

Planning Application Ref: P/19/006/HH

Penlee Boathouse, Porthcressa Road, St Mary's, Isles of Scilly

20/03/2019

With reference to the proposal to raise the height of Penlee Boathouse which adjoins our property, we would like to register our objections.

As you are probably aware we run Lynwood Guest House and have our private living accommodation facing onto our small rear garden which Penlee Boathouse abuts and already overlooks.

We have enclosed a block plan which shows the relationship and gives an idea of the scale of Penlee compared to our rear garden and garage.

As you can imagine, if the property is raised in height, due to the fact that it is to the south east of our garden and main windows to our living accommodation, it will severely restrict light to our lounge. It would also block out sunlight to the garden which is the only amenity space we have for our use in the enjoyment of our premises.

In addition to the effect on light to our premises there will be a new rear window to the new proposed accommodation in their roof space and windows in a new dormer window facing directly over our land. We are aware that the plans intimate that obscure glass will be used in this very large dormer but this will obviously not stop these windows being opened for ventilation which will enable ever more intrusion into our privacy.

As you can imagine we are in close proximity to other taller buildings so any additional windows which overlook our premises will have a very detrimental effect on our limited privacy.

The above comments are our major objections to this development but for your information, before the present owners purchased Penlee Boathouse, we viewed the premises with a view to moving to a simple private residence. Unfortunately it was not suitable to our needs so we remained where we are.

During our viewing however it was obvious that there was no self contained flat on the ground floor and we have not been informed of any planning application to make one? We are aware that a flat has now been formed and that a Council employee is the occupier. No action seems to have been taken to legitimize the use. We can also tell you that there was no bedroom in the roof space as stated in the DOA statement as there are no windows and at the time of our viewing no access stairs.

We simply mention the above anomalies as we are obviously worried that all the proposed additional space will also be let out or used as a form of accommodation which is not stated. If facts are not correct at the moment in the application the approval could lead to more persons being accommodated which could produce a noise problem and more importantly a more difficult parking problem than already exists. It will of course also increase the burden on water, sewerage and electricity etc.

CONCLUSION

1. We feel strongly that as the DOA statement and plans are at least misleading any accommodation could increase the chances of planning violations which would effect our enjoyment of our property.
 2. The most important objection we have is the fact that there is no doubt the higher and may we say 'very poorly designed' extension to raise the building and add dormers, will greatly affect the light to our premises. Not only to our garden but also to our ground floor living area.
 3. The new windows will not only provide more 'overlooking' into our property but increase noise pollution during summer months when windows are open and we wish to sit out in the only open space we have to relax in.
 4. As far as we are aware this was a four bedroomed house and we really don't understand why a three person family would need so much extra space when there is already a flat on the ground floor (not shown on the plans) which could be redesigned for the owners use. This would save the overpowering proposed rise in the height of the building.
 5. The comparisons to Peter Green's revised bungalow bears no relationship to this application. In fact this is far more like a previous application for Roanoke, Porthcressa Road which was refused because of over development. The suggestion that this proposal would enhance the regeneration works undertaken at Porthcressa is quite frankly ludicrous! It bears no resemblance to the work carried out and should not be allowed as an excuse to build a poorly designed lump on the top of this building. The other suggestion that it would enhance the building regulation standards is also irrelevant as this could be done without any extension whatsoever.
 6. I have enclosed with this letter of objection a copy of the sale particulars when the present owners purchased the property , I have highlighted the points which I feel is relevant to this letter of objection.
- For all the above reasons we would ask that the inconvenience, not just to ourselves but other immediate residents should be taken into account and the application refused.

Yours Sincerely

Mr & Mrs Dave & Jan Parr

The block contains two handwritten signatures in blue ink. The first signature is 'D. Parr' and the second is 'J. Parr', both written in a cursive style.

