



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

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Mrs L Jackson  
Jackson Planning Ltd  
Fox Barn  
Hatchet Hill  
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Andover  
United Kingdom  
SP11 9DU

12<sup>th</sup> September 2018

Dear Mrs Jackson

**PLANNING REFERENCE**

P/18/061/FUL

**DEVELOPMENT PROPOSED:**

Two-storey side extension and internal alterations to form 4 additional en-suite bedrooms and new kitchen and form two ground floor courtyards one containing bin storage.

**LOCATION:**

Treboeth, 5 Buzza Street, Hugh Town, St Mary's, Isles of Scilly, TR21 0HX

Further to the submission of the above application I am writing to advise you that we have a number of concerns in relation to the proposed extension. Following a site visit and an assessment of the submitted plans I wanted to make you aware of the following issues:

1. The proposal removes any outside amenity space from the property and appears to have 14 bedrooms with only one small kitchen/dining area and a completely enclosed "external" space. There would appear to be no provision for "guests" to relax within the property, other than within their own bedroom. There would not appear to be any 'dining' or 'breakfast' space for a guesthouse of this scale or provision for catering for a 14 bedroom guesthouse, where presumably "guests" would expect meals.
2. It would appear that the property, as shown in the proposed plans, will predominantly be used as staff accommodation and is for a large House in Multiple Occupation (HMO). On this basis I would suggest that a material change of use of the property from a C1 guesthouse to a Sui Generis large HMO, should be sought and may have already taken place.
3. In relation to the two storey extension then you will be aware that this property is within the Isles of Scilly Conservation Area and AONB and is also within close proximity to Clemmies Cottage (around 5m to the south east of the rear boundary of Treboeth), which is a Grade II listed building. Whilst the existing two storey extension has already compromised the original plot of this property it is not considered that the proposed extension would further enhance it. It is considered that the proposed flat roof extension will only exacerbate the negative impact upon the character of this area. There is no roof plan to show the roof finish, or north elevation

to show the finish of the building-up of the roof along the north boundary. The proposed south elevation would appear to show gutter 'overhang' along the north boundary, which is not within the red line site boundary. In addition to what is considered to be 'over-development' of the plot, the design does not seek to either preserve or enhance the wider character of the conservation area. The Isles of Scilly Design Guide states "*flat roofs are generally inappropriate and their use will be resisted (other than as green roofs, minor link elements on minor elevations). Flat roofs rarely have long lifespans, do not weather well and are unsightly*" (Page 92).

On the basis of the above concerns it is our intention to recommend the application, as submitted, is refused. It is debatable as to whether the use of the property, appearing to be already used predominately as staff accommodation, has already changed the character of this property from a C1 guesthouse to a *Sui Generis* house in multiple occupation. I would be interested to understand whether the applicant could demonstrate any continued use of this property as a guesthouse since a certificate of lawful use was issued in 2016? If the property has been used predominantly as a 10 bedroom shared house for staff of Tregarthens then I would view this as no longer being within a C1 use.

If no significant guesthouse use can be demonstrated then I would advise that a regularisation of use should be sought. I would advise that an application is made for a change of use of this property from a C1 guesthouse to a *Sui Generis* use specifically as a large House in Multiple Occupation. The total number of residents currently able to occupy this property, as indicated by the existing plans, would appear to have increased to the point where its use has intensified so as to become a different character than that of a C1 guesthouse or even a C4 small house in multiple occupation.

The application has been called-in for a decision at Full Council. This will be on the 2<sup>nd</sup> October 2018 which requires my report to be drafted within the next week. As I do not consider the above can be suitably addressed I would advise that, should the applicant wish to avoid a refusal, the application should be withdrawn. I await to hear from you on this matter.

Yours sincerely



Lisa Walton

Senior Officer: Planning and Development Management