

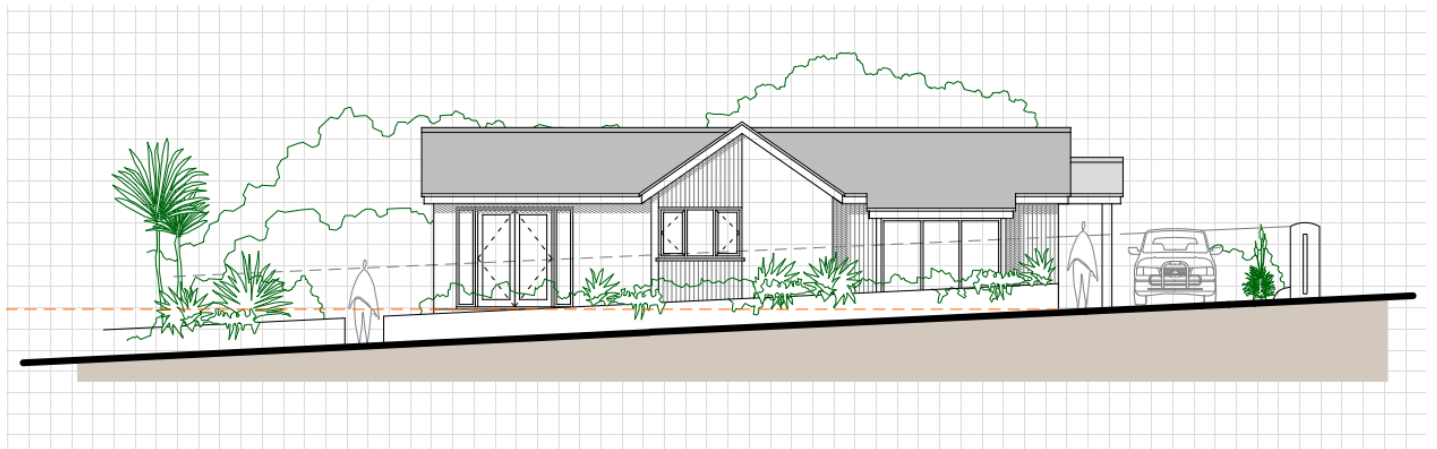
**New Retirement Dwelling at
Amaryllis
Buzza Hill
St.Mary's, Isles of Scilly
for
Mr & Mrs Chris Jones**

