

2 Matthews Field  
Church Road  
St Mary's, Isles of Scilly  
TR21 0NA

17th January 2022

Mrs Lisa Walton / Mr Andrew King  
Planning Officer  
Council of the Isles of Scilly  
St Mary's  
Isles of Scilly

Dear Lisa and Andrew

I have submitted our application online for planning permission for 2 Matthews Field to install kitchenettes to our 2 bed sitting rooms in the first floor roof space and build a small porch at the rear of the property. Other paperwork will be delivered to the Library today.

Carmen ran Colossus for 17 years as a successful year round B&B and wished to continue to do this at the above address but needs some help. Given we are both moving into our semi retirement years and Todd's various health issues (see Design and Access statement) we felt the only way forward was to run the business together.

During 2021 we received feedback that guests have not been able to find places to eat in the evenings and this is backed up by visitor social media comments stating the difficulty in finding places to eat in the main holiday season and shoulder periods. By the end of October virtually all restaurants are closed until Spring the following year leaving new potential tourists and visiting workers few options to eat out. Guests bookings for Scilly restaurants in 2022 started in December 2021, this indicates that the problem is unlikely to improve very soon.

Another factor to consider was highlighted in the last visitor questionnaire that they wish to book self catering with the added choice of an optional breakfast. We wish to be able to offer guests this.

The proposal provides guests with a method to cook their own meals, or enjoy one of the local takeaways in the comfort of their own room at a time that suits them. This flexibility is particularly suitable for the elderly and those less able, as well as the Covid vulnerable, whom all prefer to not mix with others. Those with serious dietary requirements have less choice where to eat and would feel safer eating at their accommodation too.

We plan to offer guests an optional breakfast served to their room at a time that suits them. The proposed facilities would meet the future needs of guests and attract more in the autumn/winter months making it more sustainable. This in turn, would provide a reasonable income for both of us into our senior years.

In respect to the proposed rear porch: the front door/hall is used by guests, the existing rear door is used by us for coats/boots etc. Also, since living at this property, at the top of Church Road, we have identified a problem that when the rear entrance is used the wind

blows straight into the main house open plan living area. The porch will prevent heat loss and save energy. The family dog would also have her bed moved from the living area into the proposed porch.

We are happy to answer any other questions.

Kind Regards

Todd and Carmen Stevens