

Our Ref: 14607
7 October 2019

Planning Department
Council of the Isles of Scilly
Town Hall
The Parade
St Mary's
Isles of Scilly
TR21 OLW

Dear Sir or Madam,

Objection Letter

Against Full Planning Application P/19/36

At Lynwood, Church Street, Hugh Town, St Mary's, Isles of Scilly, TR21 0JT

I write on behalf of Charlotte and Truan Hicks at Penlee Boathouse, 37 Porthcressa Road, Hugh Town, St Mary's, TR21 0JL to object to the above planning application. This objection is formed on the basis that the proposed development will negatively impact the residential amenity of our clients at Penlee Boathouse on grounds of an overbearing impact; loss of light and loss of parking. We further raise our objection on the grounds that the submitted plans are inaccurate and thus do not accurately reflect the impact that will be seen on neighbouring properties.

Our first objection is on the grounds that the extension will have an overbearing impact upon Penlee Boathouse. The below picture showcases the distance between the existing window at Penlee Boathouse facing Lynwood. As the proposed application plans indicate that the extension will be 2 metres away from the window, it is clear that, viewing the extension from the window, there will be a dominating effect from the extension upon those within the room facing the extension. By acting as a dominant extension, the development fails to fulfil the guidance set out in the Isles of Scilly Design Guide and thus should be refused planning permission.



Our second objection is on the grounds that there will be a loss of sunlight into a habitable room for Penlee Boathouse as a result of the extension. As the submitted plans indicated, the extension faces a neighbouring window. This room has been approved for use as a kitchen in a previous application for an extension of Penlee Boathouse. It is now the intention of the occupants of Penlee Boathouse to utilise the room as a bedroom. As such, the level of sunlight that this room will receive needs to be addressed.

In this instance, due to the location and the height of the proposed extension, the extension will not fulfil the 25 degree rule that comes into effect when new development directly faces a window. As this test regarding loss of light is not fulfilled, there will be a negative impact upon the amenity of the occupiers of Penlee Boathouse as a result of the extension.

Alongside the loss of light there will be a loss of parking for the existing property, which will increase the parking pressure within the area. As the existing building is utilised as a garage it provides parking for Lynwood. Through the extension though this parking element will be removed and there is no indication in the plans of any replacement parking. This in turn will increase the pressure on on-street parking in the area. By increasing this pressure, there is a potential risk to highway safety that is generated by the proposed development.

Further grounds of objection are raised as the documents submitted as part of the application, in particular the Proposed Rear Extension plan (drawing number LW-PE-1a) and the Existing Building plan (drawing number LW-EB-1a), are an inaccurate representation of the property. This is due to these plans submitted not showing the same proportions for the property of 37 Porthcressa Road as the plans submitted for previously approved application P/19/06. As the approved plans indicate, the width of 37 Porthcressa Road is narrower than the plans submitted for this application indicate. This is shown below through the front elevation plans submitted for applications P/19/36 and P/19/06.



Figure 1 - Proposed Front and Rear Elevations for Lynwood (Application P/19/36)

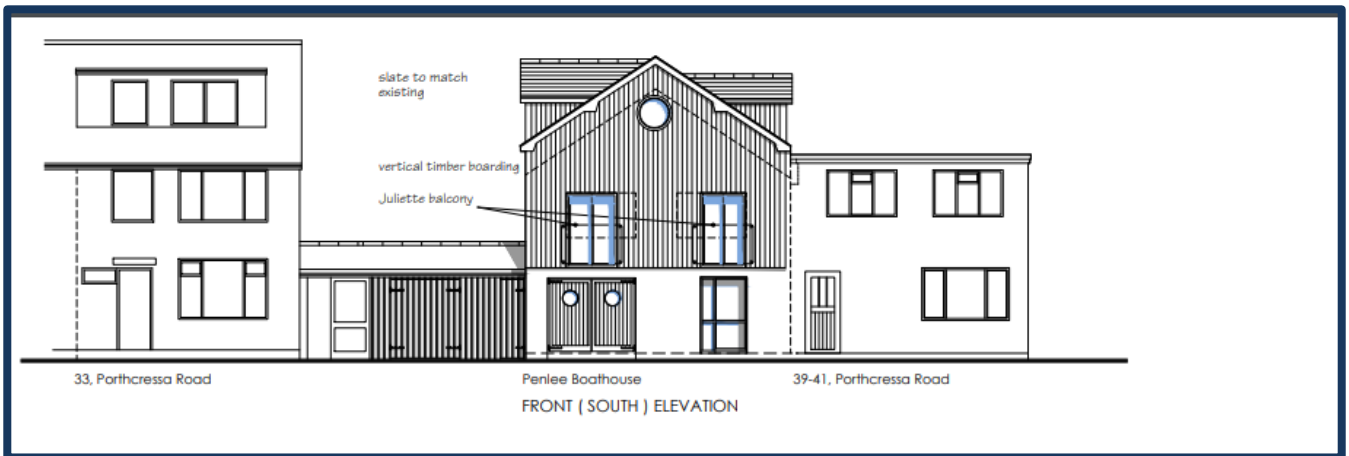


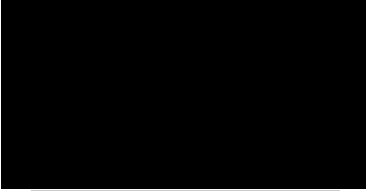
Figure 2 - Approved Front Elevation for Penlee Boathouse (Application P/19/06)

As the scale of the existing residential property has been inaccurately represented in the submitted plans, it stands to reason that the proposed impacts have also been inaccurately represented.

For these reasons, Charlotte and Truan Hicks object to the current proposals and respectfully request that the application is refused.

Yours sincerely

For and on behalf of Evans Jones Ltd



Anthony Cogan
Graduate Planner