STATEMENT TO SUPPORT PLANNING APPLICATION

March 2020

Objectives

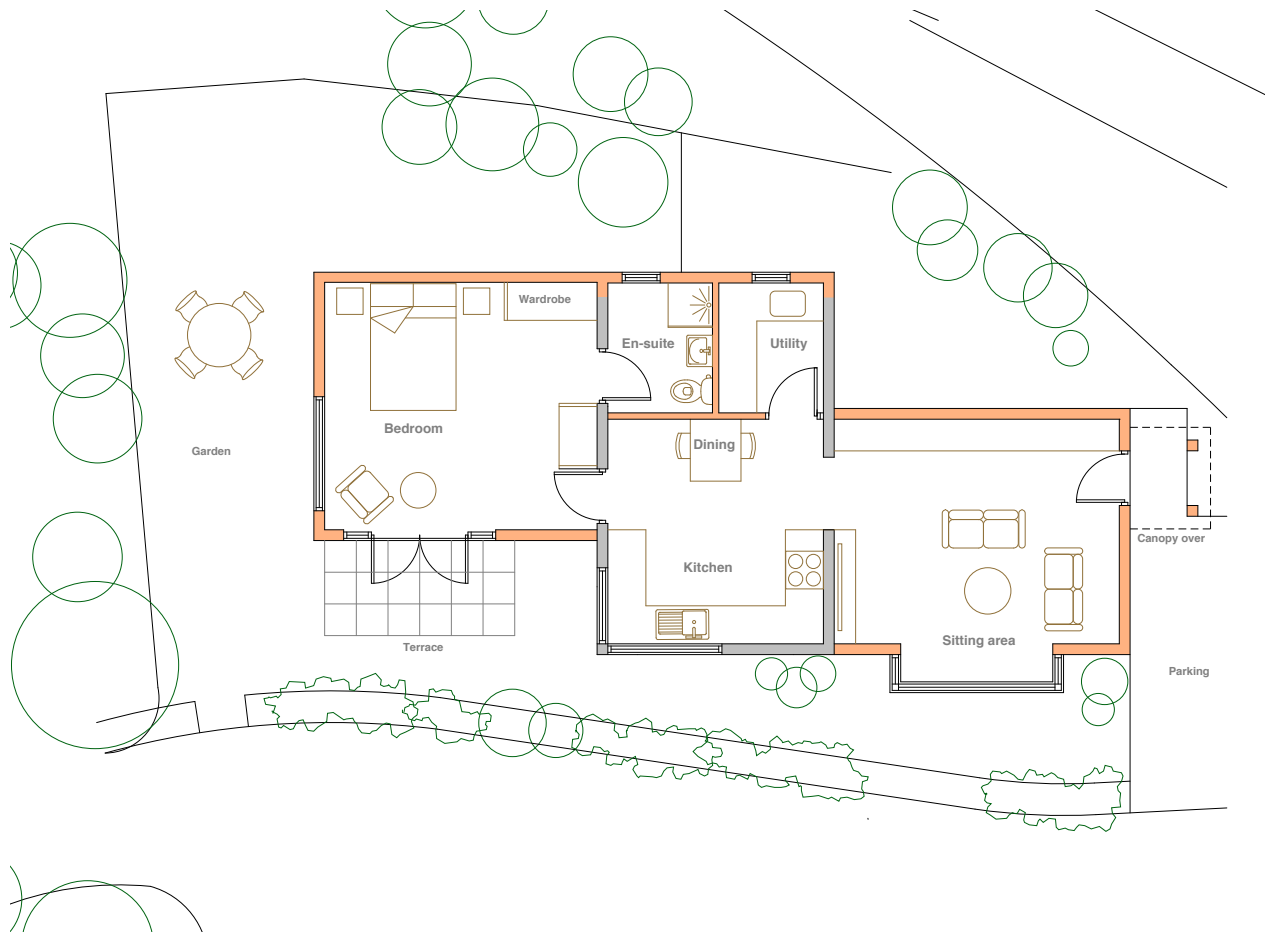
The objective of this planning application is to provide a new retirement home for Chris and June Jones 'on-site' at Amaryllis. Chris and June are both in their 70's and are therefore classed as 'vulnerable' under the new government guidance. There are a number of specific reasons for the proposed planning application and these are listed below:



- The new home will be purpose designed as an 'accessible' dwelling. It will be on the one level unlike their current home where the applicants have to continuously walk up and down stairs. Doorways will be wide enough for wheelchairs should they be required, and the interior design will be carefully tailored to their needs
- The property will be very close to the Jones's family who will continue to occupy the main residence. At some point in time, Chris and June may need carers so, in this situation, their daughter, Jenny, will be on hand
- All of the required facilities and amenities can be achieved within the application site including a private garden, bin storage and parking for either the applicants or visitors
- The retirement home will be in close proximity to the Health Centre – on level ground and only a 5-minute walk away
- Views from the new home towards St.Agnes are arguably even better than those from Amaryllis due to the elevated position
- As a family complex this is a very sustainable location with the holiday cottage on the opposite side of the driveway as a source of income. The applicants would also like to point out that Amaryllis was used until recently as a guest house and there is always the opportunity at some point in the future to revert to this use
- The existing garage is no longer used as such and tends to generate clutter. This proposal therefore finds a viably new use for an existing under-used building

Proposed Designs

The designs to create a retirement bungalow involve converting and extending the existing garage as illustrated below. The drawing has been colour-coded with existing walls in grey and new walls in orange, so it is easy to see the changes at a glance.



The original structure with a south-facing gable will remain the dominant element of the front elevation. The extensions on either side will have a slightly lower ridge so will appear to be subservient to the main building. Building materials will be sympathetic to the neighbouring buildings. Amarylhis and the holiday property, 'Lemon Tree', have natural slate roofs and the walls, windows, doors and fascias are all coloured white. The new retirement bungalow will adopt the same simple pallet of materials and colours. The one exception of the introduction of natural timber vertical weather-boarding on sections of the front (South) and side (East) elevations to introduce variety and add interest.

