

Re: Planning application P/22/026/FUL at Pengarris, 2 Bay View, St Mary's

To whom it may concern,

We are writing to object to the proposals at Pengarris, 2 Bay View (ref: P/22/026/FUL). Our key reasons for objecting are as below:

- **Serious overlooking and loss of privacy that would be caused by the proposed raised deck on the seaside elevation**
- **Impactful disturbance and noise nuisance that would be caused by people/activities on the proposed raised deck on the seaside elevation**
- **Significant loss of daylight/sunlight that would be caused by the proposed new fence on the road side**
- **Impactful disturbance and noise nuisance that would be caused by the front door in the proposed position and by people inhabiting the proposed courtyard space**

Please find a more detailed explanation of each of our objections below:

The proposed raised deck to the beach elevation

The proposed raised deck would cause significant overlooking and loss of privacy, due to the elevated nature of the deck above garden level. The applicant has not shown 5 Little Porth in any of their existing or proposed drawings. Please refer to Figures 1 and 2 below and overleaf, which show the adjoining rear elevation and plan of 5 Little Porth, and illustrate the extreme overlooking which would be caused by people on the proposed deck - particularly as the entrance door to/from Pengarris to the garden is proposed to remain on the side of the property adjacent to 5 Little Porth, so this part of the deck would be most frequented. The Isles of Scilly Design Guide states that "characteristics to avoid in new designs and alterations [include]: Bad neighbours [...] that overlook and dominate their surroundings and invade privacy".

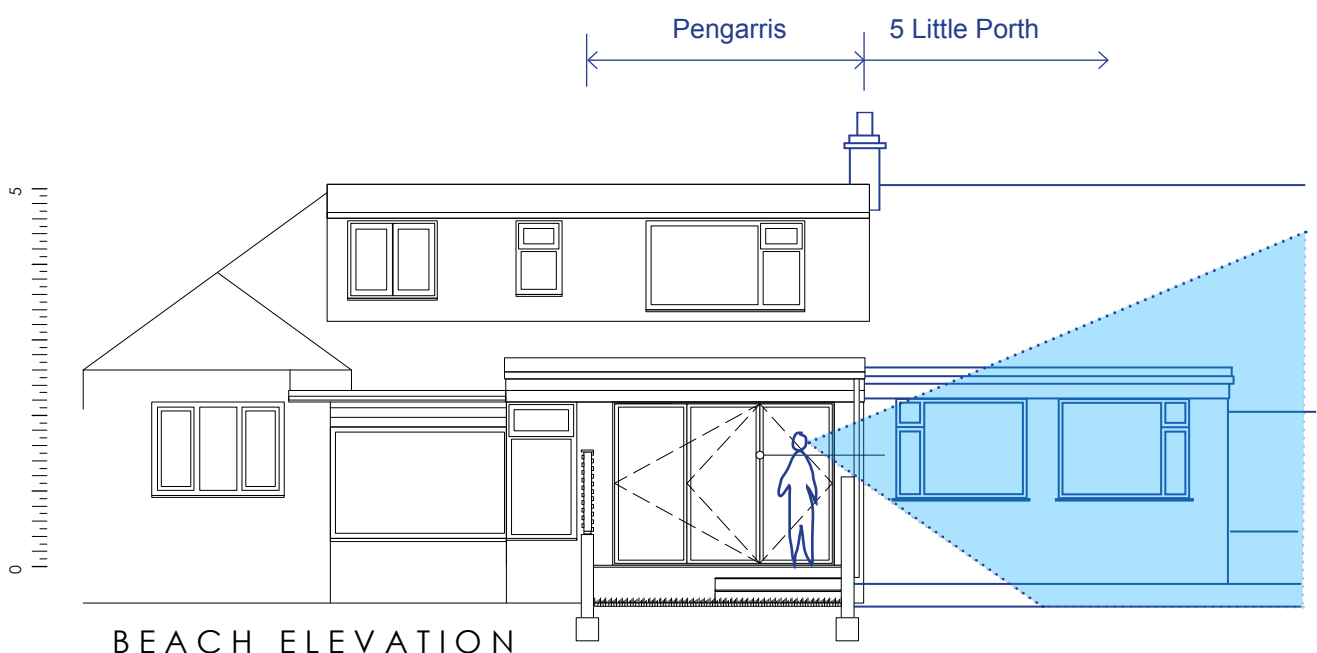


Figure 1 - Mark-up of applicant's proposed beach elevation showing 5 Little Porth and a person (1.75m) standing on the proposed deck. Additional drawing is shown in blue.



