

Our Ref: 15031
26 August 2020

Lisa Walton
Council of the Isles of Scilly
Town Hall
St Mary's
Isles of Scilly
TR21 OLW

Dear Ms Walton

Re: P/20/039/HH - Trevean, Higher Town, St Martin's, Isles of Scilly

Please accept this letter as a response to your emails dated 4 August 2020 and 5 August 2020. Alongside this letter, the following documents are submitted, which confirm the details of the elevations.

- Proposed Studio, Workshop and Alterations to Existing Dwelling – Drawing No. PS-TGS-9a
- Existing and Proposed Studio and Workshop – Drawing No. PWS-Ex/PP-1a

Starting with the comments on Policy LC9, firstly, as has previously been stated in correspondence with yourself, the policy has not been adopted as of yet, the policy should not be given substantial weight in the determination of this application. Furthermore, whilst you state that the intention is for the policy to have a maximum increase of 30% above the minimum standard, that restriction is not present in the policy in its current form. Whilst the intention of the policy is recognised, as the policy and the restriction cited in your emails have not been adopted as of yet, they should not be given substantial weight in the determination of this application. Furthermore, whilst the number of bedrooms has been reduced, the overall quality of the residential space will be improved. The addition of an additional bedroom will serve to reduce the quality of the development and make the dwelling more crowded.

As such, the policy itself is incompatible with the initial older design of the building, ignoring the context of the building in this instance.

To clarify the linking porch extension, it will be glazing with softboard painted white. This is made clear in drawing PWS-Ex/PP-1a submitted alongside this letter. This drawing, along with revised drawing PS-TGS-9a, respond to your comments on the labelling of the elevations in the plans.

With regard to the question on the use of the workshop and studio space, it will be utilised as an art studio and workshop for woodworking. To clarify, the proposed floorspace of the workshop is 31.7 square metres, the proposed floorspace of the studio is 88.7 square metres and the proposed floorspace of the porch link is 9.1 square metres. It is unclear why this element of the development has been raised as an issue as this part of the development is to be utilised for purposes incidental to that of the dwelling house and there is no intention for this to be utilised for residential purposes. The reason for the size of the studio and workshop is to accommodate the equipment used for the respective art and woodworking functions of the studio and workshop. The applicant did consider creating a separate building for storage, but this would have required the removal of mature fruit trees, which the applicant was not willing to do. Furthermore, the studio floorspace is an existing part of the property which is being connected to the main dwelling, further demonstrating that this should not have been raised as an issue.

It is considered that the above information is sufficient to address the issues that have previously been raised in relation to the application. If you have any further questions, please do not hesitate to ask.

Yours sincerely

For and on behalf of Evans Jones Ltd



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