
From: Jo Evans
Sent: 10 January 2021 21:28
To: Planning (Isles of Scilly); Lisa Walton
Subject: Re Planning Application No P/20/104, P/20/105, P/20/106

Dear Lisa

Re Planning Application No P/20/104, P/20/105, P/20/106

We do support building on this plot and understand that there is a need for local housing on Scilly. However, we would question the need for four bedroom houses as we believe that the local need is in fact for 2 bedroom houses.

We feel strongly that three, four bedroom two storey houses will overload this plot and is likely to spoil the look and feel of this quiet and remote area of St Mary's.

The aesthetic of the proposed dwellings is also not in keeping with the nature and standard of the surrounding dwellings. Specifically, the proposed dwellings are two storeys, whereas all other neighbouring properties are bungalows. Further, the planned painted render finish gives a patchy and mouldy appearance after a number of years. This is demonstrated by Duchy builds at Deep Point and Watermill Lodge.

All three houses in the proposed plans will overlook our garden through their upstairs bedroom windows with plots one and two also overlooking our lounge and plot three our bedroom window. We are seeking assurance that if these plans are passed, the developer will not be able to alter internal layouts by having, for example, lounge areas upstairs rather than bedrooms, leading to increased intrusion on our privacy.

With potentially 24 residents on the plot, a considerable number of vehicles may be required. We believe that McFarland's Down lane is of inadequate size to manage the traffic of this many vehicles.

The plan proposes three parking spaces per dwelling (9 vehicles in total). The layout of the parking area would cause one car to block the other two. This may lead to frequent parking on the narrow road causing additional congestion. This will become a problem particularly in the summer where cars and golf buggies frequently use this road for parking, potentially resulting in overspill onto the main road.

If plots are sold off separately and are built on in a piecemeal fashion we are concerned about the length of time that we could be living next door to a building site as the individual builds could take years.

We believe that The Duchy propose selling two of the dwellings to accommodate local needs with a Section 106 attached with the third for the open market. We can't see mention of this in the application but believe that if this is the case then the third dwelling is purely for the benefit of the applicant. Instead, constructing just two dwellings in-keeping with the local area would both (1) prevent over-crowding and spoiling of the plot as well as the surrounding local area and (2) provide two additional Section 106 dwellings for the benefit of the local community.

Chris and Jo Evans