



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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

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Mr and Mrs Stevens
Colossus
2 Pilots Retreat
Hugh Town
St Mary's
Isles Of Scilly
TR21 0PB

19th April 2018

Dear Mr and Mrs Stevens

PLANNING REFERENCE	P/18/026/FUL
DEVELOPMENT PROPOSED:	Extension of first floor over existing ground floor flat roof.
LOCATION:	2 Matthews Field, Church Road, Hugh Town, St Mary's, Isles Of Scilly, TR21 0NA

Further to the submission of the above application I am writing to advise you that following a site visit and an assessment of the submitted plans, we would like to seek the following amendments to the proposed extension:

1. In order to reduce the impact of the proposed extension and improve its appearance within the street scene, we would request that the plans are amended from a flat roof to pitched roof. The ridge should be set down below the ridge of the existing pitch and extend out to the east with the gable (half-hipped gable) facing east into the private garden. Whilst we note this would reduce the amount of usable floorspace within the extension, which could be improved with a dormer window on the south elevation roof slope, it would result in an improved appearance and less prominent extension. We consider that such an extension would be in keeping with the general character of buildings on Scilly.

The reason for pursuing such an amendment is in the interest of the character of the area where the existing dwelling is particularly prominent on Church Road. The use of a flat roof extension feature is not considered to be in keeping with the character of the area, as set out in the Design Guide:

<http://www.scilly.gov.uk/sites/default/files/document/planning/Isles%20of%20Scilly%20Design%20Guide.pdf> (see advice on Page 92).

If you are happy to amend the plans in line with the above request then I would ask you to submit these within the next 14 days, by the 3rd May. If you have not submitted amended plans by this date and we have not heard back from you by the 3rd May then we will assume you wish the application to be determined as submitted.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lisa Walton', written in a cursive style.

Lisa Walton

Senior Officer: Planning and Development Management