mrs Walton and the Councillors of the Isles of Scilly

Planning Reference: P/17/039/FUL

Once again, I object to this planning application at Roanoke, 9 Porthcressa Road, for all the reasons I have given before, regarding its size, massing, design and scale of the project.

These plans are almost the same as the last ones, which have already been turned down. The slight difference I can see, being a minor adjustment to the roof and the dormer window, now as a Velux window, which could be converted back into a dormer window in due course. Regarding the Design and Access Statement that describes in one paragraph of the proposal, the rear extension is on three floors, and a little further on it says, visually this is an extension on ground and first floor, capped with a hipped roof. Surely this is a three-story extension, that is what is on the plan.

The proposed ground floor extension window has been moved to the western side of the building, but then it would open on to a right of way. The kitchen window proposed in the extension of Roanoke would be looking directly down into our lounge from 2.5 metres closer than it is now and this room is not, I hasten to add, a guest lounge, but our own lounge where we relax, read the paper and watch TV. The proposed extension will cover over 50% of the garden and will come to within 2.2 metres of our property boundary and there-by, will be encroaching on three listed buildings where there are restrictions of distance according to the Isles of Scilly planning guidelines.

Even a ground floor extension will have an impact on the adjacent property, Pieces of Four, which is permanently occupied. If you stand at the window of Pieces of Four, any extension with a depth of 2.5 metres will break the 45-degree rule and obstruct all the afternoon and evening light, rendering this ground floor flat into continued twilight. This surely must be unacceptable.

There are a couple of issues I would like to take up: at one previous planning meeting, it was mentioned that the architecture in the surrounding area of the proposed extension is not of a high quality and therefore the application should be granted approval, but surely, because, retrospectively, bad decisions on planning were made in the past, this is no reason now to compound the issue by making more decisions that would make the situation worse.

I do not consider this to be a case of inadequate housing, as Roanoke is a three-bedroomed property, also conversion of the garage/storeroom would easily make this a four-bedroomed property. The house is for sale and is described as, a comfortable family home, well-appointed accommodation, three bed, bath and

shower room, office and utility, with viewing very highly recommended. If the planning application is given permission to go ahead, and the property is sold in the meantime, then any potential buyer of Roanoke will have the benefit of it. I also think the Juliet's balcony will look out of place along Porthcressa Road. I was astonished to see a letter supporting the planning application for Roanoke, with no qualms about all the sunlight being obstructed at the back of Pieces of Four, condemning Mrs Griggs to be living in a continual shadow, but at the same time there is another application for planning permission for raised dormer windows, which will give them panoramic views over Porthcressa Bay.

I would like to point out that I have continuously lived and worked on St Mary's for over 34 years, Mr and Mrs Thomas from Auriga were both born and brought up on the islands, this must count for something if any decision is based on it being for a local family.

To sum up, the proposal shows a three story extension that will be overbearing, enable closer overlooking and intrusion of privacy, it would block a large amount of natural light from premises surrounding it and it is something that nobody in the immediate vicinity wants.

Thank you for your consideration in this matter.

Yours sincerely

David Walsh

