



COUNCIL OF THE ISLES OF SCILLY

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Mr Mike Bradbury
Mike Bradbury Design
Studio St Ives
4 Gabriel Street
St Ives
TR26 2LU

Email only: mikebdesign@btinternet.com

18th August 2023

Dear Mike,

PLANNING REFERENCE P/23/046/HH
DEVELOPMENT PROPOSED: Removal of hipped roof and construction of new roof incorporating first floor accommodation and internal alterations.
LOCATION: Bishop View, Porthloo, St Mary's, Isles Of Scilly, TR21 0NF,

Further to the submission of the above application I am writing to advise you of a number of concerns with this submission. The existing house is already of a size that meets (and exceeds) the minimum space standards for a single storey, 3-bedroom house for 4 persons sharing. The national minimum is 74 square metres. The existing property, according to the submission (excluding the garage) is stated to be 103.4m². Although when measured it would appear to be around 111m² (excluding the garage). The submission states that the proposal will result in a property with a gross internal floor space of 167.7m² (excluding the garage). When measured this would appear to be 196.5m² (excluding the garage). A two storey 3 bedroom property (for 6 persons sharing) should achieve a minimum of 102m². By the calculations submitted the proposal would be around 64% above the minimum, by our calculations this would be 92% above the national minimum standards.

Although the plans show a retention of the garage, this does not currently appear to be used for the parking of vehicles. Its integration into the building, as proposed, would suggest it is likely to form habitable accommodation. Including this in the floor space calculations results in a total floor space of 213.3m² (108% above the national minimum).

As you are aware Policy LC8, whilst it is supportive of development proposals to extend or alter existing homes, it does set a 30% maximum limit above the national minimum, without adequate justification being provided. The basis for limiting the size of extensions in this way is that property on Scilly is not affordable. Whilst property being modernised is welcome, particularly where the resulting home is more sustainable, where the size is excessive this is likely to exacerbate the value of homes on the islands, making them less affordable to island families seeking to get on the housing ladder. The 30% relates to the Nationally Described Space Standards not the existing size of the property.

Although no demolition is stated, can you confirm whether the existing structure capable, without being rebuilt, of carrying the upper floor proposed, in terms of its structural integrity? The plans demonstrate that the existing ground floor (walls, floor and position of most if not all the existing fenestration) will be retained and the extension is directly above this existing structure. Are you able to confirm whether the existing building will be retained or is it likely to be reduced to slab level in its entirety?

I note the intention to renovate the property, as one constructed in the 1960s, to improve aspects such as insulation, remove leaks and generally reduce energy consumption and costs. This is encouraged, but I do not consider the scale of the accommodation proposed has been adequately justified. These measures could be achieved without increasing the scale.

In terms of overall design, whilst I note the references to more recent developments and a recognition of a degree of tree screening, this is currently a low rise property, in a relatively isolated location and unconnected to a settlement. So whilst the submission references modern alterations to similar property in Hugh Town, this property is an isolated dwelling. The bulk and mass created by the proposal, in such an isolated location will have a significant visual impact upon this area. I am not convinced that the overall design solution would preserve or enhance the wider undeveloped character of the conservation area on this part of St Mary's or the scenic beauty of the area of outstanding natural beauty.

In light of the above issues it is my intention to recommend this proposal for refusal. If you wish to amend this proposal then I would request that it is withdrawn.

Yours sincerely

Lisa Walton
Chief Planning Officer

Andrew King

From: Michael Bradbury <mikebdesign@btinternet.com>
Sent: 31 August 2023 14:20
To: Lisa Walton
Cc: Andrew King; Michael Bradbury
Subject: P/23/046/HH Bishop View - Response to Planning Meeting
Attachments: 2024-P08 Existing Photos.PC9.pdf; 2024-P09 Photomontage Views.PC9.pdf

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Good afternoon Lisa

It was good to see you when I was on Scilly last week.

We discussed the current planning application for Bishop View and the concerns you had raised in your recent letter. I showed you some photo-montage views I had prepared from different vantage points on Porth Loo Lane and also some photographs of the inside of the bungalow as you have only seen the outside. These are now formally attached so you can update the planning register. I mentioned the issue of these documents to Andrew earlier this week so I am copying him in. I realise that you are on leave this week and will not be picking up emails until your return next week.

I will also send an updated Design and Access Statement through in a follow up email as the file sizes of documents are rather large.

Running through your letter of 18th August again, we have responded to your various concerns as follows:

- Floor Areas: Our revised existing and proposed plans (already issued) show how we have calculated the floor areas. These have been computer generated on our CAD system so I can confirm that they are accurate
- Garage: The photos demonstrate that this is used for parking a car. The applicant intends to use the vintage car on a regular basis once he has made sure that it is fully roadworthy
- Size of Property: We do not accept that the proposals are excessive and hope that the revised written statement justifies the need for the planning proposal
- Retention of Existing Property: We confirm that the ground floor of the bungalow is to be retained. A section has been included in the written statement with more information to support this such as feedback from a structural engineer. Photos of the recent investment in improvements – such as the new kitchen – also support the intention to retain rather than demolish
- Sustainable measures: We are pleased that these measures are supported. As far as the roof is concerned, better levels of insulation and quality construction can more easily be achieved with new-build than refurbishment
- Design / scale: We hope that the photomontage views demonstrate that the appearance of Bishop View will be improved, as the one public representation acknowledges

I would be grateful if you could review the application in the light of this new information.

Regards

Mike

Mike Bradbury Design

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