



COUNCIL OF THE ISLES OF SCILLY

Planning Department
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Mr Arthur Miller
12 Jacksons Hill
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JZ

Email only: Arthur Miller [REDACTED]

20th April 2022

Dear Mr Miller,

**PLANNING REFERENCE
DEVELOPMENT PROPOSED:**

P/22/027/HH

Replacement of windows, installation of new first floor patio door, removal of first floor timber balcony from the south and east elevation, removal of existing chimney and installation of new chimney, re-render external walls, conversion of existing integral garage and construction of new front extension garage with balcony above.

LOCATION:

12 Jacksons Hill, Hugh Town, St Mary's, Isles Of Scilly, TR21 0JZ,

Further to the submission of the above application I am writing to advise you of a concern that has been identified with the proposal. Following an assessment of the submitted plans, I would like to seek the following amendments including:

1. Removal of the front garage.

In relation to the garage this would be constructed in an elevated and forward projecting location, incongruous to the pattern of development along Jacksons Hill. The garage structure would appear to have an adverse impact upon the neighbouring property to the north both in terms of an overbearing structure and in terms of overshadowing, with the balcony above increasing the potential for overlooking as well as noise and disturbance, due to its size.

The loss of the existing garage, and its conversion to habitable accommodation in addition to the proposed new garage, results in a size of dwelling that exceeds the maximum space standards as set out in Policy LC8 of the Local Plan. Whilst noting your submitted rationale for the size of accommodation required, the harm identified as a result of the front garage and balcony, I do not consider the proposal, as submitted, is acceptable. I would therefore like to invite you to amend the proposal to remove the front projecting garage and balcony.

I would also advise you that your application has been called in for a decision at Full Council, on the basis that Members need to consider the scale of the proposal as it

exceeds the policy maximum space standards. If the plans are not amended, I will be putting together a report to the May Full Council where my recommendation would be to refuse the application. The proposal results in the introduction of a prominent balcony feature, resulting in a form of development that neither preserves nor enhances the character of the conservation area and harms the amenity of the local area.

As submitted, it is not considered that the application is acceptable. If you would like to provide a response to the above issues, then this should be submitted in writing to planning@scilly.gov.uk as soon as possible. If you would like to submit revised plans, then these should be submitted as soon as possible in order to reconsult on the amended application.

Yours sincerely,



Lisa Walton
Chief Planning Officer