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Date: 13th March 2023

Ref: 2211-240-230313-A

Planning Statement



**Proposed Extension and Alterations to The Wheelhouse,
Little Porth, St Mary's, Isles of Scilly, TR21 0JG**



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replan has been instructed to act on behalf of the applicants '**Mr & Mrs Buffa**' in preparing a householder planning application for a proposed extension and alterations to **The Wheelhouse, Little Porth, St Mary's Isles of Scilly, TR21 0JG.**

The Applicants retain the legal freehold ownership of the site, and therefore have control over the full extent of the land, including a right of access.

Reference should also be made to the following drawings and details:

- 2211-SD01 - Location and Block Plan
- 2211-SD02 - Topographical Survey
- 2211-SD03 - Existing Ground Floor Layout
- 2211-SD04 - Existing First Floor Layout
- 2211-SD05 - Existing Roof Layout
- 2211-SD06 - Existing Elevations
- 2211-PL01 - Location and Proposed Block Plan
- 2211-PL02 - Proposed Site Plan
- 2211-PL03 - Proposed Ground Floor Layout
- 2211-PL04 - Proposed First Floor Layout
- 2211-PL05 - Proposed Roof Layout
- 2211-PL06 - Proposed Elevations
- Planning Statement

This application seeks to provide a sustainable extension to the property, which will improve the family home, providing practical, comfortable and efficient usable space for the occupants and guests alike.

The extension is required for a few reasons.

The Buffa family have owned and run 'The Wheelhouse' bed and breakfast for the past 10 years or so. The existing guesthouse provides 9 ensuite rooms for paying guests, however the proposal has little to no impact on this.

Currently, the Jen and Dan Buffa are living in an extremely small and cramped flat attached to the bed and breakfast with their three young sons.

The existing separate living accommodation consists of two modest bedrooms, one used by Jen and Dan, the other the three boys share. In addition to this there is a bathroom and a living / dining room. Please note that there is not a separate kitchen for the living accommodation, so the family rely on using the commercial kitchen which is provided for the bed and breakfast itself.



Fig 1 –Existing vs Proposed Ground Floor Plan

The proposed extension has been designed with a view to minimising the impact and changes required to the existing layout which in turn allows the client's budget to go as far as possible with regard to the additional proposed accommodation.

With this in mind we have proposed some minor internal alterations at ground floor level local to the newly labelled 'bedroom 3' to make room for a staircase leading to a new first floor level. The only other change at ground floor level is the existing living / dining room will become a playroom / office space. The existing door / window will be replaced with a single set of sliding doors.

The newly created first floor will comprise of the following: to the north elevation a new master bedroom and ensuite will be provided.

To the south we have proposed a new open plan kitchen / dining / living area providing the occupants with a large social space for the family and friends to gather for mealtimes. Being at first floor level, this new space with vaulted ceiling will also take full advantage of the fantastic views over Porthcressa Beach.

Finally, we have proposed a new terrace balcony at first floor level to provide the family with some much-needed private outdoor space – something the occupants currently lack.



Fig 2 –Existing vs Proposed First Floor Plan

Externally the elevations of the proposed extension will be specified to match that of the existing property as well as the surrounding dwellings with the addition of Cedar Weatherboard cladding to elements of the facade.

We have minimised the impact of the increased ridgeline by keeping it lower than the existing adjacent ridge and also by having a lower eaves height meaning that we have areas of reduced head height within the proposed open plan living area.

