

RECEIVED

By Liv Rickman at 11:55 am, Jan 17, 2023

DESIGN AND ACCESS STATEMENT

Bird's Corner, Trench Lane, Old Town, St Mary's, Isles of Scilly, TR21 0PA

We believe that the proposed development is a suitable response to the site and its setting because there is adequate space around the existing dwelling to accommodate the extra floor space and the proposed development would be low enough and set back far enough from the main road that it will not be overly imposing and in fact will be hardly visible from that angle. Windows in the proposed development will not overlook any neighbouring properties and it will be located as far away as possible from the only neighbour on that side.

The proposed development could be adequately accessed by prospective users as it would be accessed directly from the kitchen of the existing dwelling or through the garden which has access through a side gate from the front of the property. It would be fully accessible to wheelchair users if necessary.