



Julie Havlin
Rowenruth
Pungies Lane
Telegraph
St Mary's
Isles of Scilly
TR21 0NS

Email only: [REDACTED]

9th February 2022

Dear Julie,

**PLANNING REFERENCE
DEVELOPMENT
PROPOSED:**

P/22/015/HH

Erection of new garage to replace existing garage and construction of a balcony on west end of property.

LOCATION:

Rowenruth, Pungies Lane, Telegraph, St Mary's, Isles of Scilly, TR21 0NS

Further to the submission of the above application I am writing to advise you of a couple of concerns that have been identified with the proposal. Following a site visit and an assessment of the submitted plans, we would like to seek the following amendments including:

1. Removal of the side balcony.
2. Reduction in size of the garage.

In relation to the balcony. The property Rowenruth is in a particularly prominent location where an elevated balcony will be particularly prominent from the public realm. Balconies are not a feature in the McFarlands Down/Telegraph area. The proposal results in the introduction of a prominent balcony feature, not characteristic on this part of St Mary's and therefore results in a form of development that neither preserves nor enhances the character of the conservation area.

In relation to the garage. This appears accessible only for a single vehicle with an area for off-street parking to the front. Please can you confirm what the rest of this space is required for. At over 4 metres in height and covering a footprint of over 34 square metres, this is a particularly large structure. Whilst this will result in the removal of the existing structure, which is a positive benefit, we would like to understand why this is proposed to be so large when a standard single garage is usually adequate at 3m width x 5m depth.

As submitted, it is not considered that the application is acceptable. If you would like to provide a response to the above issues, then this should be submitted in writing to planning@scilly.gov.uk no later than 21st February. If you would like to submit revised plans, then these should be submitted as soon as possible in order to ensure sufficient time to reconsult on the amended application. If you would like to amend the plans but are not able to provide these to the planning department by the 21st February, then please get in touch, as soon as possible.

Yours sincerely,



Lisa Walton
Chief Planning Officer