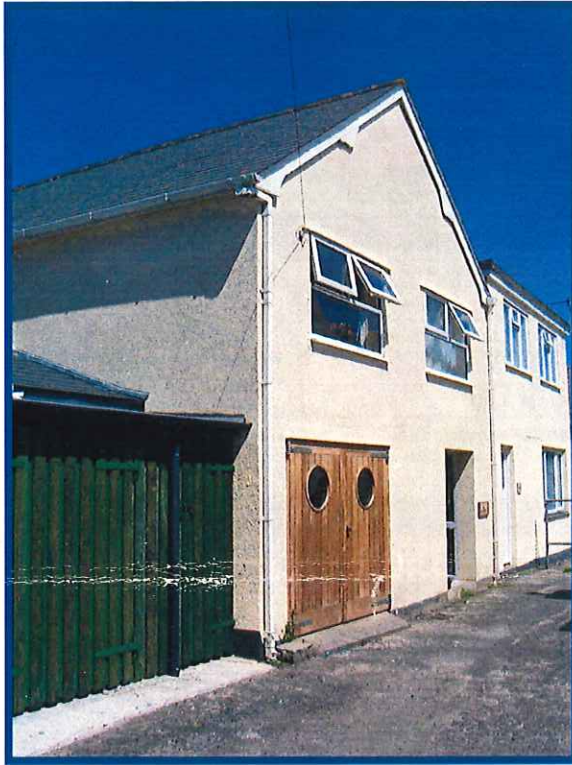


4463
7.839ha
19.37

4338
562ha
11.16

LAND ADJ. PENLEE BOATHOUSE & R/LYNWOOD G.H.
(GARDEN COLOURED GREEN)

**Penlee Boathouse
Porthcressa Road
St. Mary's
Isles of Scilly
TR21 0JL**



A spacious semi detached property in the heart of Hugh Town, convenient for local town facilities and amenities, situated close to both the Porthcressa and Town beaches. Penlee Boathouse has, for many years been let successfully as a three bed roomed holiday let and it is for sale as such together with all its furniture, furnishings and fittings and forward reservations. However, it has to be said that the ground floor accommodation containing the boathouse (garage) has a vast space which could be said to be under-utilised. I.e there is great potential to alter the ground floor (subject to the necessary permissions) to provide more accommodation and still include a garage or alternatively perhaps another self catering unit of accommodation. In addition the roof space may have a similar potential for extension.

To sum up Penlee Boathouse is a very well situated property with a built in income but with further potential.



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NAEA



PARTNERS
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Energy Performance Certificate



Penlee Boathouse, Porthcressa Road, St. Mary's, ISLES OF SCILLY, TR21 0JL

Dwelling type: Semi-detached house Reference number: 8625-7327-3970-6448-8992
 Date of assessment: 18 March 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 23 March 2015 Total floor area: 107 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

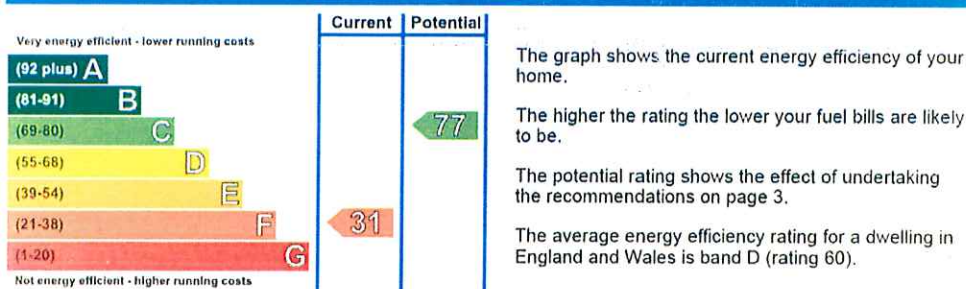
Estimated energy costs of dwelling for 3 years:	£ 4,809
Over 3 years you could save	£ 2,604

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 243 over 3 years	
Heating	£ 3,486 over 3 years	£ 1,680 over 3 years	
Hot Water	£ 1,104 over 3 years	£ 282 over 3 years	
Totals	£ 4,809	£ 2,205	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 210	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 255	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 117	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Access to the property is from Porthcressa Road via the porch with UPVC side windows and double glazed front door leading into:

Large Reception Hall 22'4" x 9' 0"

A very spacious area with beige ceramic fully tiled flooring, 2 double electricity sockets, 2 ceiling lights, ceiling mounted smoke alarm and a personal access door to the garage/boathouse. Store cupboard. Electricity meter cupboards.