Figure 3 - Photo taken from garden of 5 Little Porth looking towards Pengarris, with indicative people marked on in blue to show height they would be at on the proposed raised deck and the significant overlooking and loss of privacy this would create.



Figure 4 - Photo taken from the living room of 5 Little Porth looking towards Pengarris, with indicative people marked on in blue to show the height they would be at on the proposed raised deck and the significant overlooking and loss of privacy this would create.

The proposed new wall (seaside)

We are concerned that the applicant intends to demolish and then rebuild the wall that separates 5 Little Porth and Pengarris on the seaside, adjacent to the proposed raised deck. The proposals show that the wall would be rebuilt - in exactly the same position, to exactly the same height and length, and it would have the same finish as it currently has. There appears to be no visual evidence (such as damage) as to why this wall should need to be replaced. It would be a waste of materials, and very unsustainable, to demolish and then rebuild this wall like-for-like. The works required would also cause unnecessary dust, debris and disturbance - particularly to the root system of the established hedge, which the applicant looks to be retaining and relying upon as the boundary further along the garden.

The proposed new configuration on the roadside

The proposed new boundary height at the road side of Pengarris would form a serious sunlight and daylight issue for 5 Little Porth. Once again the applicant has not drawn the context of 5 Little Porth in either their existing or proposed drawings. Please refer to Figures 5 and 6 below, which show the proposal in relation to 5 Little Porth, and particularly with regard to existing windows.

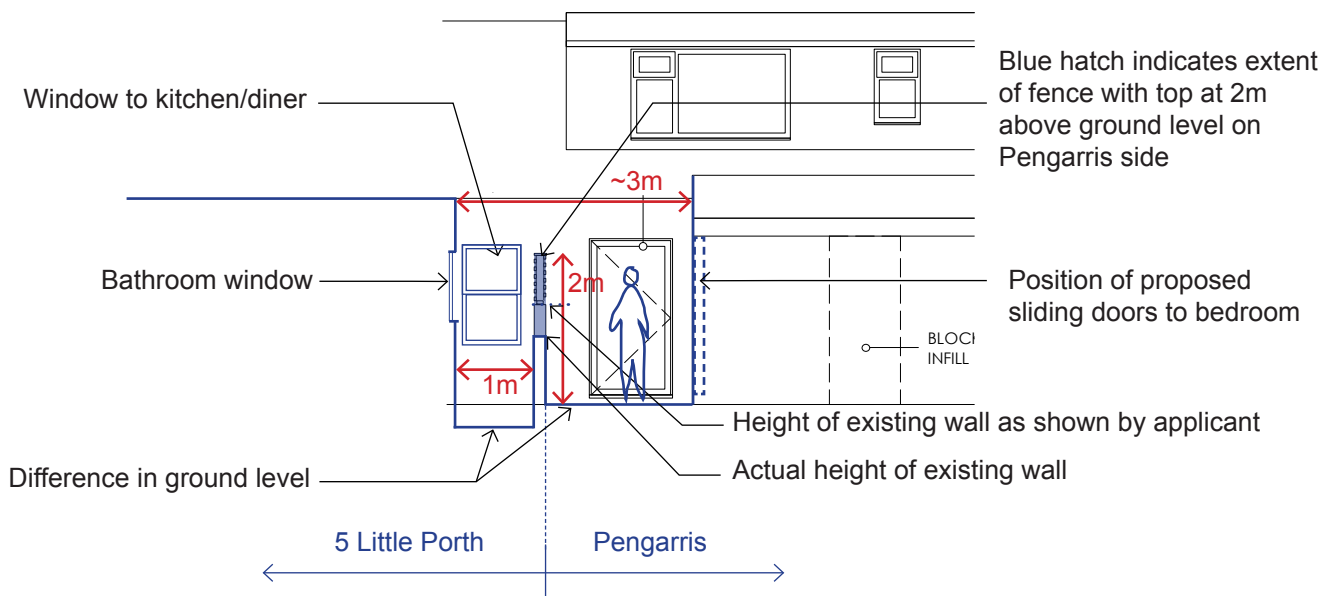


Figure 5 - Mark-up of applicant's proposed elevation showing the correct existing wall height and position of existing adjacent windows in 5 Little Porth. Additional drawing is shown in blue.

