

6 September 2020

To:
Planning and Development Department
Town Hall, The Parade
St. Mary's, Isles of Scilly
TR21 0LW

Dear Sir,

Objection to Planning Application ref: P/20/054/FUL
Proposed Dwelling, Land at Buzza Road, Porthcressa, St. Mary's

We are writing to object to the above proposed building application.

The proposed structure would represent an over-development of the site given its footprint would fill virtually all of land area available. It has a proposed roof ridge height of 6.25m which is well above the current 2.5m height of the existing garage and would materially impact the visual appearance of the current area which is characterized by a number of older granite cottages. We are also concerned about the ownership of part of the land within the footprint of the proposed dwelling which may actually belong to Mr Denver Child at Domremy rather than the applicant.

The applicant put in a planning application for the site in 2016 for a one bedroom property. This was rejected by the Council (P/16/129) on the 25th January 2017. We believe that the Council should refuse this application on the same basis provided in their judgement at that time:

'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).'

We would like to be kept in touch with the planning process as we believe this is an inappropriate structure for this area and would have a very detrimental effect on the amenity of our own house and the immediate Porthcressa neighbourhood.

Yours sincerely

Richard Smith & Nicola Heneghan