

7 Bay View Terrace, St Marys

Isles of Scilly, TR210NE

RECEIVED

By Lisa Walton at 4:35 pm, Nov 04, 2022

REF: Planning Application for Chalet extension 6 Bay View Terrace, St.Mary's.

P/22/072/FUL

Dear Sir/Madam

Whilst we have no objection to The Chalet development in theory, and we welcome the need to extend the building to meet National Space Standards, we would like to ensure that our current property is not affected, and the privacy of our current garden is not impacted from the inclusion of an overlooking window.

We have genuine concerns about the impact on us, as neighbours from the proposed **side window** which will overlook and impact our garden and property.

Your pre application report states "**The planning submission would need to demonstrate that there would be no adverse impact on privacy of existing properties**".

The development will be only 30cm from our boundary, and although the window is 2 metres high on the outside elevation, because the building will be raised up 30cm, the inside height will therefore be lower, giving a line of sight directly into our garden, seriously impacting our privacy. If this is an opening window (it is not stated either way in the plans) it will open over our fence, and again have a view directly into our garden and property.

The room with the proposed side window, will have a fully glazed, south facing gable end, with patio doors and windows, which would give plenty of light in what is a relatively small room, without the need for a side window overlooking our property. We think that this side window, whether obscure or not, is unnecessary and we hope you would consider the impact of this on our privacy as neighbours. We note that this point of objection, along with the closeness of the development to our land in general, falls under the responsibilities of the Council with the Human Rights Act, in particular Protocol 1, Article 1.stating that a person has the right to peaceful enjoyment of all their possessions, which includes the home and land.

We believe that the distance of the new development from our boundary (30cm) means that the applicant will be unable to easily renovate or repair their building in the future from the very small, thin gap between the properties, this will include property maintenance e.g. the clearing of leaves and litter. We expect all building works proposed to be completed independently of our land and boundary.

We also feel that it is reasonable to highlight to the Isles of Scilly Council that the build will invoke the Party Wall Act (3 metre rule), as the development is approximately 1 metre from our existing block garage and the new development has the potential to undermine the structural foundations of our existing building.

We are currently in the early stages of planning (pre application process) to build a **local need** home, with a garden beside 7 Bay View Terrace. This will be a much needed permanent home for a local family with 3 children. We feel that the above, specified side window could have potential implications for these plans.

We thank you for your consideration.

Kind Regards

Linda Thompson and Laura Thompson