

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

PLANNING STATEMENT

March 2021

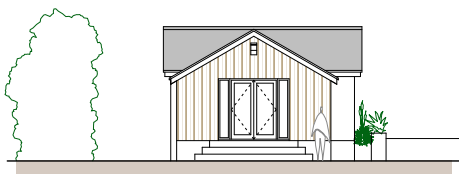
Background / Planning History

This statement supports a full planning application for revised designs for a retirement bungalow at Amaryllis. An original planning permission - reference number P/20/016/F was submitted in March of last year and was approved on 27 July 2020. The planning approval was for the 'conversion and extension of an existing garage to create a retirement bungalow'. The planning condition lists the approved drawings. A Section 106 Agreement was 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.

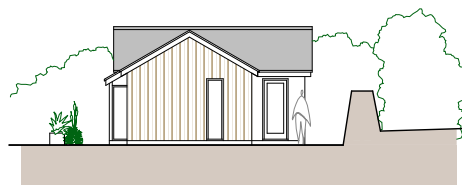
A second planning application was then submitted in August 2020 to modify the previous designs – reference number P/20/064/ROV. This was a straightforward submission and was approved by the Isles of Scilly Council on 14 October 2020. The approved proposed elevations are illustrated below. After giving the designs further thought, and having consulted various members of the family, the applicants would now like to make some further refinements to the layout to make sure that their new home is best suited to their needs.



