

KLJW
Architecture
& Design

11th October 2022

Colossus,
Pilots Retreat,
St Mary's
Isles of Scilly
TR21 0PB

REF: P/22/059/FUL

Dear Sir / Madam,

I write on behalf of my parents, Mr and Mrs Watts, who are the owners and residents of Colossus, the neighbouring and host property to the site that is the subject of planning application, P/22/059/FUL. They strongly object to the application.

For your information and reference, enclosed are a series of mark-ups of the submitted drawings with notes stating the concerns of Mr & Mrs Watts, which will help to communicate their objections to the scheme.

More specifically, their objections are based on the following grounds, some of which are material planning concerns that relate directly to Local Authority policy / design guidance, and should therefore be taken seriously and investigated further by the allocated Case Officer. Others are observations of the submitted information, which is primitive, poorly presented and does not provide sufficient information to describe the proposals appropriately in the context required.

To that end, there are various inaccuracies with the submitted plans:

- On the location plan, the North arrow is in the wrong direction, the sketch has no scale bar, the plot is not clearly defined in red, the paper size is not noted so scale will vary with printing paper sizes, generally very little detail.
- The sketches, and that is all they are, are nowhere near detailed enough: there is very little reference to dimensions for the property, dimensions with relation to Colossus, no reference to existing drainage, (which is mostly on our property and shared), and the proposed electricity and water supplies to the proposed property.
- There is no section, as required for the Local Authority validation requirements for sloping sites, raising further concerns as to why this application has been made valid, when it clearly does not meet the validation criterion.

Of great concern is that throughout the application documents, the plot boundary is incorrect in accordance with the boundary shown on the title plans (CL366405 and CL112572), as registered with and held at the Land Registry.

Other concerns that have led to their objection of the scheme presented in the application are as follows:

- **Height, Scale and Massing:** The scale of the proposed building will be out of keeping with the adjacent property from which the plot was originally separated. On the original planning application P17/083, the height of the building was to be the same as Colossus, but on this application the height of the proposed building is to be the same as Schillers, which will tower a good distance above Colossus. Schiller sits on its own elevated position, which is different to Colossus, and the proposed property will be out of proportion to the donor property.

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- **Amenity:** There will be serious impact on amenity of the adjoining property being created by privacy issues: The proposed velux windows will tower above the bedroom windows of Colossus whereby looking out of or opening of the windows will allow viewing into the bedroom of Colossus.
 - **Amenity:** The proposed balcony at the rear of the property will be of such a height that it will completely overlook the rear garden of Colossus giving no privacy whatsoever.
 - **Amenity:** The possible patio doors showing on the front elevations will give very little privacy as on the plans it appears to be a bedroom, and we will be able to view into the room when we enter our own property via the existing steps. Perhaps frosted glass should be used throughout the property. This feature should be revised.
 - **Amenity:** The location of the proposed staircase giving access to the first floor, will completely overlook into the bedroom of Colossus, and should be re-sited to the opposite side of the proposed building.
 - **Amenity:** A Right of Light has been acquired under the Prescription Act 1832 to windows along the side elevation of Colossus which will be impacted upon by this development. Loss of daylight, which will also be reduced, including to the existing vertical skylight components available to the windows along the side elevation of Colossus. A Daylight impact assessment should be undertaken according to BRE Guidance.
 - **Materials:** The quality of the proposed materials are not in keeping with the character of the building and surrounding buildings.
 - **Height, Scale and Massing:** The proximity of the adjoining property has not been communicated on the drawings to show Colossus, thus not allowing the officers to make an informed decision.
 - **Design:** The whole building does not comply with the current Isles of Scilly design guide, specifically the section 3, relating to 'Adjacent Properties'.
 - **Sustainability measures:** There is little detail about the 'rainwater harvesting'. This is usually an underground tank, and we feel there is insufficient space on that side of the property to dig out a suitably sized tank, raising concerns as to the viability of this aspect of the design.
 - **Access:** Mr & Mrs Watts would like to raise specific concerns about the accessibility to the proposed dwelling: The 'shared' driveway at the top of the proposed dwelling MUST be kept clear at all times. Access is already limited to get on the driveway and easements relating to the shared driveway must be adhered to.
 - **Access:** Uninterrupted and unobstructed Access is required along Pilots Retreat 24 hours a day and any parked vehicles leading to obstructing said vehicular access will have a detrimental impact on the residents of Pilots Retreat and their own dwellings.
 - **Construction Management:** This information included in the application relation to the construction phase is not sufficient in detail to understand the proposed construction strategy. Any pre-formed building materials such as wall / roof panels / trusses, must be stored away from site until required as there is not enough plot space to permit any type of storage, and persistent deliveries will impact upon the other residents..
 - **Future Adaptations:** as suggested in the proposals, any further changes to this property including changes to the proposed vehicle entrance / driveway, in creating a higher car parking space giving less slope must be put through the usual planning process and be relevant to the Town & Country Planning act.

