

Dean Ciaran

From: Planning (Isles of Scilly)
Subject: FW: Application: P/19/020 Mr T Fletcher, Garage, Buzza Road, Hugh Town

From: Sarah <PROVIDED>
Sent: 24 May 2019 14:45
To: Planning (Isles of Scilly) <planning@scilly.gov.uk>
Cc: Sarah <PROVIDED>
Subject: Application: P/19/020 Mr T Fletcher, Garage, Buzza Road, Hugh Town

24th May 2019

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

Application: P/19/020 Garage, Buzza Road, Hugh Town

Dear Sir,

We should like to object to this application on the following grounds:-

- 1) The applicant has seemingly ignored any pre-application advice given by Council officers on the 'resolution of scale, mass and amenity impacts'. The new plans are for a significantly larger 3 bed, full height two storey property rather than the smaller dwelling previously submitted, amended & then refused back on 25/1/17.
- 2) The proposed building would cause the area at the bottom of Buzza Estate to be even more difficult for vehicular access, in fact potentially too narrow for safe use by ANY vehicles wishing to access properties & the 5 garages on Buzza Road. It could well prevent emergency vehicular access to Buzza Road altogether.
- 3) The proposed parking space has total disregard for the existing road boundaries & the site plan doesn't appear to correlate fully with the physical site dimensions.
- 4) The Buzza Road area has a natural flow down the hill but the proposed building would be out of scale with the surrounding properties causing a closed in feel. The road would lose its natural light and become an enclosed shady, draughty alley increasing the wind tunnel effect & risk of damage to neighbouring properties. The shadow created over the 2 Scillonian cottages seems to be in breach of the Councils Residential Design guide.
- 5) Using the premise of wanting to start a family, an event that may or may not ever happen, should not be a criteria relevant to a planning application. Having key worker status is clearly a benefit when applying for local housing on Scilly or buying on the open market over here. The existing local plan clearly identifies three sites for further housing development in the next few years which they should be eligible for.
- 6) The boathouse was purchased without planning permission of any kind & we feel must be considered first & foremost as a speculative purchase & with the associated risk. Additional garden land from a neighbouring property has now been acquired, seemingly purely to satisfy the planning concern raised back in 2017 of "overdevelopment" of the site. However, that doesn't lessen the impact of the proposed building in anyway. In fact that is still a major concern & paramount to our objection. The new plans & elevations appear to give a false impression of the proportions of the proposed 3 bed house in relation to the immediate properties. There are also concerns over water & sewerage provision to the site.
- 7) It is clear since Mr Fletcher's ownership of the site nothing has been done to engage with immediate neighbours/others who will be most affected by any development on the chosen site. The area now looks

more like a scrap yard with trailers, vehicle chassis & other detritus lying around the place causing further angst to local residents & visitors to the area. Where will all this go if a property is built on the site?

- 8) Granting permission on this site could open the floodgates to further speculative purchases/development of similar boatshed/outbuildings of which there are many across these beautiful islands.

We wish to be kept informed of the planning process as we feel this will be detrimental to ourselves, our neighbours & the area as a whole.

Yours sincerely,

Dave & Sarah Bulmer
Galen, Buzza Road, St Mary's TR21 0NQ