

Design and Access Statement

Retrospective planning sought for conversion of first floor of Trefusis family home to a self-catering, self-contained apartment.

The Proposal

This application seeks planning permission to retrospectively convert the first floor of our 2 storey home to accommodate a one bedroom self-catering holiday unit.

The proposed layout is shown in the accompanying block plan, with no external changes to the property.

The total floor space is 212.5 m², retrospective planning for the first floor involves 96m² of property, the ground floor remains at 116.5m².

The layout as per plan would include a double bedroom, a kitchen, a lounge/diner, and a shower room. The only change to the ground floor is the addition of a lock to the hallway door to temporarily split the access during rental periods.

Drainage remains as previous, foul water runs to a septic tank, and ground water running to 5 separate soakaways.

The Site and its Surroundings

The application is to convert the first floor of a residential family home to a first floor holiday home, with the ground floor remaining as our family home.

It is a detached property stood on a good sized plot.

The site is located at the North of St Marys on Pungies Lane, with a small, spread out settlement of residential homes and holiday units.

Evaluation

The application is to convert the existing first floor into a one bedroom self-contained holiday unit. A small shower-room, and a kitchen area has been added, with a lock added to the ground floor hallway door.

Design Use

Retrospective planning being sought for conversion of first floor into holiday accommodation. The visitor market nationally is moving away from traditional serviced accommodation (bed and breakfasts etc) to self-catering as evidenced on the islands recently, including the change on Treco from hotel to Sea Gardens cottages. Visitors are enjoying the freedom of self-catering and experience of a luxury apartment. The proposed plans would secure a sustainable future for an island family, with a business and also meets modern visitor expectations.

Amount

One bedroom, kitchen, Lounge/Diner, with own entrance porch, stairs and garden.

Layout

Simple layout will be retained, enter from front porch, access to stairs, up to centre of lounge/diner with views from picture window across to Samson, Bryher, Treco and St Martins. Small shower room, through to kitchen and then back bedroom.

Scale

The scale is accompanying the drawings at 1:100

Landscaping

The landscape will remain as is currently, existing high stone wall with icing plant to the road frontage, with a relatively high gate maintains a private front garden., gate leads to a path with lawns both sides, bordered by pittosporum hedges.

Appearance and Impact on the Environment.

No changes to the exterior of the property, so no visual impact on the local environment. Inside is well decorated, with modern furniture, giving a light and airy feel and a relaxing atmosphere.

Access

No vehicular access. Community bus stops within 100yds both directions. Cycle hire and drop off collection available.

This proposal would ensure and encourage continued access to the natural environment, of one of the best parts of St Marys. Self-catering accommodation encourages visitors to shop locally, using local produce such as eggs, fruit, veg and local fish, as well as using out of town cafes and restaurants.