



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424350

✉planning@scilly.gov.uk

PLANNING APPLICATION REPRESENTATION (RECEIVED VIA COUNCIL'S WEBSITE)

Name:	Mr Melvyn Roberts & Mrs Linda Roberts
Address:	East Bank, Porthloo, St Mary's, Isles of Scilly, TR21 0NE
Email:	<i>provided</i>
Date Received:	22/02/2016
Application:	P/16/003/FUL – Sunholme, Porthloo, St Mary's, Isles of Scilly
Representation:	<p>I wish to make my second representation on the above planning application with particular reference to the recently 'Amended' Design & Access Statement submitted by the applicant, revised on 17 February 2016.</p> <p>The applicant's aims according to the Design Brief is to create a dwelling consisting of 3 bedrooms, 2 of which are ensuite, a family bathroom, utility room, lounge and kitchen living areas and storage space whilst taking advantage of the panoramic view from the property. Quite legitimate desires for modern day living.</p> <p>However, the applicants Design Process concludes that due to the constraints of the existing footprint and position of external walls the desired accommodation is only achievable by adding a rectangular box-like second floor structure incorporating a flat roof fronted by a large expanse of glass.</p> <p>I would like to point out that the applicant's property 'Sunholme' and the adjacent property 'Avalon' were originally constructed with a near identical specification as regards overall footprint size, roof size, roof design and height to such an extent that they have often been referred to locally as a 'pair'.</p> <p>Recent years have seen the alteration and redesign of 'Avalon' to form a large modern family home consisting of 3 bedrooms, 2 of which are ensuite, a family bathroom, utility room, study/workroom, dining and storage areas together with a large lounge incorporating a panoramic view of the harbour ... nearly identical to the list of accommodation requirements being sought by the applicant in the property 'Sunholme'.</p>

	<p>All of this has been achieved within the original footprint of 'Avalon' by incorporating vertical infill at the roof gable ends with the inclusion of dormer windows on a modest scale whilst retaining the original pitch and height of the roof. The resultant building is one of a desirable and sizeable home in keeping and in sympathy with the character of other residential properties in the vicinity and indeed with the majority of those in Porthloo.</p> <p>We would argue therefore, that the redevelopment of 'Avalon' into it's current form well illustrates that modern interpretation of traditional design could readily be applied to 'Sunholme' (a near identical property to the original 'Avalon') to provide the accommodation required by the applicant without resorting to the proposed flat roofed ultra contemporary design which would not be in keeping with the local environs and adversely affect the Island's heritage coast. (Our reasoning behind the latter was outlined in our first letter of representation on this application).</p> <p>We would therefore strongly urge the Planning Officer and Members of the Planning Committee to seek a more traditional, dormer style alternative to the second storey design proposed by the applicant.</p>
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