

From: [REDACTED]
Sent: 07 September 2020 10:05
To: Planning (Isles of Scilly)
Cc: Sarah
Subject: RE: P/20/054/FUL Garage Buzza Road

Subject: P/20/054/FUL Buzza garage demolition & building of local needs property

Dear Sir,

We would like to strongly object to the demolition of the garage on Buzza Road for the following reasons & this is by no means an exhaustive list & we are in full agreement with the Councils previous planning rejection decision`s of 27/1/17 (summary below). Also all points raised in our objection letter of 24/5/19 to application P19/020 (withdrawn) still remain pertinent.

The applicants purchased the site & more recently the additional small parcel of land in full knowledge that there has never been planning permission granted to build a dwelling. The purchase was purely speculative & in a residential area.

If there is a true "local need" then surely you would not waste time & money on a plot that historically doesn't have planning permission.. Any development on the site must be "like for like" within the same footprint as has happened with the in keeping, high standard re-build of Charlie`s Cottage during 2019.

There are other local needs sites/projects on Scilly for the applicants to consider for a dwelling.

The new plans are for an even larger property (ridge ht 6.55m), That will be overbearing for the size of the site & the other properties in the area. The new design is out of keeping with the traditional properties close by.

The boundaries (drawn in red) to the site seem to be inaccurate & must be further investigated once & for all.

A property of that size & scale will spoil the area for all, especially neighbours, local residents & visitors. The 2 storey nature of the building is not well designed or in keeping with others nearby. Any 2 storey building is too large for the site.

No adequate parking space is shown yet the applicants have multiple vehicles, a large trailer & quad bike etc. Those have now been removed from site as you`d expect when applying for planning permission but in general at other times the site is a dumping/storage ground. The area outside the library is already congested & some parking spaces will now be lost for

electric vehicle charging too meaning parking will be even more difficult for local residents.

The visualization drawings are out of scale & wrongly suggest that there is enough room for a vehicle to turn at the bottom of Buzza Hill .The bend to access Buzza hill is extremely tight & a house of that scale on the site will only further hinder vision for vehicles. Pedestrians and children are already on the road as there is no pavement

Allowing this development will set a wrong precedent to speculative purchases of other derelict buildings with or w/o a small parcel of land. This will also affect the value & outlook of all properties nearby.

Connection to the already at times overwhelmed drains & sewers is also a concern to local residents.

The frequent planning applications causes stress to local residents & will not be resolved by a dwelling on the site. The applicants at no time have tried to engage with neighbours & local residents.

Please keep us informed of the outcome.

Yours sincerely,

Dave & Sarah 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).