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- **Design:** The whole property should be revised to look more like the original plans for the plot P17/083, which in the opinion of Mr and Mrs Watts, is more in keeping in terms of Height, Scale and Mass for the site.
 - **Services:** Care must be exercised should this property be allowed to go ahead, as the services for Colossus run down alongside the property boundary to the front of Colossus.
 - **Identity:** It is of Mr & Mrs Watts's concern that any future dwelling proposed on this site should have no reference in name, address or namesake relationship to Colossus i.e. Not Colossus 2 or Plot 2, or anything which is in relationship to Colossus. The two properties are completely different entities and should be named as such.

We hope the above points provide pause for thought in your consideration of the approval of the scheme submitted under reference P/22/059/FUL, and should you wish to view the deeds or title plans of Colossus to verify the issue raised regarding the boundary, they are available to view at Colossus by appointment with Mr and Mrs Watts, who can be contacted by mobile on [REDACTED]

Yours faithfully,

[REDACTED]

KYLE WATTS
BArch MArch Pg Dip, ARB, RIBA

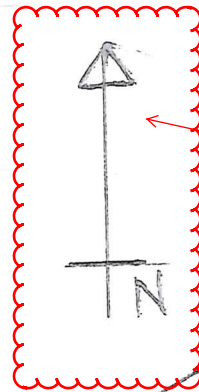
For and on behalf of Mr & Mrs Watts, Residents of Colossus

LOCATION PLAN
1:2500

HARTWELL 1/4

RECEIVED

By Liv Rickman at 11:49 am, Sep 16, 2022



Incorrect north arrow. Location plan contradicts this North arrow, so application should not have been made valid.

