

Mr Craig Dryden
Chief Planning Officer
Planning & Development Dept
Council of the Isles of Scilly
Old Wesleyan Chapel
Isles of Scilly TR210JD

30 Garrison Lane
St Mary's
Isles of Scilly
TR21 0JD
28th August 2012


Dear Mr Dryden

Planning ref. P/12/085/FUL

Proposed re-development of existing bed/sit holiday accommodation.

Thank you for your notification of 8th August.

I share boundaries with the applicant and two other properties all situated on a steep hillside and in very close proximity to each other. Despite these limitations, a high degree of mutual privacy has existed for many years. For the following reasons, I feel that the above proposal will have an adverse effect on my privacy :-

(1) Loss of privacy.

This will result from the change of use of the applicants garage to a lounge, coupled with the addition of a kitchen/diner extension. The two proposed east facing windows are approximately 8 meters and at an angle of 45° from my north facing lounge window. The applicant will have a line of sight through this window, across a section of my lounge and dining area, out through east facing French windows and on beyond over part of my patio. A further part of my patio and walkway will be in full outside view.

(2) Garages.

The pair of freestanding semi-detached garages have stood as such for over 40 years. For thirty years I have used part of the garage as a hobby work area without causing any nuisance whatsoever. A bench, tools and shelving etc. are attached to the party wall, the other side of which is the proposed lounge.

(3) west elevation.

The two garages form a balanced well proportioned unit. The proposed kitchen/diner extension will increase the frontage by over 50%. I feel that this, despite the slight lowering of the roof line, will create a 'row' effect to the detriment of the property and the area as a whole.

In conclusion,

I have no wish to obstruct the development of the existing bed/sit holiday accommodation. Looking at the proposed groundfloor plans and the spare land round them, I feel sure that excellent improvements could be made without the need for a first floor storey.

Yours sincerely,



J. BODIN