

**Todd and Carmen Stevens
Colossus, Pilot's Retreat
St Mary's, Isles of Scilly
TR21 0PB**

31st May 2018
Mr Craig Dryden/Mrs L Walton
Planning Department
Council of the Isles of Scilly
Town Hall
St Mary's
Isles of Scilly



Dear Mr Dryden and Mrs Walton

P/18/026/FUL 2 Matthews Field

We would like to add further information to our planning application number P/18/026/FUL 2 Matthews Field and would like this to be presented to all Councillors on 5th June 2018 at Full Council:

Our proposed plans have come about as during our purchase of 2 Matthews Field we realised the desperate need for a complete renovation of this modest house. Our plan is to eventually downsize and move to 2 Matthews Field and run a small 2 bedroom B&B. We would like to offer our guests ensuite facilities as expected of guests wanting to visit a 4* rated establishment. We would also like to have enough space to put a settee in the bedrooms to enhance the visitor experience on wetter days which we can't currently offer.

2 Matthews Field is set back from the frontage adjoining Church Road by circa 20 metres. Our proposed planning application has (to date) received no objections and one letter of support from neighbours.

The following comments relate to the planning report for Planning Application
P/18/026/FUL

Point 22: The foot print of 2 Matthews Field will remain the same and to bring this property up to date and meet our needs there will be an increase of 27.8 square metres of useable floor space which is less than 28% increase from existing. The ground floor is being made more open plan and with larger than average door widths to make it suitable for wheelchairs. Currently there are no bathroom facilities on the 1st floor just two wash basins.

Point 23: No 2 Matthews Field was up for sale for 12 months in a dilapidated state and according to the sellers there were no serious buyers. The house is in need of serious renovations.

Point 26: This proposal is merely infilling a space with the back drop of neighbouring Cadwallon's gable which currently has a larger impact than what is proposed.

Point 27/28: (see Q26 also) Cadwallon's gable will still be visible high above, the abutting proposed extension. The high gable of 2 Matthews Field and its current adjoining flat roof are disproportionate to each other. This extension would not only enhance the look of the building but it would make it more proportionally correct. After consultation with the Planning Officer the flat roof was changed to be a modest pitch roof of circa 10 degrees in an attempt to meet the requirements of the Local Design Guide.

Point 27/28/29: The plan cannot be 'deeper' by way of this extension, or contravene the character of the Conservation Area or ANOB as we have kept to the same footprint and are infilling the space. The use of the word 'boxy' we don't understand as all buildings are either rectangle or squares. To improve the look of the extension we have proposed to add cedar cladding and a south facing window if Councillors/Officers prefer this option rather than rendered as existing. This is an infill extension and will not reach the height of the existing gable of our dwelling or neighbouring Cadwallon so it is **not** '*disproportionate over and above to the existing dwelling*' or the adjoining Cadwallon. It should be noted that Cadwallon's gable will still have a greater impact whether our planning proposals go ahead or not.

Point 30: We, including experts, have looked at various ways to add an extension including one sketch submitted to us by the Planning Officer. None were found practical due to the design of the existing building and its close proximity to neighbouring Cadwallon. All other designs would have to incorporate a box gutter against Cadwallon's existing gable making it difficult for the owners to maintain so they were not able to support them.

Point 31: We have had a meeting with the Planning Officer and we suggested having obscure glass in the closest east facing window facing Lowena and whilst we neglected to add this to the plan we are more than happy to include this amendment.

Point 32: Our application has received NO objections and Lowena as a holiday home is occupied for less than one month of the year (according to the lady who cleans it). The windows of Lowena are oblique to our proposal and the nearest window to window measurement is close to the allowable (according to the IOS Design Guide SPD) 12 metres however, we are happy to use obscure glass or remove the closest window if necessary.

Point 35: I There is a south facing window accidentally omitted from the Floor plan 2SMF/1 however, it is shown on the South Elevation on the same drawing.

To meet the Council's Planning Officer requirements we believe we have achieved this by replacing a flat roof with a modest pitch one and offered to obscure or remove windows that it is felt directly overlook Lowena. Our improvements to this property will upgrade the standard of amenities within this building for existing and future occupants.

Yours sincerely

 

Todd and Carmen Stevens