

P/18/026

Colossus  
Pilot's Retreat  
St Mary's, Isles of Scilly  
TR21 0PB

Lisa Walton  
Planning Officer  
Council of the Isles of Scilly  
St Mary's  
Isles of Scilly



25<sup>th</sup> April 2018

Dear Mrs Walton

**Ref: P/18/026/FUL**

Thank you for your letter dated 19<sup>th</sup> April 2018.

We have noted your suggested amendments to the proposed extension together with a sketch but we feel it is impractical. We would like to address some of the points raised in your letter. It creates 3 valleys that go against P52 of the local design plan, the worst of which would be a box gutter fixed to the gable of the adjoining property Cadwallon, of which the Mr and Mrs Cole have shown their disapproval and have stated it would also make it extremely difficult to maintain their south facing gable to their house. Todd Stevens is a qualified carpenter/joiner with over 38 years experience agrees with you that there is a vast loss of floor space in your suggested design of the extension. He also says that suggested building design is impractical for various reasons. Appearances are subjective and we believe your proposed amendments to the design would be more prominent due to the increased height and therefore have a greater impact.

The overall design of No 2 Matthews Field does not seem to fit with the general character of buildings on Scilly as laid down in the current Local Plan. The Local Plan indicates that flat roofs are acceptable in 'certain' circumstances and after discussing this with a tradesman he has indicated that nowadays with modern materials flat roofs have improved life spans and weather well. With this in mind and to maximise its lifespan the tradesman suggested we have a pitch of circa 10 degrees for this roof. This can be implemented, however, it would mean a slight increase in height at the raised end.

We feel that our original design would have less of an impact within the street scene as it is lower and a more modest design purposely and carefully thought through to make as little impact as possible but making the best use of the possible available space. However, we would be happy to move to a shallow pitched roof and this could be done by moving from a flat roof to a pitch of circa 10 degrees (as proposed by the roofer). We suggest the south

facing wall could have a window placed in it to break up the plainness and the extension possibly clad in cedar wood or similar. We enclose a sketch.

In the local area of Matthews Field, Church Road there are many prominent buildings with flat roof extensions, including Cadwallon next door to No 2 Matthews Field and one named 'Darien' at the top of Church Road and their neighbours house also The Bylet, Godolphin House, St Mary's Hall, Lemon Hall together with most of Hugh Street.

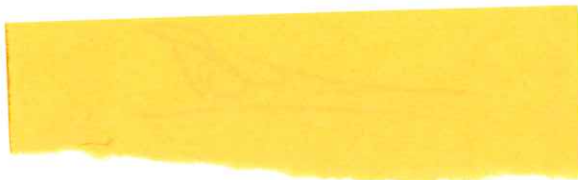
The existing view from the south of No 2 Matthews Field from high on Church Road is of a house which already has a flat roof extension feature, we only seek to raise this roof by a modest circa 2.5 metres (and if required add a pitch of circa 10 degrees).

We had looked at the options for this extension and have reconsidered them in the light of your letter, however, having spoken to the adjoining property owners and tradesmen we still see our plans as the best way forward.

Kind Regards

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Carmen and Todd Stevens

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P/18/026

RECEIVED BY THE  
PLANNING DEPARTMENT  
26 APR 2018

10° degree Pitch

Addition of a window  
& Cedar cladding all round  
the extension.