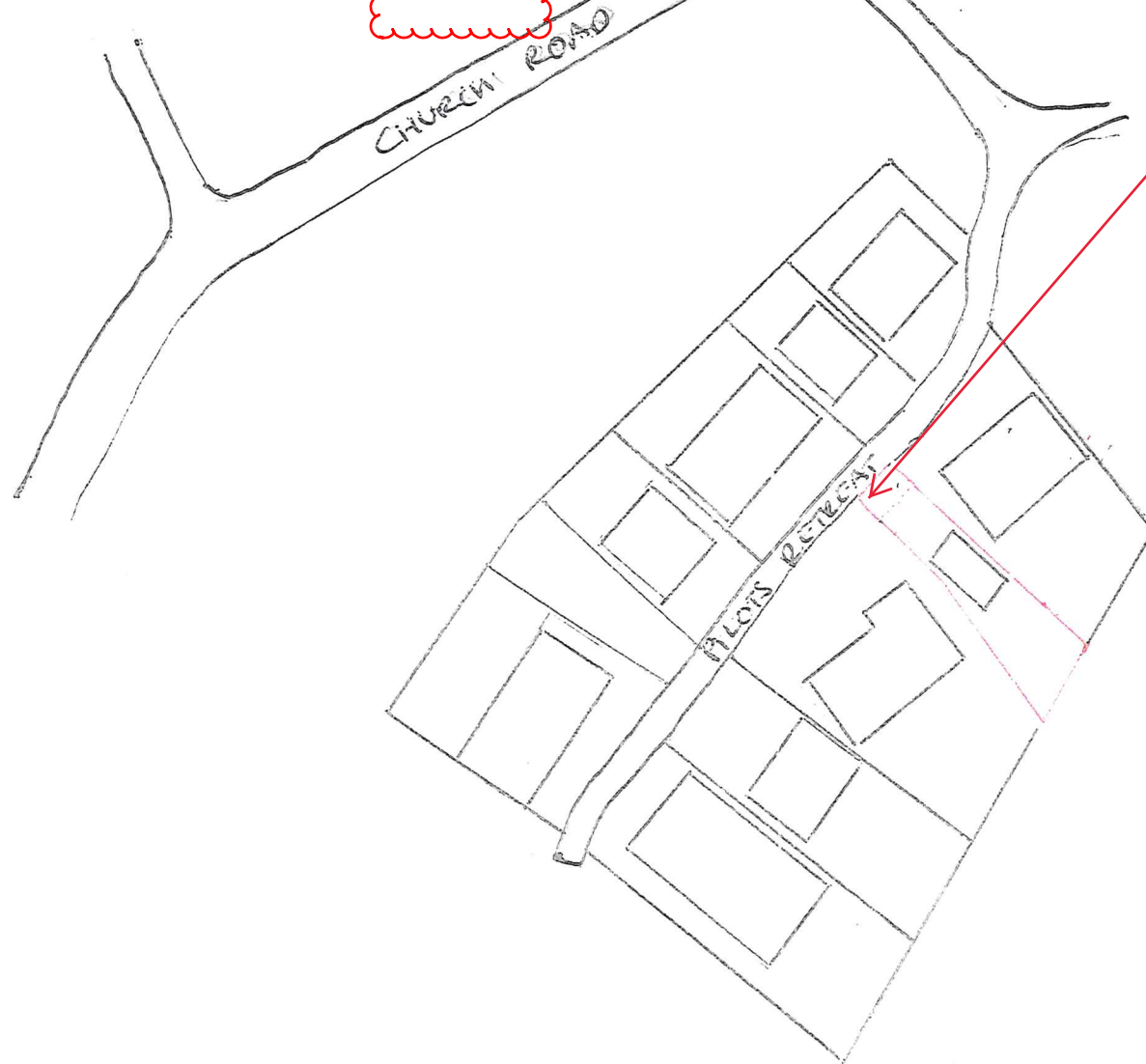
Site boundary is incorrect relative to titles #CL112572 and #CL366405 held at the land registry

Drawing has no scale bar, although not a legislative requirement. The plot is not clearly outlined in red to determine the site in question and only two roads are named. The size of paper is not noted either so printing on different sizes will change the scale.

Information such as land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around the building have not been identified, as required by the NPPF.

No key to identify site boundary.

Plot numbers have not been shown and neither have property names, so the site plan does not locate or orient the application site accurately.



RECEIVED
By Liv Rick

The design does not comply with the Isles of Scilly Design Guide

Serious impact on amenity of adjoining property creating a privacy issue. Overlooking into neighbours garden from an elevated position. Balcony to be omitted.

Scale and mass of the proposed dwelling is overbearing and subsequently has an impact on amenity of the neighbouring property, Colossus

Site boundary is contrary to that approved under P-17-083 and subsequent S106 agreement

Site boundary is incorrect relative to titles #CL112572 and #CL366405 held at the land registry

Location of stair on this side creates an impact on amenity and privacy on the neighbouring plot, collossus, as it overlooks bedroom windows. To be relocated to other side of proposed dwelling

Landscaping not been detailed.

