

Dean Ciaran

From: Planning (Isles of Scilly)
Subject: FW: Planning Application P/18/075

From: Andrew Johnston <PROVIDED>
Sent: 08 November 2018 14:16
To: Planning (Isles of Scilly) <planning@scilly.gov.uk>
Subject: Planning Application P/18/075

Dear Sirs,

Planning Application P/18/075: Bank Cottage, Bryher

We wish to register our strong objections to the proposed re-development of Bank Cottage.

Although we are not resident on the island we are regular visitors (with a connection going back some sixty years), drawn like so many others by its unspoiled character. We have been renting Atlanta on an annual basis for many years. This property stands slightly above and behind Bank Cottage and will be adversely affected by the proposed development. We have two main objections.

1. Loss of views and light. By raising the roof line of Bank Cottage by a substantial 4 feet there will be a significant loss of light and views from the many windows at the front of Atlanta. Although Atlanta overlooks Bank Cottage there is no loss of privacy to Bank Cottage because there are no windows in the back wall. But any alteration to the roof line of Bank Cottage would substantially affect Atlanta. Gillian and Gerald Langdon live in the annex below Atlanta permanently (and in Atlanta itself during the winter months) and would certainly have their view affected.

2. Incongruous style of development. The Planning Statement describes the development as 'modest in scale', but our impression is that the original structure will be almost entirely replaced. In spite of the justifications offered we feel this style of timber-clad, flat-roof building is entirely out of keeping with its surroundings, particularly the replacing of the current profile at the rear with huge areas of plate glass – in effect the entire wall of the house is replaced with glass. Bank Cottage, a sizeable house already, enjoys some of the best views on the island, entirely unobstructed down to Great Porth. Conversely, this development will greatly affect the view from Great Porth currently enjoyed by visitors and local alike walking up from the beach. On the left is a row of traditional low-lying cottages, stonebuilt and with pitched slate roofs. Bank Cottage, on the right, surrounded by mature gardens, has (as the Planning Statement describes) already had many minor additions – in the form of a pitched-roof wing and various gabled dormer windows. However, these additions seem to us to be part of the organic growth of a house and with their traditional materials and styles we do not see them as being out of keeping with the surrounding buildings. However, the flat-roofed glass fronted extension proposed seems to us to be more suited to the California coast than a traditional Cornish village!

My husband lived in Cornwall for many years and, like many others, has been appalled by the incongruous developments now springing up along the Cornish coast with their flat roofs and plate glass windows. We feel it would be a sad day if the same process started happening on Bryher, and our impression is that the Duchy shares this view.

Since the new owners already have a very substantial London property, it seems reasonable to question their declared intention of taking up permanent residence in the re-developed cottage, especially as it will have very limited accommodation (only 2 bedrooms apparently).

We could not understand why the roof line had to be raised by so much (4 feet). However, when we looked closely at the plans we realised that it was because the timber clad extension would block the view from the first floor. Since the first floor holds only minimal accommodation (a master bedroom and bathroom) it seems bizarre that the raised roof line is needed to see over its own extension!

The Planning Statement talks of the development “respecting the character of the pattern of original houses and gardens”. We do not see how a house with a flat roof and large areas of plate glass divided by a “line of steel columns” connects in any way with its surroundings. It seems to us to be an exceptionally harsh and linear design against such a harmonious and natural background. While no doubt enhancing the views from Bank Cottage, the development will adversely affect the light and views from Atlanta, along with the views from Great Porth.

Yours sincerely,

Andrew and Angela Johnston

Little London
Ambersham Common
Midhurst
West Sussex
GU29 0BZ