

Miles Brooks

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Isles of Scilly Planning Department
Wesleyan Chapel
St. Mary's
Isles of Scilly

Dear Members of the Planning Department,

I write to with regard to the planning application for St. Eia, Hugh Street, St. Mary's, Isles of Scilly.

This application seeks to add a conservatory and garage to the rear of the property.

I was born in Scilly and grew up on the islands, I have maintained ties with many of the people I knew. I have been visiting in the summers with my wife and children every year for many years. We all love the islands and we planning on retiring to the islands when the time comes, owning the old Leithbridge home is icing on the cake.

The current dwelling is out dated and is in need of modernisation, the electrics need upgrading to meet current regulations, there is little or no insulation and has single glazed windows throughout.

This application is to up date the current layout, to create a more open plan style layout; the kitchen and diner will become one open space which will lead into the proposed conservatory this will allow more natural light within the kitchen diner. The proposed conservatory is a modest size at 14.4m². The conservatory is proposed to be of a high quality white Upvc with insulated glazing.

The application also seeks to modernise the existing rear porch area, this is currently constructed of poor quality materials, the walls are timber stud with fibre cement sheets to the exterior (un insulated) with clear plastic corrugated roofing sheets.

The proposal is to keep the existing dimensions of the porch. The proposed porch will be of a modern timber stud construction with a rendered exterior finish, the walls will be insulated to modern regulation standards. The proposed roofing material will have natural slate tiles on an insulated roof construction.

Within this rear porch a ground floor WC/ shower room is proposed.

The alterations within the dwelling will allow for a new energy sufficient heating system to be installed such as an Air Source Heat Pump, this system will also be used for the underfloor hand hot water heating. (This system is 250% efficient)

Garage.

The proposal also seeks to construct a flat roof garage, this garage will mainly used to house an electric vehicle and charging point. The garage is also intended to be used to keep a small sailing boat.

The garage will be set back from the existing block boundary wall to Back Lane, the proposal is to set the garage doors within the existing wall, the location of the doors is to allow for a straight in access from the Back Lane.

Due to the garage doors proposed location, the rear garden access gate has been moved to the eastern wall of the boundary.

The construction of the garage will use the existing boundary block wall, the rear walls will be timber stud with a rendered finish, with a GRP flat roof as used throughout the rear of the neighbouring properties.

The proposed alterations are to the rear of the property and will be hidden from view due to the existing boundary garden wall.

In conclusion the application is to improve an out dated dwelling to add a modest conservatory and garage whist keeping in character with the surrounding dwellings.

Yours sincerely,

Miles Brooks