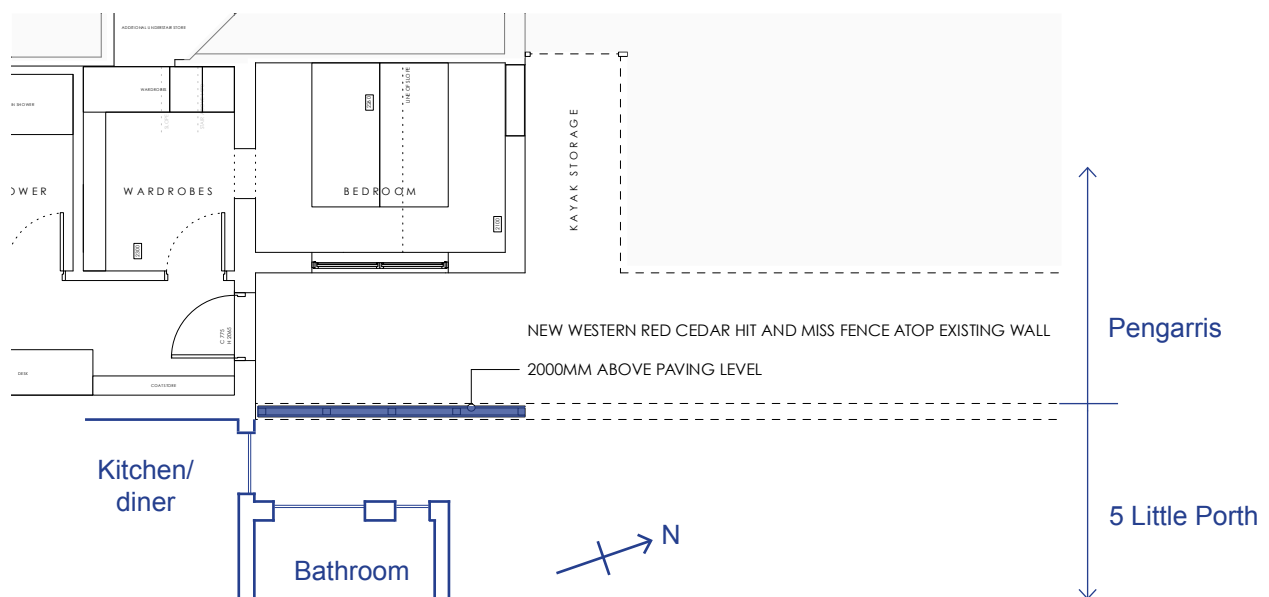


Figure 6 - Mark-up of applicant's proposed plan showing the position of existing adjacent windows in 5 Little Porth. Additional drawing is shown in blue.

As can be seen from the drawings above, the proposed fence would block nearly all available sunlight and daylight to the already north-facing windows of the kitchen/diner and bathroom at 5 Little Porth. The proposed fence is also shown as being fixed to the top of the existing wall. This requires clarification, but we believe that the wall is in ownership of 5 Little Porth. Any consented elements would, therefore, need to be outside of the 5 Little Porth property boundary.

Without the fence, however - or if the fence were to be any lower - there would be serious privacy and overlooking issues. The kitchen/diner at 5 Little Porth is already partially overlooked by people approaching Pengarris along the path from the road. This proposal, however, with the proposed relocation of the front door and the proposed glazed sliding doors to the bedroom, would significantly increase this overlooking. While it is noted that adhering to the 21m rule between habitable rooms is not possible in this particular setting, the very short distance of 3m between facing walls/windows across the boundary wall is felt to be too tight to justify the proposed position of the full-height glazed doors to the bedroom.

We also have concerns that the space outside the bedroom would be used as an inhabited space/courtyard, with people spending time there, barbecuing, smoking/vaping, etc., rather than just momentarily passing through. There would also be an increase in nuisance noise from the front door itself: opening and closing of the door, voices, doorbell/knocking sounds, etc.



Figure 7 - Photo taken from the roadside garden in 5 Little Porth, showing the area for the proposed fence, proposed relocated front door and proposed full-height glazed doors to relocated bedroom, the existing kitchen/diner and bathroom windows to 5 Little Porth, and the closeness of the two facing walls.

Other concerns and points of comment

Location of washing machine and/or tumble dryer

We have concerns that the built-in cupboards shown on the plan and marked as 'storage' (adjacent to the fridge/freezer and oven and microwave) could be likewise used for other appliances, namely a washing machine and/or tumble dryer, which would transmit a lot of noise and vibration through the party wall and into the living room of 5 Little Porth.

Removal of chimney breast

While not directly pertinent to the planning application process, we would like to take this opportunity to alert the applicant to the additional care that would be required in the proposed removal of the chimney breast. The chimney is shared all the way to roof level with 5 Little Porth, and a working fireplace and flue is retained on our side of the party wall. Any proposed works should take this into account accordingly.

We trust that the above is clear. If you have any questions or wish to discuss anything further, please don't hesitate to get in touch.

Yours faithfully,

Sian Jones
5 Little Porth, Hugh Town, Isles of Scilly, TR210JG