Proposed South Elevation



Proposed West Elevation



Proposed East Elevation

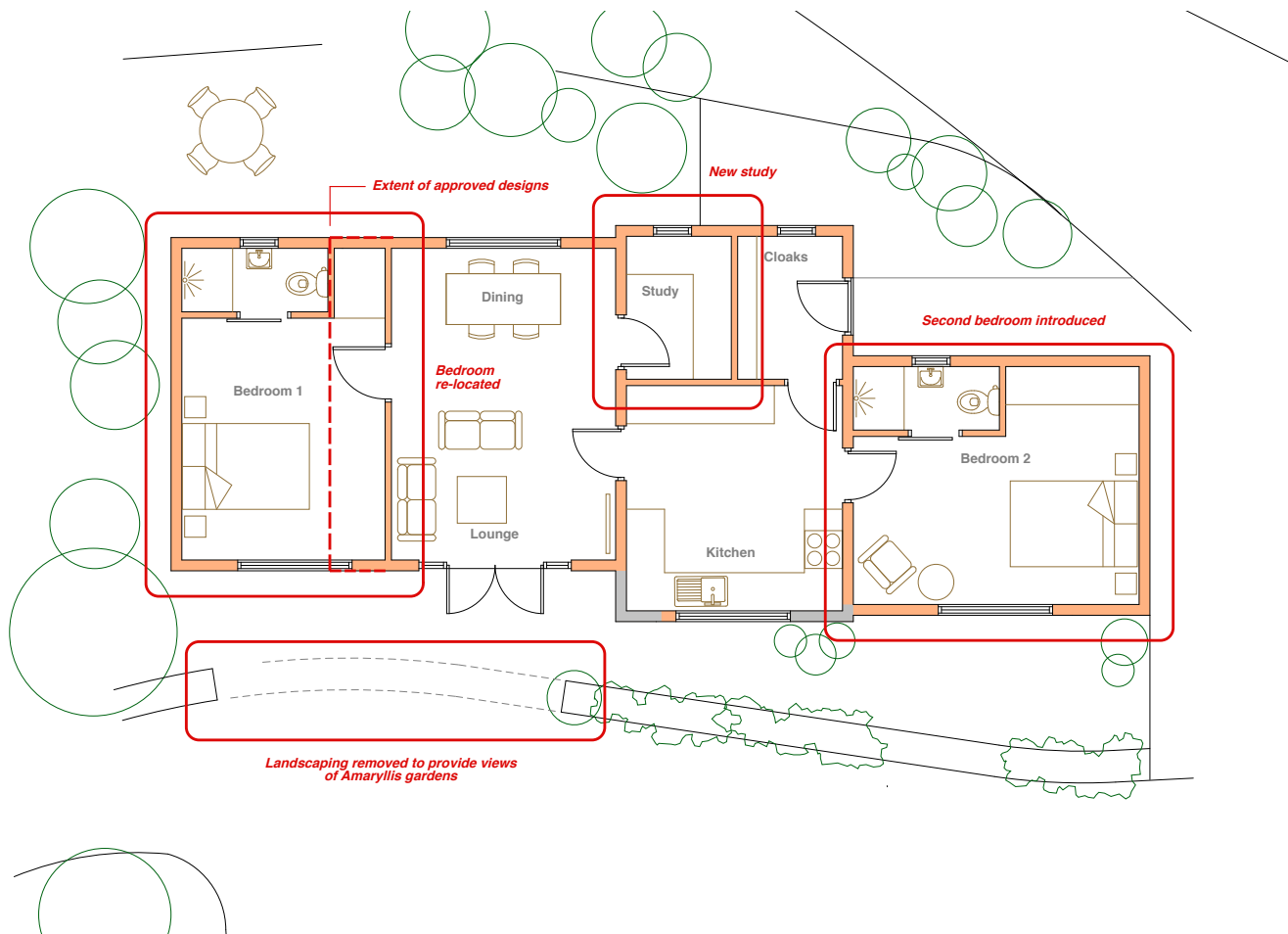


Proposed North Elevation

A Planning Statement supporting the original 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. This report explains the reason for the further changes and an assessment of the visual impact in comparison to earlier approved designs is made. The report should be read in conjunction with drawings 1980A-P04 to P06 inclusive.

Summary of Design Changes

An extract from the proposed plan is included below with the changes circled in red.



The amendments to the retirement bungalow designs can be summarised as follows:

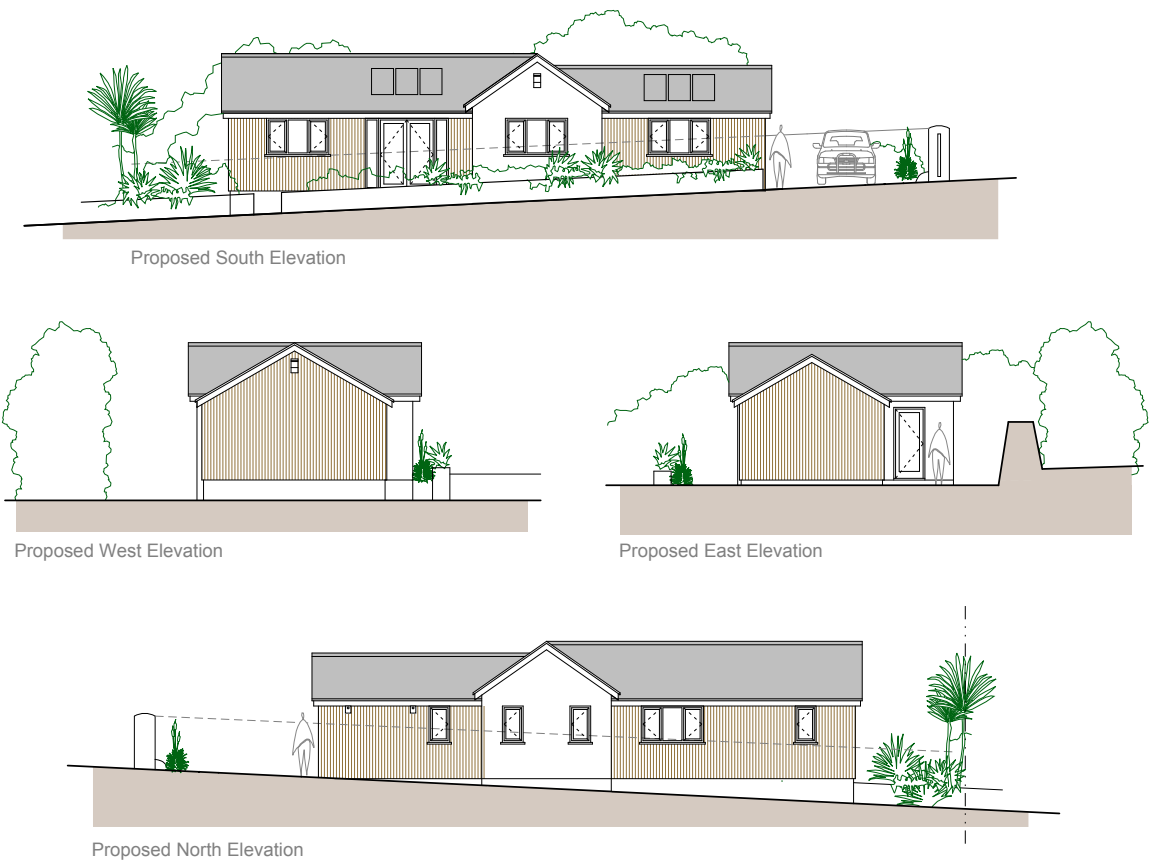
1. **Second Bedroom:** The main proposed change is the introduction of a second bedroom. This will allow a guest or carer to stay at the bungalow. If either Chris or June were unwell it would also give them the option of having a bedroom each. Both rooms are well-proportioned and can accommodate double beds. Each has an en-suite shower room with private toilet and wash basin
2. **Study:** Although the applicants are both retired, they continue to take an active interest in the running of the Bell Rock Hotel and their self-catering accommodation. A small study would therefore be an advantage. The revised designs incorporate a workspace where the en-suite shower room was previously located. This will be directly accessible from the open plan living area
3. **Layout:** The original design principle has been retained with the current garage converted into a kitchen in the centre of the bungalow. The sitting room has now been re-located in the 'West wing' and the two bedrooms are at either end of the property. The access to the bungalow around the 'East wing' to an entrance lobby is the same as the previous approved design
4. **Outdoor space:** The gardens to Amaryllis will be accessible to Chris and June as there is no intention of selling off any of the land within the blue-lined boundary. There is therefore no need to incorporate a garden as part of the application proposal. In fact, this would only be something of a maintenance liability for the applicants in years to come. Instead some of the shrubs and low stone road edging is to be removed to provide a clear South facing view from some of the main habitable rooms

