

P-17-039

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PLANNING DEPARTMENT
07 AUG 2017

*Auriga
Porthcressa Rd
St Mary's
Isles of Scilly
TR21 0JL*

6/08/2017

RE: PLANNING APPLICATION P/17/039, ROANOKE

Dear Ms. Walton

This is again becoming very tiresome, plans for this extension have been withdrawn, revised, deferred, refused, deferred a 2nd time and now amended again, the amendments which have insignificant changes to make a difference that an overbearing 2 ½ storey extension will have on its neighbours.

As owners of Auriga, 7, Porthcressa Rd, we wish to object to the proposed amended extension to neighbouring Roanoke.

General comments: I wish to point out to all councillors that any decision made on this application should be purely on planning issues as it is illegal to make a planning decision on personal grounds – ie: local young family, don't want to move etc.

Our reasons for objecting to these amendments which have not changed anything, are as before

- 1) Loss of significant sunlight and daylight in our back garden, putting our only outside area permanently in the shade, which will be detrimental to both ourselves and to our tourism business.
- 2) The pitched roof to the proposed rear extension actually makes the situation worse for us as the entire extension projects out higher causing more shading to ourselves than previous
- 3) The proposed extension is of such a great size that it cannot be classed as subservient to the existing building.
- 4) The size of the proposed extension would cause us a greater sense of enclosure and a feeling of being hemmed in because of its proximity to our property and because of its height.
- 5) This proposed extension of 2.5 meters, known as Garden Grabbing, is more than 1/2 of the garden area of Roanoke, which is not made clear in the proposed plans. Also Government Planning Guidance states that 2 or more storey extensions are to be no closer than 7 meters to the rear boundary wall, this is not so with Roanoke's proposed boundary with Treveffa.
- 6) The proposed extension is 2.5 meters beyond the existing line of building to the rear of the houses on Porthcressa Rd. as can be seen on the Block Plan and

Relationships drawing submitted. If these plans are passed then a precedent will be set which could lead to total overdevelopment of the area.

- 7) The Ground floor plan shows a window into the Right of Way on our property. I am submitting photographic evidence with this letter that clearly shows that the wall adjoining Roanoke clearly belongs to Auriga, which was a detached building before the previous owner of Roanoke built that house.

Picture 1. Shows the gap between the boundary of Auriga's wall and Roanoke

Picture 2. Clearly shows that the roof above the entire passageway is part of Auriga

Picture 3. Clearly shows that Auriga's boundary extends 32cms beyond the ROW wall and that the gateway into Roanoke is clearly on our land. Please also note how close to the wall the doorframe at the rear of the ROW as you look at the photo is because:-

Picture 4. The front of the house which clearly shows that our boundary extends 30+ cms to the right of the doorway

For these reasons no window must be built into the ROW wall.

I hope this time the Council can reach the right decision on this planning application and refuse building permission.

Yours faithfully

Sheila Thomas

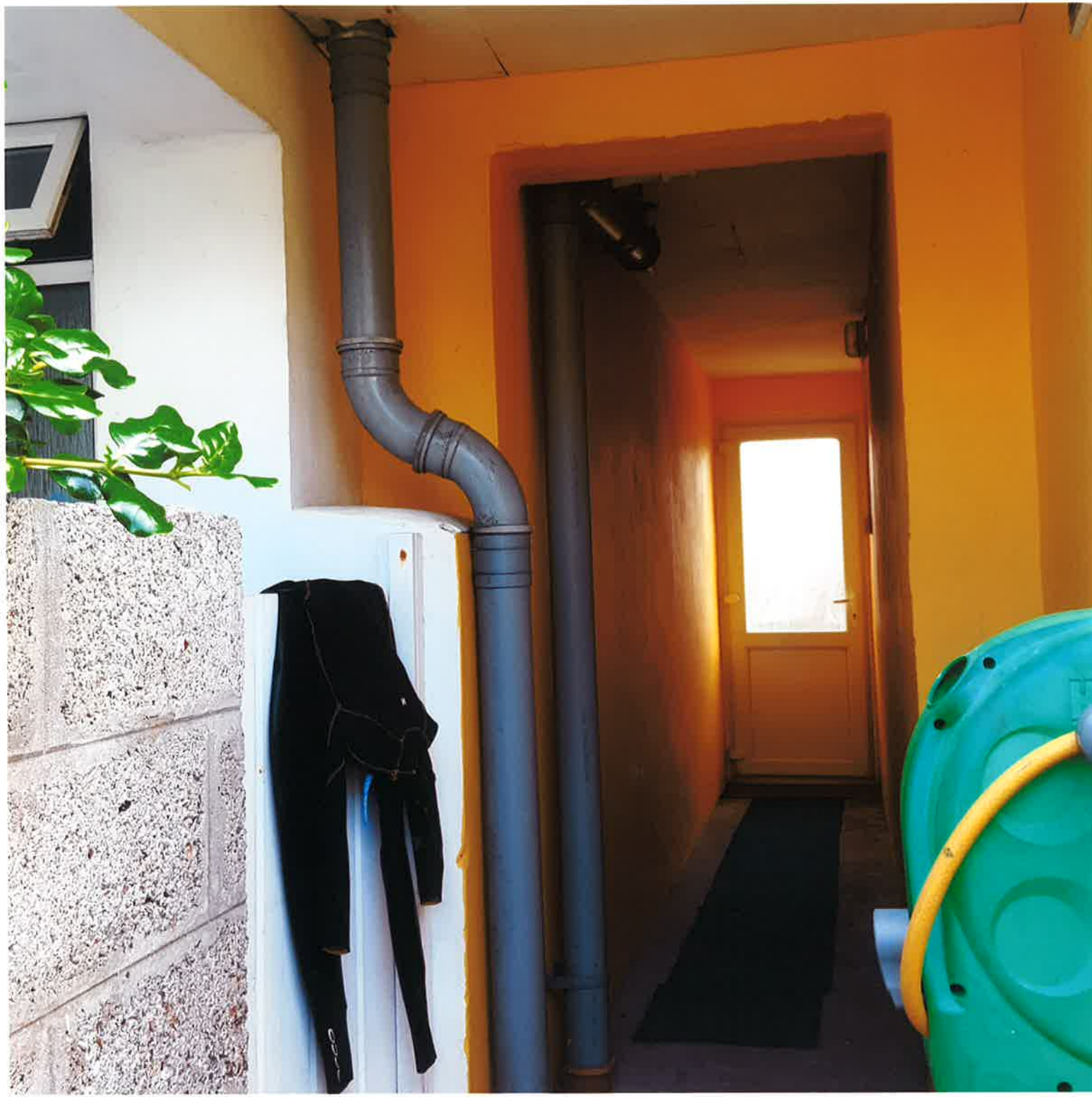


Photo 1

The gap
between the
boundary of
Aunga's
wall and
Roanoke

Pichwe 2





Pichwe 3

Door frame

Pichwe 4

