

P/17/039/FUL

REP

Carina Luscombe
31 Trevonnen Road
Ponsanooth
Truro
TR3 7AZ

Telephone:

The Planning Officer
Planning Department
Council of the Isles of Scilly
Town Hall
The Parade
St Mary's
Isles of Scilly, TR21 0LW

1st June 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, a re-submission of the original planning application which I was glad to see refused with regards to this property. Whilst I made no representations with regards to the original application I feel that since an exceptionally similar resubmission has been proposed, that I should put my concerns in writing to you, with my objections to the plans.

On studying the application I would suggest that the plans do not seem to have adequate measurements, this will certainly impact the ability for anyone to make a competent assessment as to the impact of these plans. However, luckily there seem to be the same issues as with the initial application in that there are boundary issues that still do not appear to have been addressed and, exactly as in the previous submission, the building is still three storeys. These points alone appear to support the reasons why the previous application was refused and certainly contradict the design and access statement that "much effort has gone into listening to the comments made about impact to other neighbours ". Perhaps this will negate the reason for you to read further, I shall however continue.

My concern is for that of my Grandmother who resides at 11 Porthcressa Road, an 87 year old lady who is currently spending much of her time anxious and upset at the idea of these proposed plans being actioned.

I have reassured my Grandmother that a proper process will have to take place before agreement is given. Unfortunately, this seems to be little in the way of reassurance.

From the plans inadequate measurements I can still gather that the proposed three story extension, at the rear of the property is to extend to within 2.5 meters of the boundaries of the properties on either side at the rear, the property to the east being my grandmothers property.

If this extension was to be completed my grandmother would suffer an acute loss of sunlight to her property including her garden, kitchen, and bedroom. At the height of summer, when the islands are at their brightest, she would still have exceptionally restricted, if any, daylight, rendering her garden and home very dark. It would also seem very possible that the addition of a balcony at the front of the building could also result in a decreased level of daylight in the lounge at the front of her home.

The extension, which I do not feel can be considered subservient to the original building as it is so large compared to the existing house, is also going to present my Grandmother with a large and overbearing wall extending more than halfway along the extent of her boundary, making her garden overshadowed and will feel smaller to her. The layout of this new building would also seem not to have any respect for the privacy of the surrounding properties.

With my Grandmother being an avid gardener she, still at the age of 87, spends much of her passing time in her garden, pottering and growing all of the extraordinarily exotic and beautiful plants that the islands climate and sunshine enable her to do, of course this will not be possible in the shade. In the event that her time in the garden be diminished or meaningless it is a certainty that her quality of life will be affected. These points, which were all made previously by others when planning was first submitted and I cannot accept when looking at this same application being re-submitted that any effort has 'gone into' listening to the comments made about the impact to other neighbours', this seems to be very similar and echoed in the other letters which are disappointed with this application being re-submitted.

My Grandmothers enjoyment of the islands is absolutely my main concern, but there are other issues that will be a product of these proposed plans. Having been a resident in Scilly previously and having had family live on the islands for 18 years, I know the site well. When considering the surrounding properties, many of which on The Parade are listed, I do not feel that the proposed development of an additional building sized 'extension' is in keeping or sympathetic to its surroundings and will change the character and appearance of this Conservation Area, more than likely also impacting on the surrounding properties value and desirability.

Although problems arising during the construction of the building are not something that are able to affect the decisions of a planning committee it would surely be prudent to consider that the disruption caused through demolition and removal of materials will undoubtedly take many months, causing more discomfort and disturbance to those homes surrounding this build and access to those homes. Indeed considering the distance, or lack thereof, from the proposed property to the adjacent properties the applicant will need to consider how the development will take place without access being granted over/across the adjacent properties, how will access to the site be managed without the co-operation of their neighbours, which in my Grandmothers case, they will not be given.

I am grateful that our concerns are considered alongside your adopted policy when making your second decision on this proposed new building.

Yours sincerely

Carina Luscombe