

**From:** [REDACTED]  
**Sent:** 12 September 2019 21:11  
**To:** Planning (Isles of Scilly)  
**Subject:** Planning Application Representation P/19/050

Dear Sir/ Madam,

In connection with the above application which would also seem to relate to Application P/19/044 we would like to make the following comments:-

1. Papers supporting the application state that the properties around the harbour are quite poor in terms of aesthetics. This is a very subjective statement and we argue that this is part of the character of the sea front that has been built up over many years. The introduction of a wooden building with aluminium window frames could be seen as out of character within this environment.
2. The provision of the balcony outside the sitting room should be resisted. This extends beyond the building line fronting the beach and is not in keeping. No other residential property that we are aware of along the beach front has a balcony. This could set a precedent.
3. There is comment that the building will only have a minimal impact on the amount of light entering the bathrooms of flats 1, 3, and 5. This cannot be true as the proposed wall adjacent to these windows will only be a matter of inches away and the shape and proximity of the other parts of the proposed building will further reduce available light.
4. It is proposed that the kitchen window of the new build will be close to the bathroom window of Flat 3. Should planning pass this development, it should be a condition that any extraction unit for the kitchen should not be in proximity to the bathroom window.
5. The construction of the wall by the bathroom windows seems to take no account of the venting system from the bathrooms in Flat 3. This must be addressed and provided for in any approved plans.
6. Further, there is no mention in the application of how the TV aerial on the wall close to the bathroom window of Flat 3 will be moved or where to. It is suggested that the planning authority would not want it on the front of the building and in order to function it needs to be directed to Telegraph. A condition should be imposed that this, and the other wiring that relates to television services to other flats in the block, should be addressed by the new development and that this should be undertaken with no interruption to services.
7. It is unclear from the plans whether it is proposed that the new build will have any contact with the walls of Harbour View. The nature of the construction of Harbour View is such that any drilling or similar activity can be heard throughout the block.
8. In furtherance of point 7 it must be born in mind that the majority of flats in Harbour View are run on a business basis and are rented out on this basis for the season (March to the end of October). During the remodelling of Park View there was considerable noise, disruption and inconvenience caused by the building work. There is every likelihood that should this occur with this proposal there will be financial implications for the flat owners. With this in mind construction work should only take place out of season. If the Planning Authority is unable to enforce or ensure this then there should be a strict condition imposed that building work and access to the site by builders should be restricted to 1000hrs to 1600 hours daily (when most holiday makers have gone out) and certainly not at weekends or bank holidays. Should any financial loss fall to the owners of the flats this should be covered by the owners of the new development.

9. No access or storage facility is granted over the forecourt of Harbour View and access for the build will need to be confined to the pathway as indicated in the block plan. A letter specifying this has been sent separately by the Management Company on behalf of the owners.

Submitted for your consideration,

Geoff and Liz Dominey

Owners, Flat 3 Harbour View Mansions