

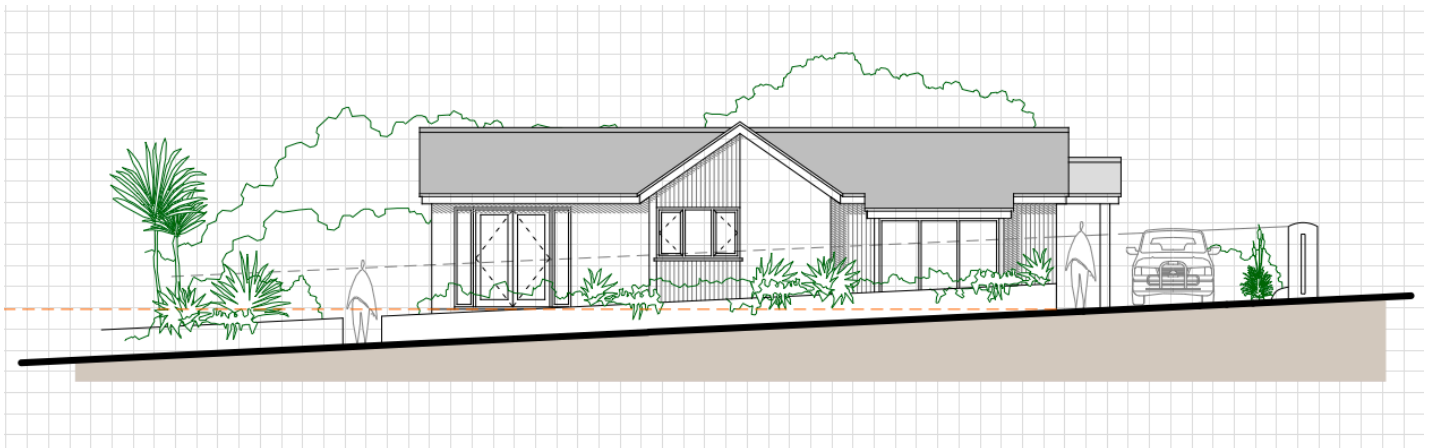
**New Retirement Dwelling at  
Amaryllis  
Buzza Hill  
St.Mary's, Isles of Scilly  
for  
Mr & Mrs Chris Jones**

**STATEMENT TO SUPPORT APPLICATION TO  
VARY A PLANNING CONDITION (Approval ref. P/20/016/F)**

August 2020  
(Revised September 2020)

