

Liv Rickman

From: Planning (Isles of Scilly)
Subject: FW: Planning Application P/23/097/HH

From: Phillip and Lesley <PROVIDED>
Sent: 13 March 2024 10:19
To: Planning (Isles of Scilly) <planning@scilly.gov.uk>
Subject: Planning Application P/23/097/HH

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The Planning Officer
Council of The Isles of Scilly

Re. Planning ref. P/23/097/HH
4 Porthcressa Terrace, Hugh Town, St Mary's, Isles of Scilly

Thank you for your letter of the 23rd February regarding the above planning application.

Firstly, I would like to say that I support the above application and am sure the proposed alterations to the cottage will allow Phil and Jenny Woodcock to enjoy living more comfortably in their new family home.

The purpose of this email is to request that any alterations or additions to the property do not adversely effect the common shared/lateral underground sewage pipes - and that all existing access points remain available for any necessary pipe maintenance by SW Water.

Neither the Existing or Proposed Ground floor plans P-23-907 show the terrace's lateral sewage pipe runs or access points which pass through the property owner's land.

I understand the existing underground pipes are sited to the rear of the property with outside access covers available for maintenance. It looks as if the proposed ground floor extension for a living room and dining area may now cover the shared lateral pipe work and possibly an access point ... if so, should such detail be shown on the plans?

As a background to the above and the reason for these planning comments, is that there is a history of sewage backing up because of a blockage somewhere within the shared sewage pipe of the four Porthcressa Terrace cottages.

South West Water, who are the responsible authority for maintenance of shared lateral pipes on St Mary's, have been called out to clear the blockages several times over the last few years and have now been asked to survey this problematic shared pipe run. Like a lot of St Mary's sewage pipes, the cottages' are old clay ones and any new extensions or building over the pipe runs adds to the risk of subsidence and collapse of these old pipes.

With the above in mind, would the planning authority please require any alterations or additions approved comply with the relevant building regulations, thus ensuring the integrity of the shared lateral pipework and associated access points for the benefit of everyone, and ensuring SW Water maintenance access as necessary. Presumably any work agreed will be inspected by a qualified building inspector.

I hope you understand my concerns about sewage and would thank you for considering them in relation to the planning application.

Regards,

Phillip Jones

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