
From: Sarah Bulmer
Sent: 28 October 2020 09:37
To: Planning (Isles of Scilly)
Subject: Amended Plans P/20/054 Objection

Galen
Buzza Hill
TR210NQ

28/10/2020

Dear Ms Walton,

We would like to reiterate that all our previously submitted **objections** to development of the Buzza boatshed/garage still stand.

The dwelling refused planning back in 2017 (P/16/129) & the plans withdrawn last year were for a smaller property but still the Council rejected the plans due to proposed property`s size & over bearing nature/mass in relation to the plot. That hasn`t changed & in fact the new architects design is larger again. The recent height amendment by just **20cm** is frankly insulting to those on whom the decision rests. There would clearly be **significant loss of light & over shadowing** to all the local properties in the vicinity, especially Monaveen, Penventon, Charlies Cottage & The Lookout. All properties & the 5 garages on Buzza Hill plus any pedestrians, cyclists & drivers would **lose their sight onto Buzza Road** by some 50%. This area is already narrow with no pavement & used by used by locals, children & visitors alike all year round.



The design is **overbearing** & seems to throw all manner of building materials, styles & "eco" design ideas into the mix whilst not being in keeping with existing properties in this conservation area. The plans are yet again **inaccurate & misleading** with North being incorrectly noted by some 90 degrees. We urge all councillors to visit site & **visualise the impact** of any dwelling on the site. Photographs submitted by Mr/Mrs Woodcock (on 27/10/20) accurately & clearly show the issues of overshadowing & loss of light.

The current plans are clearly not for a modest sized home (3 beds & 2 bathrooms) & this time the dwelling has been submitted with the tenuous note of for "local need". There is no parking provision or realistic garden space adding to the cramped nature of the proposal. Any future sale of a property that size would be well out of reach of any "local need" buyers. All other properties in the area could well be devalued in the process.

The applicants are known to own multiple vehicles & trailers (all of which have been parked on site @ some point), where will they all go? The trailer is currently parked in the area set aside for a courtyard/recycling/bins, so where would that go, other than on a public road.

Emergency service access must not be hindered in any way in Buzza Road or the approach to it.



We urge the Council & all councillors not to forget the fundamental point that the plot was acquired by private sale without it ever having had planning permission, so **truly speculative**. Whilst a dwelling may solve local need for these applicants this will be **detrimental to the ongoing lives & wellbeing** of 8 or more local families, key workers & business owners who already live in the vicinity & who are all strongly opposed to this application. This fact should not be dismissed as inconsequential. No one wants the committee to set an **unwelcome precedent** for over development of any small parcel of land/garden, & garages across the islands.

The **boundary lines** on the plans to East elevation indicate the site includes halfway up the main steps to Domremy`s front door, this cannot be correct & needs **urgent clarification**. There appears to be no access left for maintenance of the Domremy outbuilding either.



We strongly urge all members of the council to refuse these amendments **as any 2 storey building would be an over development by virtue of scale & massing**. The applicants have speculated on the site & it is clearly **unsuitable for their proposals both now & in the previous applications**. The local plan has areas indicated for local need housing that are suitable for a 2 storey building if that is their wish. No effort at all has been made by the applicants to engage with local residents. Previously permission for a bungalow on the same site has been refused on a smaller site. The garden land now seemingly "acquired" gives the false impression of more useable space, in reality, it is the size suitable for a large garden shed.

Finally, in our opinion, a conflict of interest exists between some parties on the planning committee that needs to be urgently addressed.

We ask that all members of the planning committee listen to the views of residents & **consider all the valid points raised in their objections** as this is too important to ignore and affects numerous lives & the local area ongoing for years to come.

We wish to be kept fully updated with this ongoing application.

Kind Regards,

Mr & Mrs Bulmer

Refusal 27/1/17 = In pursuance of their powers under the above act, the Council hereby REFUSE the above development for the following reasons:

R1 The proposal would result in overdevelopment of the site and by virtue of its scale and massing, would appear unacceptably overbearing and dominant when viewed from Penventon, Monaveen and Domremy, contrary to the Isles of Scilly Adopted Local Plan (2005), and to the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006) and contrary to Paragraph 17 of the National Planning Policy Framework.

R2 The proposed development, by reason of its cramped appearance in the streetscene and proximity to the site boundaries would fail to preserve or enhance the character and appearance of the Conservation Area, and, if permitted, would be likely to set a pattern for similar undesirable proposals in the vicinity, resulting in a retrograde lowering of the spatial standards to which the area is presently developed, thereby contrary the Isles of Scilly Adopted Local Plan (2005) and the guidance set out in the Isles of Scilly adopted Design Guide Supplementary Planning Document (2006).