

**From:** Planning (Isles of Scilly)  
**To:** Steven Ridgeon  
**Subject:** RE: Planning application: P/18/075 - Bank Cottage, Bryher

**From:** Steven Ridgeon <provided >  
**Sent:** 13 November 2018 20:04  
**To:** Planning (Isles of Scilly) <planning@scilly.gov.uk>  
**Subject:** Planning application: P/18/075 - Bank Cottage, Bryher

Dear Planning Department,

I would like to register my objection to the above application for the following reasons:

- Policy 1 of the current Isles of Scilly Local Plan states that developments will only be permitted if they, "Preserve or enhance the character or appearance of the Conservation Area". The proposed extension is quite different from the surrounding buildings, particularly in the amount of glazing used both in the extension and in the link between the house and the extension. The amount of glass detracts from the surrounding built environment and fundamentally changes its character. In addition, due to the height of the settlement, the amount of glazing will also impact the view into the area from surrounding countryside and sea, which is valued by the community and visitors alike.
- The Isles of Scilly Design Guide (p 75) states, "The Authority will also assess whether the extension or alteration will result in the loss of privacy or daylight in adjacent properties." The increased height of the proposed property appears to impact both the privacy and daylight of nearby properties. The Design Guide also mentions, "The general form of the building should echo the pattern of the traditional buildings in the area, i.e. have a rectangular plan and relatively low profile." Again, looking at the plans and the height of the proposed dwelling, this application appears not to meet the criteria of 'low profile'.
- The emerging Isles Of Scilly Local Plan 2015 - 2030 Draft (para 89) mentions that in order to maintain and strengthen the character and identity of each island and the distinctiveness of areas within them, developments should be of a style that complements those found in the local area; this proposal is for a development which would be quite different from existing, local properties. Additionally, Policy LC9 Residential Extensions and Ancillary Accommodation states, "Development to extend and/or alter a dwelling....will be permitted where the proposal: a) respects the scale, proportions, materials and overall design and character of the existing property; and b) does not harm the street scene or surrounding area; and c) avoids the material loss of privacy and amenity for the residents of neighbouring properties. As mentioned above, it seems that this application does not meet criteria a) and c).
- Finally, the emerging Local Plan 2015 - 2030 also includes a policy on Dark Skies. Living in a Dark Sky Reserve myself, I see regularly the impact of light spillage from properties with large windows and glazed roof structures, so urge that their impact is considered when reviewing this application.

Yours sincerely,

Steven Ridgeon