

**From:** [John](#)  
**To:** [Planning \(Isles of Scilly\)](#)  
**Subject:** Planning Application P/22/027/HH  
**Date:** 19 April 2022 11:06:37  
**Attachments:** [Hivernia Photos.zip](#)

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Dear Ms Walton

Thank you for your letter of 30<sup>th</sup> March advising us of this planning application.

We have no wish to fall out with our neighbours, so we were very disappointed not to have been consulted before this plan was submitted. We appreciate that they spoke briefly to us after the application had been submitted, but this was too late for any input from us. Our house, Hivernia, is next door to no. 12 and would be seriously impacted by the proposals.

Some of the details are not completely clear, as the plans appear not to have been drawn by a professional architect, but there are five major issues which we believe are obvious. Because of this, we have no alternative but to object to the plans. These five issues are detailed below and I attach some photos which illustrate the points made:

1. Photos 1 and 2 were taken from inside our bedroom and show how the proposed garage would completely block out the morning light in that room. Photos 3 and 4, taken looking back past where the garage is proposed, also show how the garage would totally block our bedroom window, which is on the south elevation of our house next door.
2. These photos also show that our bedroom would be overlooked from the proposed balcony on top of the proposed garage. Our bedroom would also be overlooked by the extremely large window that appears to be included on the plans for the north elevation. We feel this would be an unacceptable intrusion.
3. The proposed garage is shown to extend right to the edge of the street and would totally dominate the street scene in an overbearing way. This is not in keeping with the character of the built form of the street, in which all the other houses remain set back at similar distances. Photo 5 should give an idea of just how imposing the garage would be. The visual impact is exacerbated due to the extremely steep terrain of the street which results in the stepped nature of the properties. Due to this, as viewed from our adjacent property, from the properties opposite and also from the approach up Jackson's Hill from Moor Well Lane, the garage would be situated at a significantly higher level than a ground floor single storey extension would be on a level street. This height, added to the extent of the garage reaching the street, results in a significantly greater impact than would otherwise appear from the plans. Approving this garage would also set a precedent with the risk of encouraging other owners (perhaps especially absentee landlords) to propose similar extensions.
4. If the owners or future owners were to change the use of the garage and put a large window in the north-elevation, we would be totally overlooked.
5. The very large balcony proposed would be big enough to host a large party (perhaps with a barbecue), which would have the potential to be extremely noisy, with revellers also overlooking our bedroom and the rest of the street. Whilst we have no doubt that the current owners would not dream of engaging in such activity, there would be a serious risk of such activity following a change in ownership. The depth of the balcony would offer far more opportunity for overlooking than the existing balcony does.

We feel we should also mention that, when we asked about the possibility of extending our own balcony, we were told in no uncertain terms that balconies and terraces were

no longer allowed in the area. We were also only given permission for one small new window in the blank north elevation of our house, because of overlooking neighbours. As we respected this position, we would anticipate a consistent approach to considering such applications in this location.

If the Council were minded to accept this plan, we would ask for some planning restrictions in mitigation. In particular, we would hope that the large new window on the north elevation would not be included in the approval (leaving the size of the existing windows unchanged) and, if the garage were to be approved, we would ask that:

1. the height should be reduced – preferably to no more than 30cm above the adjacent hedge line;
2. no balcony is allowed on top of it;
3. the materials used to build it should be of a suitable quality and type, in order to minimise the impact on our outlook and on the street scene;
4. no window facing north (and thus overlooking our house) should be allowed at any time in the future.

We will be pleased to provide further information, if required, and would also be pleased to welcome the Planning Officer to our house to see the impact for themselves.

We would be grateful to receive an acknowledgement of this email. Thank you.

Yours sincerely  
John Headon and Carole Cilia  
Hivernia (no. 10), Jackson's Hill







Outline of Proposed Garage







Outline of proposed garage





Outline of proposed garage





Outline of proposed garage