

TO: PLANNING DEPT, ISLES OF SCILLY.

R.W.BRUCE,  
6 WOODLAND WAY,  
BRIGHTON BN1 8BA.

14.11.18

Dear Sirs

RE P/18/075 BANK COTTAGE BRYHER – OBJECTION LETTER

I have stayed on this part of Bryher twice in the last couple of years and am familiar with the application site, having stayed in the adjoining property. Atlanta. I am a retired solicitor with over 35 years' experience in planning matters. I object to the proposed development for the following reasons.

The introduction to the Planning Statement refers to the sensitive location and unique character of Bryher. It is a stated goal of the applicants to maintain and where possible improve the site's contribution to Bryher's character. Unfortunately, in my opinion, they have failed in this key objective to satisfy Conservation Area requirements. Rather they are proposing an incongruous scheme which would significantly impact on the character of the area and set an undesirable precedent for creeping development.

Much of the new fenestration proposed for the house is unnecessary and would be out of keeping with the surrounding area, properly characterised by the applicants as having a materials palette of stone, slate and render. In this sensitive location new glazing should be used carefully to comply with section 5 of the SPD Design Guide (DG). The windows proposed for the south west elevation are poorly proportioned and too dominant and as a result the extension would overpower the original building.

I do not know if there has been a daylight or sunlight assessment in respect of Atlanta, but it seems likely that due to the height of the Cottage extension, there will be a loss of both, which would clearly be detrimental to amenity. To use the language of the DG, the cottage would be inappropriate and not in scale with neighbours, in terms of height, proportion and plan shape.

An acknowledged planning signature for Bryher is the sea view. It is somewhat ironic that, given the zeal to optimise sea views from the application site, the Cottage extension would impair the view from Atlanta.

For the above reasons I ask that you refuse planning permission for these proposals.

Yours sincerely

Bob Bruce