A personal access door leads into:

Boathouse / Garage / Workshop 36' 6" x 9' 6"

A separate access from Porthcressa Road is via double oak doors. A very spacious facility with six double wall sockets. Pedestrian access to the rear patio via a UPVC door.



THIS AREA IS NOW THE
SELF CONTAINED FLAT

From the reception hall fully glazed double doors lead into:

Inner Hallway 12' 0" x 9' 5"

Another spacious lobby area providing coat hooks with shoe storage racks below. Part ceramic tiled and part vinyl flooring. UPVC single door with large double glazed opening windows creating substantial natural light and giving access to the rear enclosed garden. Wall mounted Dimplex thermostatically controlled heater. This inner hallway gives access to a Shower Room and also staircase to the upper floor.

Ground Floor Shower Room 7' 8" x 2' 10"

Having shower with Bristan B85 electric shower with down lighter above, lined with vinyl wall covering. Vanity wash-hand basin with mirror above together with a wall light incorporating a shaver socket. Low level WC. Ceiling light. Dimplex wall mounted fan heater. Extractor fan. Small UPVC window providing natural light.

On the First Floor:

Landing

With access to roof storage space via a loft ladder.

'L' shaped landing area which in turn give access to the kitchen, family bathroom, two of the three double bedrooms and lounge. Ceiling light. Double electric socket. Smoke alarm.

Kitchen 'L' Shaped 16' 1" x 6' 5" widening to 9' 4"

A spacious galley style kitchen with units and appliances to both sides. Complemented by 16' 0" of work-surface finished in a light oak effect laminate. A light and bright room with a UPVC double glazed window with double opening transom overlooking the rear garden. Free standing appliances include a Tricity Bendix electric cooker with four ring hob and stainless steel extractor fan above. Tricity Bendix Dishwasher. Tricity Bendix 800 Washing machine. Proline tumble dryer. Bosch AvantiXX Fridge Freezer. An extensive range of fitted wall and floor units in white Shaker style with contrasting light oak effect knobs provide ample work and storage space. The units consist of three double doored wall cupboards, three double base units with six drawers above, two full height utility cupboards and a 50cm full height pull out larder unit. The point at which the kitchen widens out is the area which accommodates the stainless steel single bowl sink and drainer cabinet. Ten electric sockets. Four recessed ceiling lights. Extractor fan.

A separate built-in wall cupboard houses the lagged copper hot water cylinder with immersion heater linked to an electric time control. Four ceiling down-lighters. Smoke alarm. Extractor fan. Wall hung electric towel rail. Floor covering throughout with a dark beige tile effect vinyl.



Family Lounge 19' 4" x 9' 10"

A well-proportioned room with double aspect UPVC double glazed windows, with a double opening transom overlooking Porthcressa Road and a single transom to the side. Wall mounted Dimplex Electric thermostatically controlled heater. Two ceiling lights. Smoke alarm. Eight double wall sockets. Two television points.
Door off leading to:



Bedroom One 9' 9" x 9' 5"

A double bedded bedroom with UPVC double glazed double transom window overlooking Porthcressa Road. Floor to ceiling fitted bedside cabinets either side of the bed plus three overhead wall mounted storage cupboards. Two fitted bedside lights. Wall mounted Dimplex thermostatically controlled heater. Ceiling light. Wall mirror with wooden surround. Wooden shelf. Towel rails. Four double wall sockets.

