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Thursday 8th November 2018

Reference to Planning Application Number P/18/075  
Alterations/Extensions to "Bank Cottage", Bryher, I.O.S

To the Planning Officer, Dear Sir or Madam,  
I am a regular visitor to the Scilly Isles, and the above referenced Planning Application has been brought to my attention.

Although I am not resident on the Islands, I would sincerely hope that your Department would value constructive opinions from all those people that may be familiar with the environment on Bryher, and in particular, the little enclave of houses in which Bank Cottage is situated.

I have carefully studied the fine detail of this Planning Application and feel that in it's current form, it should be refused.

Whilst I recognise that there is ample scope for significant up-grading of Bank Cottage, this insensitive and totally out of place construction plan is not the way to do it.

It would perhaps be tactful, to say that these plans need "Fine-Tuning" !.

The Architect, Mr Rory Flynn's Plans, being both inappropriate and inconsiderate of it's impact on the immediate neighbours.  
The design being quite unnecessarily "Over-blown".

Dualchas Architects would benefit from following the example in the design and build of the Hell Bay Hotel, and how, despite it's large "Footprint", it sits quietly amongst it's old granite neighbours.

The alterations and extensions should simply be scaled down, to minimise the detrimental effects to the houses next door,.....I understand that the proposed new roof ridge line is intended to be another 1.2 metres higher, ( practically 4 feet ).

After careful thought, I see this set of plans for Bank Cottage as being very simply,....."Too Grand Designs" for Bryher.

With specific regard to the proposed extension of the garden cottage, (which Mr Rory Flynn describes as "Small"), it is clearly NOT a "Small" extension, it's footprint is proposed to be almost DOUBLED!.

As for the proposed new artists studio/gallery, (which sits right on the head of the beach),.....with it's ground to eaves sliding glass flank, it will be hopelessly incongruous in the existing environment, being just 35 feet along the sandy track from the current little art studio/gallery which is tastefully housed within an ancient gig shed,.....enough said.

Yours Sincerely

Robert Twitchin

A handwritten signature in black ink, appearing to read 'R Twitchin', with a horizontal line underneath.