



Mrs L. Walton,
Chief Planning Officer,
Council of the Isles of Scilly,
Town Hall,
St Mary's,
Isles of Scilly TR21 0LW.

1st December 2025

Dear Lisa,

Hanjague, St Marys, Isles of Scilly – P/25/017/HH

Thank you for your time on this application, and for meeting me on site to discuss design.

Following that meeting I re-visited the plans to explore whether we could amend the roof and other aspects of the design to address some of the concerns raised in your letter of 12th September.

We have come to the conclusion that the addition of a pitched roof would be visually more obtrusive and create an unattractive building mass, with awkward details arising as a result of an irregular ground floor footprint. There would also be further awkward details at the junction of the house and outbuilding.

Furthermore, there would be insufficient head height within a pitched roofspace to allow use as accommodation, and cannot therefore reduce the building footprint to compensate.

We have therefore decided to revert to the original design.

You have voiced concern over the potential to use the converted outbuilding as a separate dwelling. Can I formally re-confirm that this is absolutely not my clients' intention, and are prepared to accept an appropriate planning condition.

I believe we have made a persuasive justification why the proposed accommodation should be larger than "minimum plus 30%"; the existing accommodation is poorly laid out and simply does not provide the amenity required for modern living.

Re-use of the outbuilding makes sense on both practical and energy-conservation grounds as it is already there, adjoining the house. To demolish it would create both unnecessary waste and increase the amount of building materials being shipped to the islands.

Thank you for considering this application. I have attached an updated “Design and Floorspace Statement” setting out our observations in greater detail, together with the property sales evidence for your consideration. I trust both these, and this cover letter, will be included with your report to members.

Yours sincerely,

Ian Sibley

Ian Sibley MRICS