



22<sup>nd</sup> December 2019.

Planning Department,  
Town Hall,  
St. Mary's,  
Isles of Scilly,  
Cornwall TR21 0LW.

Dear Sirs,

**Planning Reference P/19/086/FUL**

We wish to register our continued objections to the scale and appearance of this proposed development at Bank Cottage on Bryher. Our letter of 8<sup>th</sup> November 2018, objected to the original application no. P-18-075, and was based on our association with the Scillies going back more than sixty years. Like the many other objectors at the time, we were concerned with, firstly, the substantial increase in the height, and, secondly, the incongruous nature of the design of the glass linking corridor and the adjacent flat roofed timber structure. Our objections now remain largely the same, since the amended application has not made any significant alterations to the overall design.

**Height of Roof Ridge**

Even though this height has reduced to being raised by 47cm, we still feel this will affect the view from Atlanta and the amount of light coming into its front windows. We also feel it will make the back wall of Bank Cottage feel oppressively tall from the lane.

**Overall Design**

We feel this design of the glass corridor and adjacent flat roofed building is completely out of keeping with the architecture of Bryher. It most closely resembles an industrial unit. We can see why the new owners objected to the original layout: the newer gabled addition was certainly rather heavy, and not helped by the additional balcony, dormer windows etc. But Bank Cottage is a five-bedroomed property which offered accommodation to visitors and made a substantial contribution to Bryher's economy. The current design reduces the bedrooms from five to two while increasing the footprint by 26 square metres. This seems rather bizarre to us: if the owners wanted a smaller house, why not replace the large gabled addition with a smaller version, with perhaps a conservatory between the two wings? This could have been achieved with much more respect for the surroundings and the original building.

### Windows

Traditionally cottage windows were usually set deeply in stone walls, with glazing bars, and often rather small. While we can see that the large windows on the first floor of Bank Cottage and the extension have been reduced in number slightly, we still feel fewer windows with more traditional proportions would be more in keeping.

In summary, we feel this development is still totally out of harmony with the original stone building. The timber extension, being substantially deeper, is in danger of overpowering it, even though it is a single storey building. While it seems it will be screened by hedges from the lane to the side of it, it will still be seen by pedestrians from the paths below. The words "soft edges", "in keeping", "respect" and "sensitivity" occur in the design statement, but we see no sign of these concepts being acknowledged in this harsh glass corridor and wooden shed-like extension.

Yours sincerely,



Andrew and Angela Johnston