Impact of Changes

The main change with this new application is an increase in overall building footprint from 66.5m2 to 79.1m2. The gable of the 'West wing' has moved approximately 2.5m closer to Amaryllis so that two rooms can be accommodated here instead of one. The projecting bay window in the 'East wing' has been omitted so this element of the building is now slightly smaller.

The original Heritage Statement prepared by Enhance Land and Planning concluded that 'the proposal will have negligible impact on the (neighbouring) cairn and funerary chamber'. This statement still applies to the revised designs. Care has been taken to ensure that the height of the extension is no greater than the ridge of the existing garage. The garage is scarcely visible from the public footpath running to the North of the bungalow due to the topography and mature planting along the Amaryllis boundary.

Although some of the details have changed, the general design principle remains the same. The gable wall of the garage has been retained so this is still the central feature on the front (South) elevation. The mix of vertical cedar boarding on the extensions and white painted render on the garage element works well and is unchanged. Windows have changed to suit the new internal arrangement, but the proportions are similar to the approved designs. The omission of the bay window on the 'East wing' is no great loss as this helps to simplify the designs.



Although the ridge on the 'West wing' has been raised to the garage ridge height it should be noted that the eaves height of the extensions is lower than the original garage eaves. When viewed from ground level, the height of the eaves is the most obvious feature on the roofscape so the extensions will appear subservient. In conclusion, we maintain that the impact of the revised designs will be no greater than the previous planning approvals, especially when viewed from public vantage points.

Summary

Although the footprint of the original design has increased slightly, the general principles are the same. Pre-application discussion with the planning department has been encouraging and it is hoped that the Isles of Scilly Council will also support this more refined follow-up application.

Michael R Bradbury RIBA
Studio St.Ives
4 Gabriel Street
St.Ives
TR26 2LU
Tel 01736 798427

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