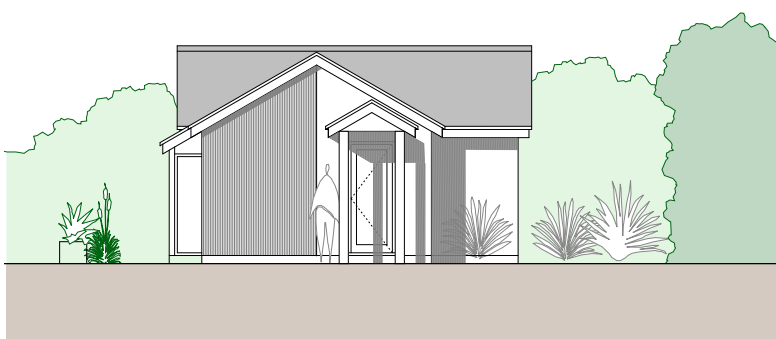
Local granite available on-site around planting beds will be salvaged and used to create a low stone boundary wall in front of the bungalow (see above). Existing plants can also be transplanted, and cuttings taken to stock the garden and the boundary 'planting wall'. The removal of the concrete ramp to the garage door and the introduction of more soft landscaping will benefit the new dwelling and create a more attractive approach to Amarylhis.

Internally the focus is on creating a fully accessible 55m² dwelling. There will be easy access from a generous parking space to the front door along a level pathway. The entrance is sheltered from the prevailing winds and the roof canopy will provide weather protection when entering the building. The open plan living / dining / kitchen space will be wheelchair friendly. Doors into the bedroom, utility room and en-suite will also be over-sized to accommodate wheelchair users. The bedroom is a generous one with plenty of space for clothes storage. All principal rooms have large windows taking advantage of the seaward views and sunny aspect.

Consultation

A 'Pre-app Enquiry' was submitted to The Isles of Scilly Council in November 2019 (Ref. PA/19/069). The enquiry was dealt with by Lisa Walton and her report was issued on 30 January 2020.

The 'pre-app' response confirms that, as a new 'windfall home', the proposal is acceptable in principle. The Council report is a positive one and some helpful advice has been provided to explain the supporting documents that need to be submitted with this planning application. These have all been prepared and are included, with the exception of a Site Waste Management Plan (SWMP). This document will require input from the chosen building contractor, so we propose that a pre-commencement planning condition is attached to an approval to cover this requirement.



Planning controls for the proposed new use

The applicants would like to secure the retirement living use by way of a planning condition rather than a legal 'Section 106 Agreement'. There are a number of reasons for this:

- There is clearly no intention to subdivide the Amaryllis estate as the intention is for it to remain within the Jones family's ownership for the foreseeable future
- Section 106 agreements are cumbersome and inflexible. None of us live forever and, at some point, the applicants will pass on and the need for a retirement dwelling will then cease. A planning condition would be far easier to modify at this stage than a binding legal agreement to suit whatever the appropriate new use happens to be. The applicants do not want to create a problem for their family in the future by entering into a restrictive agreement
- There is a precedent for controlling this type of use by way of a planning condition rather than a 106 Agreement. As agents, we have obtained a planning permission only last week for the conversion and extension of a workshop near Camborne (rather than a garage) into holiday use (rather than retirement). The condition reads: 'the development hereby permitted shall be used only for holiday accommodation purposes associated with the property known as Parc Brean ... and for no other purpose including any other purpose Class C3 of the Schedule to the Town and Country Planning Order 1987'. No Section 106 Agreement was required in this situation. The decision notice for this application (PA19/05192) is available on Cornwall Council's on-line Planning Register

Summary

Chris and June Jones have lived on the Isles of Scilly for over 30 years. Their daughter and son-in-law live on St.Mary's with their four children. They both work in the family business, The Bell Rock Hotel and associated self-catering properties. Over the years they have made a significant investment in their business and home and are committed to carrying out improvements where necessary and maintaining their property in good condition.

The applicants are clearly very much part of the island community and are keen to ensure that they can continue to live on Scilly for many years to come. This planning application will create a comfortable new home for them in close proximity to their family at Amaryllis. They were pleased to hear that the proposal is supported by the adopted and emerging Isles of Scilly Local Plan and hope that it will continue to receive support from the Planning Department.

Michael R Bradbury RIBA
23 March 2020