

April Cottage
Church Road
St Mary's
Isles of Scilly
TR21 0NA

Planning Department
Council of the Isles of Scilly
Town Hall
St Mary's
Isles of Scilly TR21 0LW

21 May 2021

Dear Sir/Madam

**Ref: April Cottage – Application to Discharge S106 from Planning
Application P5418- 12 December 2003**

We are writing a letter of explanation to accompany this application to Discharge the S106 from the owners accommodation/extension, at April Cottage.

- In 1999 following the death of my husband, my daughter Louise Hicks became a joint owner of April Cottage. I continued to run the small B&B.
- I submitted plans to improve the existing owners accommodation, which was a former garage, and had been used as accommodation by several previous owners of April Cottage, for many years.
- Plans were approved under the heading, 'Improvement of owners accommodation', with no mention or requirement for Staff or Management. The improvement was required purely for the owners of April Cottage.
- In 2006 I retired from the B&B and lived in the main house, whilst my daughter & husband resided in the owners accommodation/extension in order to run two bedrooms on a B&B basis.
- In 2013, due to the B&B becoming unsustainable, Louise began working at Park House Residential Care Home as Care Assistant & in 2015, also at St Mary's Hospital as Health Care Assistant, and continues working at both respectively.
- Louise ceased running the B&B 5 years ago in 2016.
- I am now 80 years old and along with my family need to downsize into appropriate accommodation.
- April Cottage is now on the open market, however the above S106 restriction has already prevented a possible sale to prospective buyers, currently living on the islands in rented accommodation, working for the local Authority & wishing to live with other family members, within the property in a multi-generational way, similar to our existing situation; as **mortgage providers are unwilling to accept S106 restrictions**, within loan agreements.
- The main house is joined to the extension via a shared utility room, we pay two separate council tax amounts, the entire property has always

been metered for water and we had three phase electricity installed whilst building the extension to ensure an adequate electrical supply was maintained. We also have off-road parking for 2/3 vehicles.

- If the S106 were to be discharged from the April Cottage owners accommodation/extension, surely a future owner would have the option to apply for the relevant planning consents required via The Council of The Isles of Scilly, for any change of use, should they decide to do so?
- It has never been our intention to sell any part of the property separately. The entire property is currently on the market.

Due to various changes within our family circumstances; our increasing ages, no longer running a B&B business (mentioned in the S106 restriction), requirements to downsize to appropriate accommodation, we would very much appreciate if all of the above could be taken into consideration, and the S106 restriction discharged so that prospective buyers/families may have the opportunity to obtain a mortgage, and allow us to move gracefully on with our lives.

Yours Faithfully

Janet House & Louise Hicks
Joint Owners of April Cottage