

NEWFORT HOUSE

ST MARY'S , ISLES OF SCILLY , TR21 ONE

Planning and Development Department
Town Hall
St Mary's
Isles of Scilly
TR21 0LW

Friday 19th February 2016

Dear Sir / Madam

Reference to Planning Application - P/16/003/FUL

We would like to provide our personal input to this application as residents of Porth Thomas / Porthloo.

We are pleased to see the enthusiasm of the new owners of Sunholme to improve the fabric of a run down property in the local area.

As the owners of Newfort House, we have gone to considerable effort to fully update and modernise the property internally while respecting the age and character of the building by sympathetically restoring its exterior. I like to think that this has and will continue to enhance the local built environment.

While we fully understand and appreciate the thought processes and decision making that has led to the current proposal being put forward for consideration, we have a number of concerns about the design and its impact on the local area.

The Porth Thomas area is a very prominent location on the coastal path. It is a small group of properties ranging in age, size, and style. And while they may not represent a perfect set of properties by any means, they do however have a number of features in common which make them a cohesive group. They are all pitched roofed, mainly cottage style, with or without dormer windows, and they reflect a certain rural / coastal environment.

The proposed redevelopment of Sunholme does not sit well within this context. While we have no issues whatsoever with the idea of a modern building in this setting, we question the suitability of a rather ill considered nautically themed modern block. It shows no regard for the local vernacular except for a passing nod to the idea of using wood or stone and a completely flat roofed building is simply not in keeping with the surrounding homes.

If we can look at the accompanying Design Statement and its helpful advice regarding the National Policy Framework. I assume it is referring to Chapter 7 item 60.

60. Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

It goes on to say.....

It is, however, proper to seek to promote or reinforce local distinctiveness.

We do not feel this design attempts in any way to promote local distinctiveness but rather ignores its location entirely.

The next point in the framework goes on to say...

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

We would like to see a proposal that will sit well within the whole collection of building at Porth Thomas and we would welcome a modern home which has a more nuanced and considerate approach to its design.

Kind Regards

Robert Green, Tim Jones

Newfort House