

**Building Design Workshop**

Architects, Expert Witnesses

Project Managers, Energy

Consultants

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

Our ref;planning/ greenp/21/01

FAO Andrew King / Lisa Walton

Date: 20th September 2021

Dear Sirs

**Re - Green Pastures – proposed extension**

Further to our recent communication, with regards the proposed ridge height of the current application, we would confirm that the height, which has now been reduced to 200mm below the existing ridge of the main house, is necessary to allow for the provision of a small mezzanine deck situated on top of the proposed bathroom to the extension.

As you will recall, relative to the planning statement, our client, the applicants son-in-law (Noel Miles), received catastrophic injuries in a road accident which resulted in the need to make major adaptations to his existing house and also to Green Pastures, which Noel visits periodically with his wife and young son. This forms part of Noel's planned recovery programme and therapy laid down by expert consultants following a long standing claim against the third party responsible for our clients injuries.

It is vitally important that Noel Miles maintains inclusivity and enjoys as normal a life as possible in order to help him recover from the physical and mental trauma suffered.

The proposed extension has been designed to minimise the floor area and adhere to the guidelines laid down in the Scilly Isles planning guidance. However, the provision of sufficient space to enable the Miles son to be part of the extended accommodation could only be done by way of a mezzanine area for him to sleep, This avoids the need to increase the proposed footprint.

It is our opinion that the effect of the small additional height of the ridge does not compromise the scale and bulk of the proposal relative to the height of the retained hedgerow on the boundary with West Winds. Nor does it cause any overlooking or prevent major views enjoyed by West Winds.

Our proposals enable the Miles family to enjoy inclusivity and some independence whilst holidaying with their parents.

Yours faithfully

*James Groux*

James Groux on behalf of The Building Design Workshop