

Ciaran Dean

From: Planning (Isles of Scilly)
Subject: FW: Planning Application Representation P/20/044 and P/20/046
Attachments: IMG_1714.JPG; IMG_1717.JPG; IMG_1718.JPG; IMG_1719.JPG

From: GEOFF DOMINEY <PROVIDED>
Sent: 05 July 2020 19:34
To: Planning (Isles of Scilly) <planning@scilly.gov.uk>
Subject: Planning Application Representation P/20/044 and P/20/046

Dear Sir/Madam,

I am writing with regard to the above planning application relating to :-

Park View 11 The Parade Hugh Town St Mary's Isles Of Scilly TR21 0LP

Together with my wife, we are the owners of Flat 3 Harbour View Mansions, Thorofare, Hugh Town, TR21 0LN which is a flat in the block of flats next to, and mentioned, in this application

In connection with this application there are a number of comments I would wish to make for the councils consideration :-

1. I would ask where this proposal fits in with The Isles of Scilly local plan 2015-2030 with regard to restrictions on open market housing.

2. Papers supporting the application state that the properties around the harbour are quite poor in terms of aesthetics. This must be seen as a very subjective statement with which I disagree and 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, albeit coloured, is out of character with this environment. The existing harbourside is all part of the character of Hugh Town.

3. 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 along the beach front has a balcony.

4. 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 the 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. (See attached photographs 1719 and 1714, the latter showing natural light in the bathroom))

5. Additionally, 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.

6. 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 must 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.(See attached photograph 1717)

7. 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. (See attached photograph that shows part of aerial 1718)

8. It is unclear from the plans whether it is proposed that the new build (Section A) will have any contact with the walls of Harbour View. The beach facing elevation plan fails 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 of Harbour View could be carried out or indeed how it would be possible for any other maintenance/remedial work to be undertaken. Should there be any contact then a legally binding party wall agreement should be drawn up with expenses met by the applicants.

9. 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.

10 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

11. 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.

Yours faithfully

Geoffrey Dominey