**Background / Planning History**

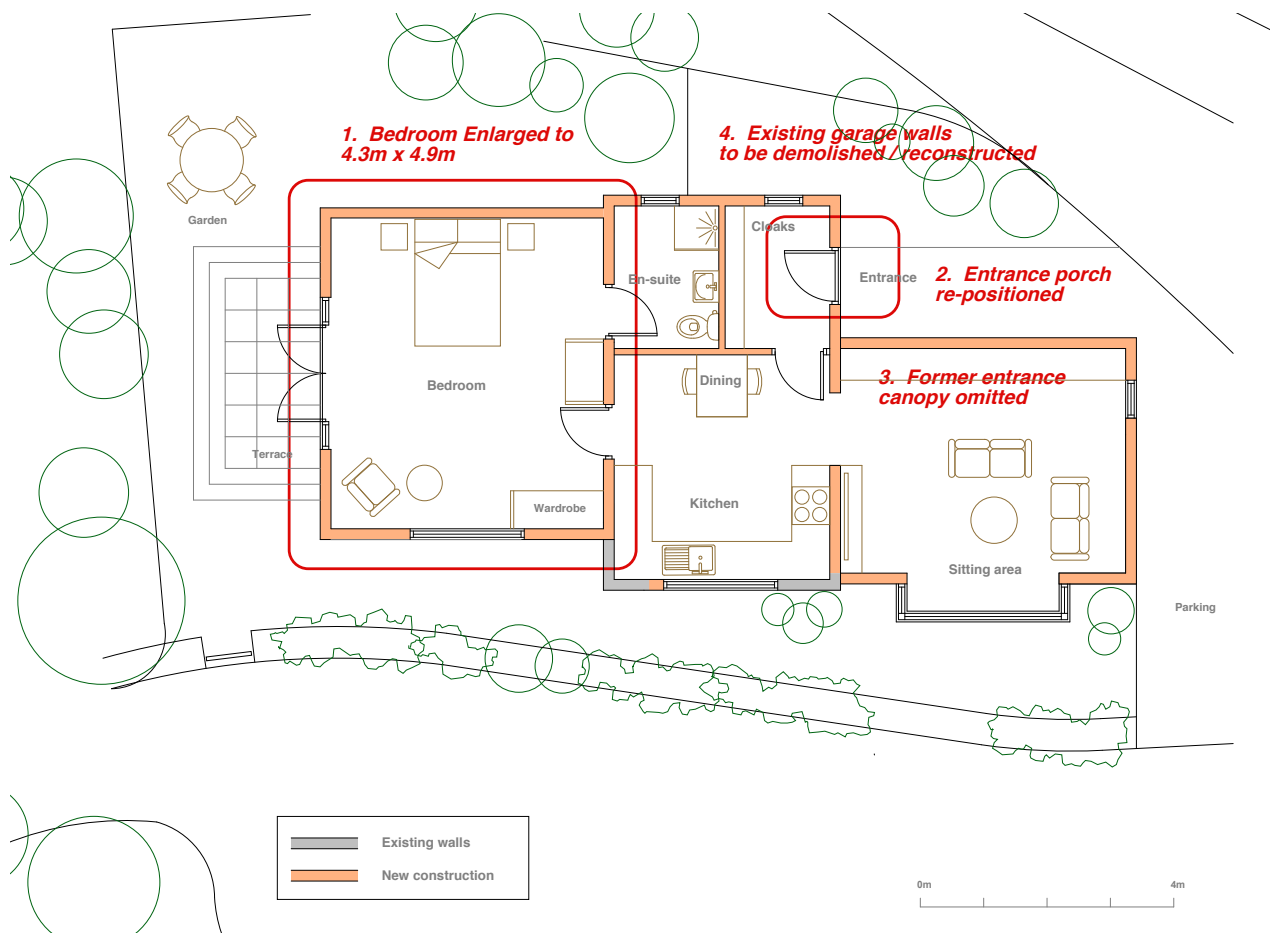
This statement supports a planning application to vary condition number C2 on planning approval reference number P/20/016/F issued on 27 July 2020. The planning approval is for the 'conversion and extension of an existing garage to create a retirement bungalow'. Condition C2 lists the approved drawings – an extract from the approved elevation drawing number 1980-P06 is illustrated below. A Section 106 Agreement has also been produced by The Council and signed by both parties to ensure that the property is occupied by 'qualifying persons' with a specific local need.



The Planning Statement supporting the previous application explains the reasons for the planning submission – to create a purpose designed retirement home for Chris and June Jones. This is still the applicant's objective. However, since the planning application was submitted in March 2020, Mr & Mrs Jones have given more thought to the layout of the retirement home and they would like to make some relatively minor design changes. Following negotiations with the Isles of Scilly Planning Department, it has been agreed that an application to vary the relevant planning condition would be the best planning mechanism to consider and determine the design changes.

**Summary of Design Changes**

The revised designs are illustrated on drawings 198P04A (proposed plans) and P06A (proposed elevations). An extract from the proposed plan is included on the following page with the changes circled in red.



The proposed changes to the designs for the retirement bungalow are identified above. Taking each in turn, the changes and the rationale are as follows:

- 1. Improved Bedroom:** The plans show the bedroom increased 3.9m to 4.9m, increasing the internal area from 16.77m<sup>2</sup> to 21.07m<sup>2</sup>. Although the width of the room has only been increased by 1m, this improved size will enable the applicants to incorporate more furniture and wardrobe space. Chris and June Jones will be significantly 'down-sizing' when they move from Amarylis into the retirement bungalow, so they are keen to maximise the size of their one and only bedroom. The plans above show the bedroom opening out onto a private West facing terrace in the side garden
- 2. New Entrance and Cloakroom:** The entrance to the bungalow has been repositioned on the North side. This will be a more sheltered and secure access through a cloakroom (originally a utility room) with plenty of hanging space for coats. The cloakroom will act as a draught lobby before entering the open plan living area
- 3. Omission of Entrance Canopy / Improved Sitting Room:** The current planning approved designs show an entrance canopy leading into the sitting room. On reflection, the applicants felt that this could turned the main living area into a circulation route, restricting the options for furnishing. By re-locating the entrance, the sitting room will become a private space adjacent to the kitchen / dining area. The previous entrance door has been replaced by a vertical 'slit window' overlooking the entrance pathway. The omission of the external door will clearly be a benefit in the winter, helping to keep the sitting room warm and free from draughts
- 4. Re-construction of Existing Garage Walls:** The current planning approval shows the retention of the existing garage walls. These are constructed from 100mm thick solid

