

Planning Dept  
Council of Isles of Scilly  
Town Hall. The Parade  
St. Marys. I.O.S. TR21 0LW  
18'h May 2019

22 Hillcrest Road  
Romsley, Halesowen  
West Midlands B62 0PB

Dear Planning Officer,

**Planning application:/19/020**

Removal of existing boat shed & erection of dwelling.

I am and have been, a regular visitor to St Marys for most of the last 50 years, and object to the above application on the following grounds.

**1. It would have an adverse effect on the ambience of this area,** which is at a gateway junction between Buzza Hill, Porthcressa Beach front, coast path round Peninnis Head, and short cut to Church Street and Hugh Town, and is well used by visitors & residents. The proposal site is on open ground which includes a traditional granite boat shed and fronts the service road/track with a traditional low granite wall, and is directly opposite two early 18'th C. boatbuilders granite cottages. If the proposal were permitted, the open area, the boatshed and the granite wall would disappear, and the boatbuilder's cottages would be completely obscured. The feel of this area would change from open rural historic Scilly to that of modern residential. The service road/track would lose its view of Buzza Hill and become an enclosed shady draughty alley.

**2. The proposed dwelling would be in breach of your Residential Design Guide** in that it seriously overshadows the two old boatbuilder's cottages, being well under the desired 21 metres distance and all within the 45% widow field of view. There may also be privacy issues. I would not wish to live in a house in permanent shade & severely restricted access to daylight.

**3. There may be safety issues with the applicants indicated parking position.** It appears from the plan drawing that the proposed parking position extends out over the service road/track, which would cause any vehicles proceeding past to move closer to the existing cottages opposite, which front directly onto this road/track, having no front gardens. This increases the risk to anyone emerging out of these cottages, especially if there are children. It is not clear how the applicant would get a car in the space shown, unless it can move sideways. There would be a hazard to pedestrians descending the path from Buzza Hill if the car were to be reversed into it in order to turn to exit towards the town.

**4. There is no good reason to build a house here, even for a key worker.** There are three designated areas in the current Local Plan for local need and key worker housing development on St. Mary's, and this is not one of them. The applicant could build in one of these areas instead, and would have no need to apply for local authority housing if he were to start a family.

Yours sincerely,

Peter Crump

