

Dear Sir/Madam,

I am writing with regard to the re-submitted planning application relating to: Park View 11 The Parade Hugh Town St Mary's Isles of Scilly TR21 OLP.

Together with my wife, we are the owners of Flat 3 Harbour View Mansions, Thorofare, Hugh Town, TR21 OLN which is a flat in the block of flats next to, and mentioned, in this application

It is pleasing to note that some alterations have been made to the original application vis removal of the balconies and the change of location of the kitchen. The overall view of the property from the harbour side has been improved by the changes made. However, in connection with this application there are a number of comments I would wish to make for the councils' consideration. It is unfortunate that the applicant has not felt in a position to approach us to discuss some of the points raised here as they have been raised in previous submissions as I am sure the applicant is aware:

1. Initially, I would ask where this proposal fits in with The Isles of Scilly local plan 2015-2030 'Building a Strong Living Community' with regard to restrictions on open market housing.
2. It is noted in the new plans that two drain covers belonging to Harbour View have been changed. I am not aware of any consultation that has taken place regarding this.
3. There is comment that the building will only have a minimal impact on the amount of light entering the windows of 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. The impact on light will be particularly felt by Flat 1. At the moment it is possible to open the bathroom window of Flat 3 and have a view to the sea. This will be blocked by the proposed building.
4. The construction of the wall by the bathroom windows seems to take no account of the venting system from the bathrooms in Flat 3, nor does it address the overflow pipe from Flat 5. This needs to be addressed. The new wall outside the bathroom window, according to the plans would be about 15cms from the window, which surely cannot be allowable.
5. 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 it is necessary for it to function that it be directed to Telegraph. A condition should be imposed that this, and the other wiring that relates to television services, should be addressed by the new development and that this should be undertaken with no interruption to services.
6. It is unclear from the plans whether it is proposed that the new build will have any contact with the walls of Harbour View although there is indication on the plans that any gap between the properties will be infilled with powder coated aluminium flashing. The beach facing and rear elevation plans fail to take into consideration that the tiled roof of Harbour View is at an angle to the main build. This could lead to water ingress. The issue raised here is how any maintenance of the tiles or wall of Harbour View could be carried out or indeed how it would be possible for any other maintenance/remedial work to be undertaken. There have already been instances of tiles becoming detached and Mr Lester has commented himself about tiles falling from the roof area. Should there be any contact then a legally binding party wall agreement should be drawn up with expenses met by the applicants.
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). We strongly object to major building work taking place during the summer season, to the detriment of our business and the effect on our guests. 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.

Visitors to the Isles of Scilly frequently book up a year in advance and thus adequate notice of any commencement of work must be ensured to enable visitors to be notified of any work and thus be given the facility to make alternative plans. This should be at least 6 months notice.

8. The nature of the construction of Harbour View is such that any drilling or similar activity due to work close to the adjoining wall would be heard throughout the block. The noise would be a problem, particularly during the holiday season.

9. It should be noted that there is no access or storage facility 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. In order to secure this it is suggested that the applicants construct a fence or barrier between their footpath and the forecourt of Harbour View Mansions.

Should this proposal be approved I would ask that the council consider imposing the following:

- A. Restrictions on the time of day building can take place.
- B. Restrictions on the time of year when building work can take place.
- C. That the council provide noise monitoring equipment which is checked regularly by the council
- D. There should be no interruption to services provided to Harbour View.
- E. Adequate notice of commencement of work must be provided.

Yours faithfully,

Geoffrey Dominey