concrete blockwork. The walls are perfectly suitable for a garage but sub-standard for a new dwelling. With the exception of the front gable, the applicant would therefore prefer to re-construct the walls (in exactly the same place as the approved designs) as insulated timber framed external walls meeting current Building Regulation standards. The new walls are colour-coded in orange on the proposed plans illustrated on the previous page

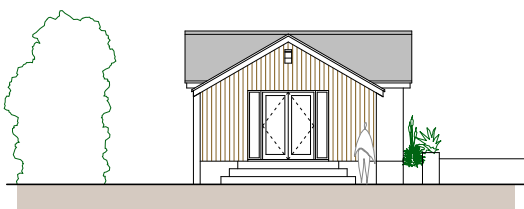
## Impact of Changes

The result of the changes has been a slight increase in overall building footprint from 55.9m<sup>2</sup> to 59.9m<sup>2</sup>. In terms of the bulk of the building the change in scale, as a result of the increased bedroom size, will be imperceptible. The Heritage Statement prepared by Enhance Land and Planning concluded that ‘the proposal will have negligible impact on the (neighbouring) cairn and funerary chamber’ and this will still be the case. The reduced eaves height of the bedroom ‘wing’ means that the ridge line of the new roof will remain as approved – slightly below the ridge on the garage.

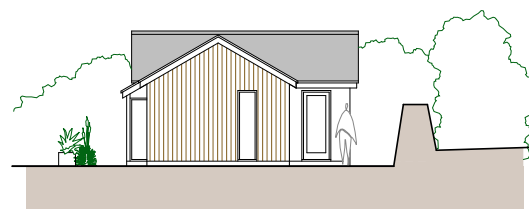
The design review has provided an opportunity to rationalise the elevational treatment. As can be seen from the proposed elevations below, the approach is now to completely clad the two extensions with vertical cedar boarding and retain the original garage element as a rendered structure. Windows have also been adjusted with pleasing effect. For example, the kitchen and bedroom windows on the front elevation have been centralised on the external walls. The symmetrical gable on the West elevation also works particularly well and is an improvement on the previous design.



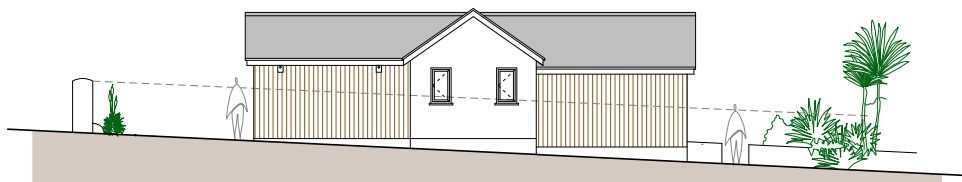
Proposed South Elevation



Proposed West Elevation



Proposed East Elevation



Proposed North Elevation

The replacement of the existing garage external walls will have no visual impact on the development as they will simply be replacing the existing ones in the same location. There will also be no environmental impact as the existing concrete blocks will be retained on site

and crushed to create hard core for the new concrete slabs. This work can be done by the appointed local building contractor using plant and equipment that already exists on the islands.

## **Summary**

We therefore propose that Condition C2 on the current planning approval is amended by referring to the following revised drawings:

Proposed Plan: Drawing number 1980-P04A

Proposed Site Plan: Drawing number 1980-P05B

Proposed Elevations: Drawing number 1980-P06A

Michael R Bradbury RIBA  
11 August 2020  
(Revised 11 September 2020)