

From: [Darren Nock](#)
To: [Lisa Walton](#)
Cc: [Andrew King](#)
Subject: 2211-212-230822-EO - Buffa The Wheelhouse - P/23/041/FUL The Wheelhouse
Date: 22 August 2023 11:19:50
Attachments: [image006.png](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image013.png](#)

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Good morning Lisa

Further to our recent telephone conversation, please see below our response to the planning department comments regarding the potential for overlooking / the overall scale of the proposal.

As you are aware, prior to submission we carried out an informal but detailed pre-application consultation to gauge opinions from the neighbours closest to the proposed extension.

We received some feedback relating to the overall scale of the proposal and therefore prior to the formal submission of the planning application we amended the design to reduce the ridge height and altered the design to include a truncated hipped roof.

We feel strongly that this demonstrates that we have already taken neighbouring properties into account with the design of the scheme. If further reductions in the height and massing of the scheme had to be made, we believe any new design would not provide the occupants with the additional space that is necessary to make the extension worthwhile and viable.

With regard to the first floor balcony, we would be happy to offer the provision of an 1800mm high screen of some sort to prevent any perceived overlooking. The reason the balcony is included in the proposal is to provide the occupants with their own private outdoor amenity space. Currently the only space they have is a garden shared with the guests of the bed and breakfast. In reality the garden belongs to the bed and breakfast and is used by paying guests and not the occupants of the Wheelhouse flat. Further, given the nature of their business, we feel that the provision of the first floor balcony will provide the occupants with a far more private area to enjoy the outdoor amenity for the residential aspect of the dwelling.

It is clear that the current owners accommodation is no longer fit for purpose for a family of five. The Wheelhouse has traded as a bed and breakfast for many years and the current owners are now in their 13th season running the business. It provides a vital facility for the islands as a serviced holiday accommodation destination. Especially in a time where we find most holiday accommodation is becoming self-catering (in the form of air bnb etc) or similar.

We believe that this proposed extension will ensure that The Wheelhouse as a

business is able to continue trading in its current format for a long time to come, safeguarding a popular and well established 9-bedroom guest house. Therefore, we would ask if this could be taken into account when decisions are made.

Finally, we are happy to agree to the extension of time as requested.

Please do not hesitate to contact us to discuss this further. We look forward to hearing from you in due course.

Kind regards

Darren Nock
Architectural Design



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From: Lisa Walton <Lisa.Walton@scilly.gov.uk>
Sent: Friday, August 18, 2023 10:34 AM
To: Darren Nock <darren@replan.space>
Cc: Andrew King <Andrew.King@scilly.gov.uk>
Subject: P/23/041/FUL The Wheelhouse

Dear Darren,

Please find attached a request to agree an extension of time.

Regards

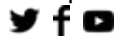
Lisa

Lisa Walton *MRTPI*
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