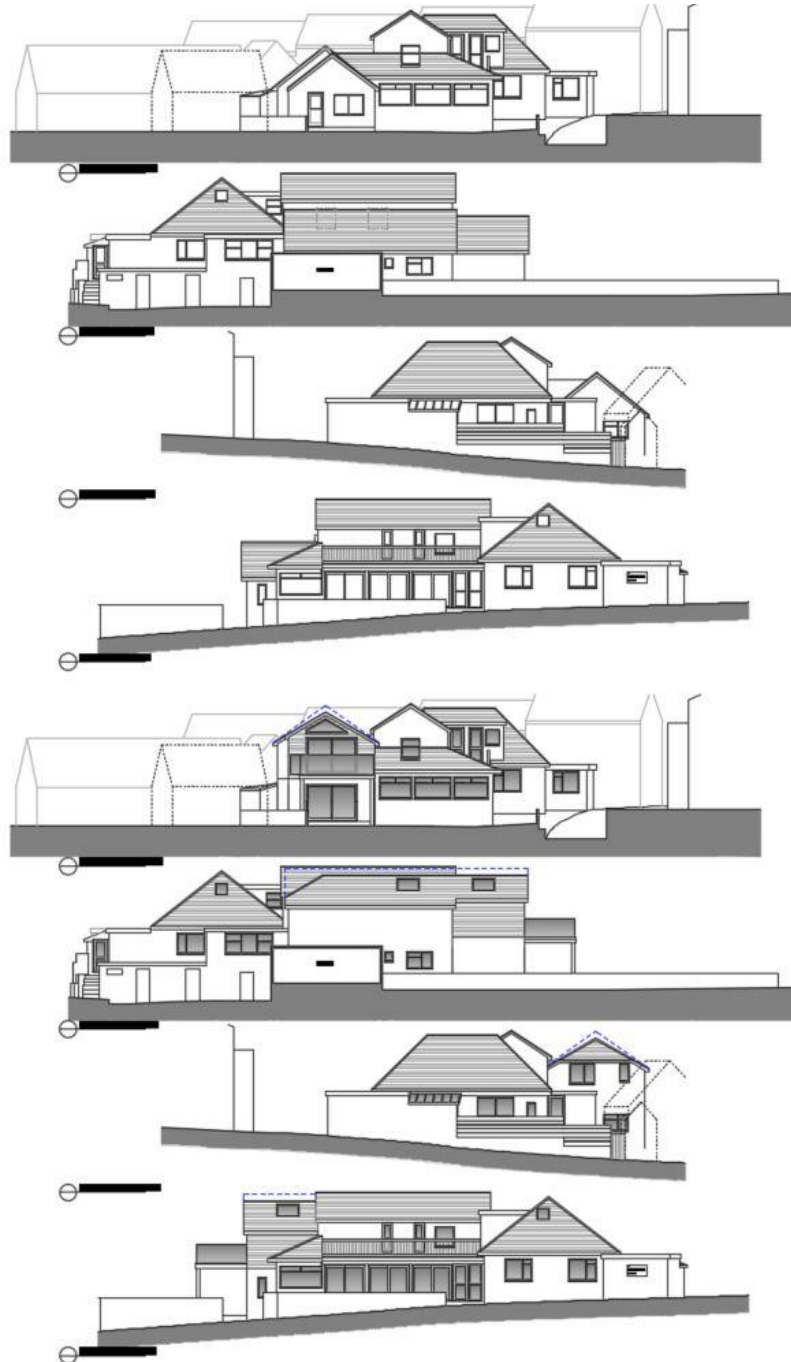


Fig 5 -Existing vs Proposed Elevations

NEIGHBOUR CONSULTATION

Prior to the submission of this application the applicants took the time to discuss the proposed extension with their neighbours and to gain some feedback.

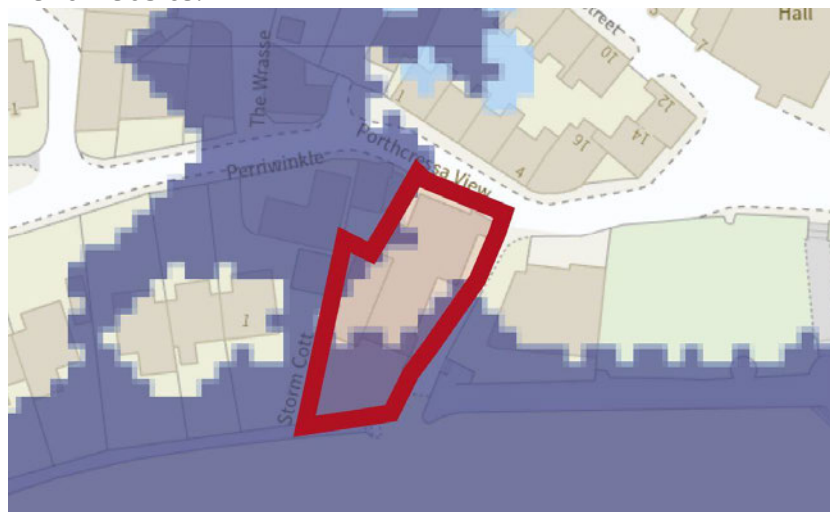
During this process, the next-door neighbour's expressed some unease over the height of the proposed extension. We therefore took the time to re-evaluate our options with a view to helping to reduce the impact of the new roof height.

With this in mind we decided to reduce the pitch of the roof by 5 degrees to help reduce the overall height of the ridgeline. We also changed the roof from a gable end to a truncated hip to allow as much light to still pass as possible on the roofscape closest to the neighbours property.

Hopefully these changes will show that we are keen to take into account the wishes of the neighbours as much as possible.

FLOOD RISK ASSESSMENT

It is noted that the property falls within the Flood Zone 3 using the information provided on the government website:



However, it is worth noting that this proposal is for a first-floor extension to an existing dwelling only, and therefore the 'increased' risk of flooding does not apply in the same way as it would for a new build property at ground floor level. This has been discussed with the planning department prior to submission and it was agreed that in this instance a formal FRA is not necessarily required.



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CONCLUSIONS

The proposed development accords entirely with the relevant policies and exhibits a high-quality design that is compatible with the character and appearance of surrounding area.

Information given within this report and the accompanying material demonstrate that the applicant is very keen and committed to providing an interesting, yet traditional style extension which reflects the principle of local distinctiveness in terms of scale and form.

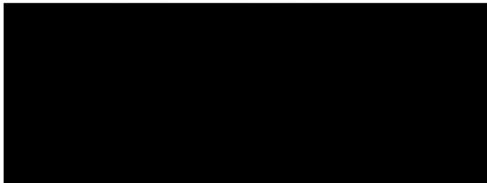
It is considered to be entirely acceptable in the context of its surroundings and will result in an extension which meets the three roles of sustainability i.e. economic, social and environmental.

Applying the statutory obligations for the determination of the application, as prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, the proposal follows Development Plan policy and is consistent with all other material planning considerations. We respectfully request that permission should therefore be granted for the proposed development.

We hope that you will consider these changes to the existing dwelling to be not only satisfactory, but a positive addition to the area.

However please do not hesitate to contact us to discuss any aspect of this application.

Yours Sincerely,



Darren Nock
Architectural Design
for

replan