



Planning and Development Departments  
Town Hall  
St Marys  
Isles of Scilly

Dear Sir,

**Objection to Planning P/19/020, Mr Tristan Fletcher**

We are writing to strongly object to the above proposed planning application.

As a close neighbour of the site we will be hugely affected by the loss of natural light in our main living areas of the house and the bedrooms. The height of the proposed dwelling is more than 5 metres which is massively increased on the previous application. We will be over shadowed and over looked. This is not a 'like for like' footprint replacement and it will be over development of the site. It is going to impact hugely on our privacy and this is a big worry for us.

I am concerned about the water and sewage with reading Mr Thompson has already stated it will be difficult to get it to the property.

Another huge concern of ours, with the over development, is the wind tunnel this is going to create on the path leading right up to our house. With forces of 108 knots being recorded on that path in a strong Southerly, frequent in the winter, the proposed build is only going to funnel those winds and therefore increasing them. This puts my children at risk and our house, being at the end of the path, will get full brunt of the wind and debris. It was only 2 years ago that glass flew off Monaveen and wedged into our gate.

I am a little confused with the plans. I have attached one drawing which is ridiculously off scale and making The Lookout look ginormous in comparison to the proposed build. The positioning is all wrong. The proposed property will be much more to the left as you look at it, blocking our view and over bearing our property. I'm not sure if this drawing was done to make the proposed build look smaller? It's not as small as drawn on the street view, it's actually a further 3 metres in height of the current roof. As far as I am aware, the parking area on the plans is actually Council land and not belonging to the applicant. This surely is not allowed? As it stands, it will reduce the width of an already narrow path. It's going to block vehicle access, particularly emergency vehicles, increasing possible danger.

After Mr Osborne came to my property to show us the plans and say 'we can come to a compromise', I feel sad that when I said about a compromise I was told that the applicant had changed his mind and was not willing to compromise.

I have had a look back on the previous application in 2017 which was smaller in size. The Council refused it on the following grounds..

R1 The proposal would result in overdevelopment of the site and by virtue of its scale and massing, would appear unacceptably overbearing and dominant when viewed from Penventon, Monaveen and Domremy, contrary to the Isles of Scilly Adopted Local Plan (2005), and to the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006) and contrary to Paragraph 17 of the National Planning Policy Framework.

R2 The proposed development, by reason of its cramped appearance in the streetscene and proximity to the site boundaries would fail to preserve or enhance the character and appearance of the Conservation Area, and, if permitted, would be likely to set a pattern for similar undesirable proposals in the vicinity, resulting in a retrograde lowering of the spatial standards to which the area is presently developed, thereby contrary the Isles of Scilly Adopted Local Plan (2005) and the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006). Signed Senior

With the new proposed dwelling being considerable larger, more overbearing, it will have a detrimental affect on our home. I hope the Council will consider all our concerns and refuse the application as it did in 2017.

Yours sincerely

Georgia and Adam May