

From: Planning (Isles of Scilly)
Subject: FW: Comments to be lodged against P/20/054

From: Ben Holtaway
Sent: 09 September 2020 23:59
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FAO – Lisa Walton

Isles of Scilly Planning Department

Re: Objection to Planning Application P/20/054 – Demolition and development of site on Buzza Road, Porthcressa, St Marys.

Dear Lisa,

The Royal National Lifeboat Institution owns the freehold of the cottage 'Penventon' which is directly affected by this proposal. Our tenants Phillip & Jennie Woodcock reside in the property with their two children. The RNLI make this representation independently of our tenants and comments below reflect the impact that this proposal has on the property and locality in general:

1. Proximity to existing buildings. At less than 3.5m offset from 'Penventon' the proposed building will overpower the smaller scale traditional Scillonian cottages. Is it necessary to have the Western elevation so close to the existing cottage and with such an overbearing gable height?
2. Furthermore to leave such a narrow gap between the buildings will create a wind tunnel effect and make access and egress to the existing terrace of smaller properties both unpleasant and potentially dangerous should debris end up caught within this enclosed passage.
3. Loss of light. This comment reflects that of above and refers to the implications that the proposal will have on the level of natural daylight enjoyed from within the cottage 'Penventon' itself. The cottage has inherently small and recessed windows, as is the design of traditional cottages in seafront locations within the South West; hence natural light is already at a premium. This proposed development will cast long shadows across the existing cottage for the majority of the day further reducing the amount of natural daylight enjoyed from within 'Penventon'. This loss of light has a direct impact on the quality of life experienced by the occupants.
4. The proposal is vastly out of scale in comparison to the smaller properties surrounding this end of Porthcressa beach. Not only is the development domineering, the design is completely out of character and spoils the charm of this quiet residential corner.
5. I would argue that the visualization drawing has been created out of scale in an effort to play down the size of the proposal. With a ridge height of 6.5m this tops out any other ridge height within 50m radius of the site.

Your time taken to consider the above comments & observations is greatly appreciated.

Kind regards

Ben Holtaway
Coastal Infrastructure Engineer
The **RNLI** is the charity that saves lives at sea



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