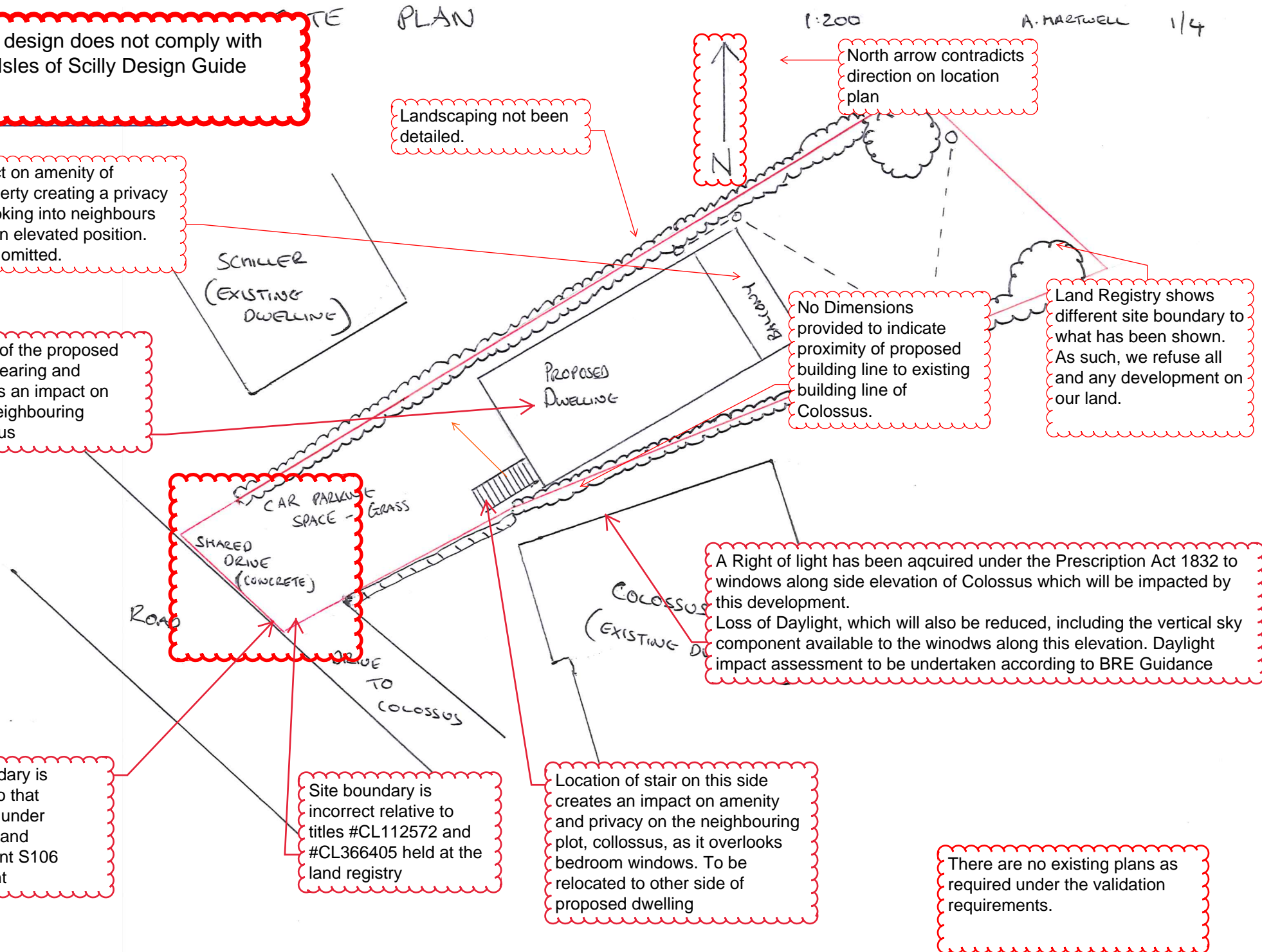
North arrow contradicts direction on location plan

No Dimensions provided to indicate proximity of proposed building line to existing building line of Colossus.

Land Registry shows different site boundary to what has been shown. As such, we refuse all and any development on our land.

A Right of light has been acquired under the Prescription Act 1832 to windows along side elevation of Colossus which will be impacted by this development. Loss of Daylight, which will also be reduced, including the vertical sky component available to the windows along this elevation. Daylight impact assessment to be undertaken according to BRE Guidance

There are no existing plans as required under the validation requirements.



ELEVATIONS 1/3

HARTWELL

1/4

GROUND

FIRST

1:100

Ambiguity of materials being specified

Quality of proposed material is not in keeping with the character of the area

Second story being added, contrary to the P-17-803 approved scheme. This is over development of the site and out of scale with the street scene thus having a negative impact

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CONCRETE TILES AS NEXT DOOR

OAK EFFECT COMPOSITE OR UPVC CLADDING

What is this?

6.5m

5.5m

WHITE RENDER

Elevation doesn't show balcony. Which is correct.

GREY FRAMING (UPVC)

Serious impact on amenity of adjoining property creating a privacy issue. Overlooking into neighbours garden from an elevated position. Balcony to be omitted.

ROAD SIDE

Location of stair on this side creates an impact on amenity and privacy on the neighbouring plot, Colossus, as it overlooks bedroom windows. To be relocated to other side of proposed dwelling

Proximity of the adjoining neighbouring property has not been communicated to allow officers to make an informed decision

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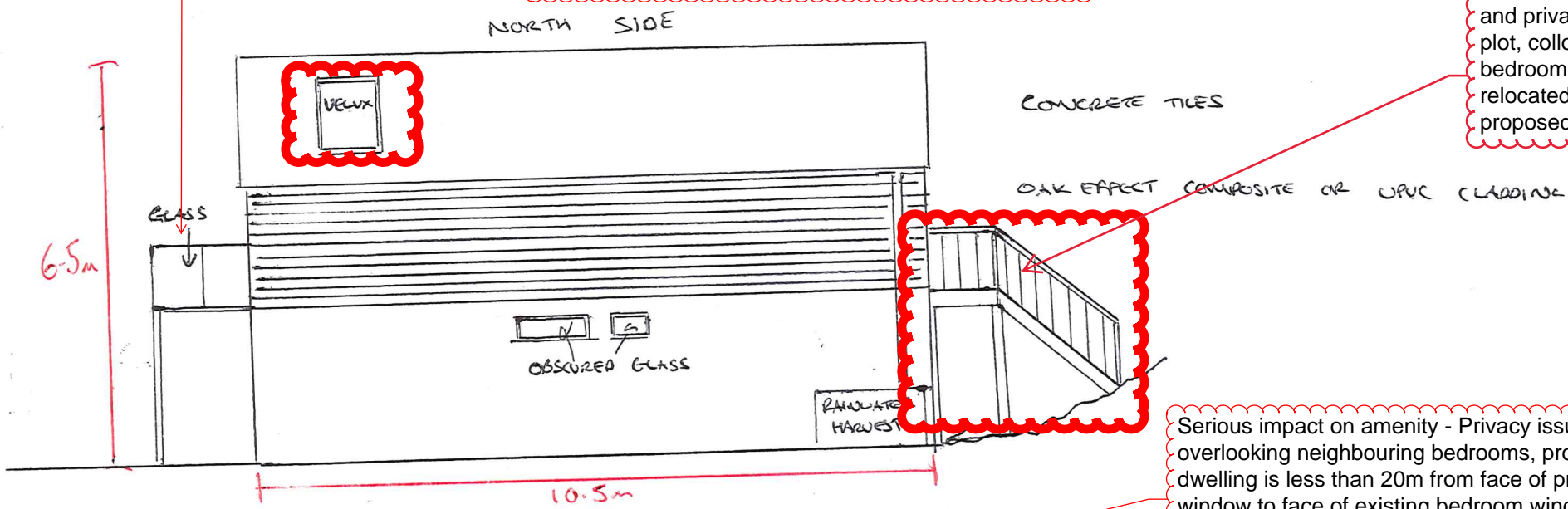
ROAD SIDE

RECEIVED

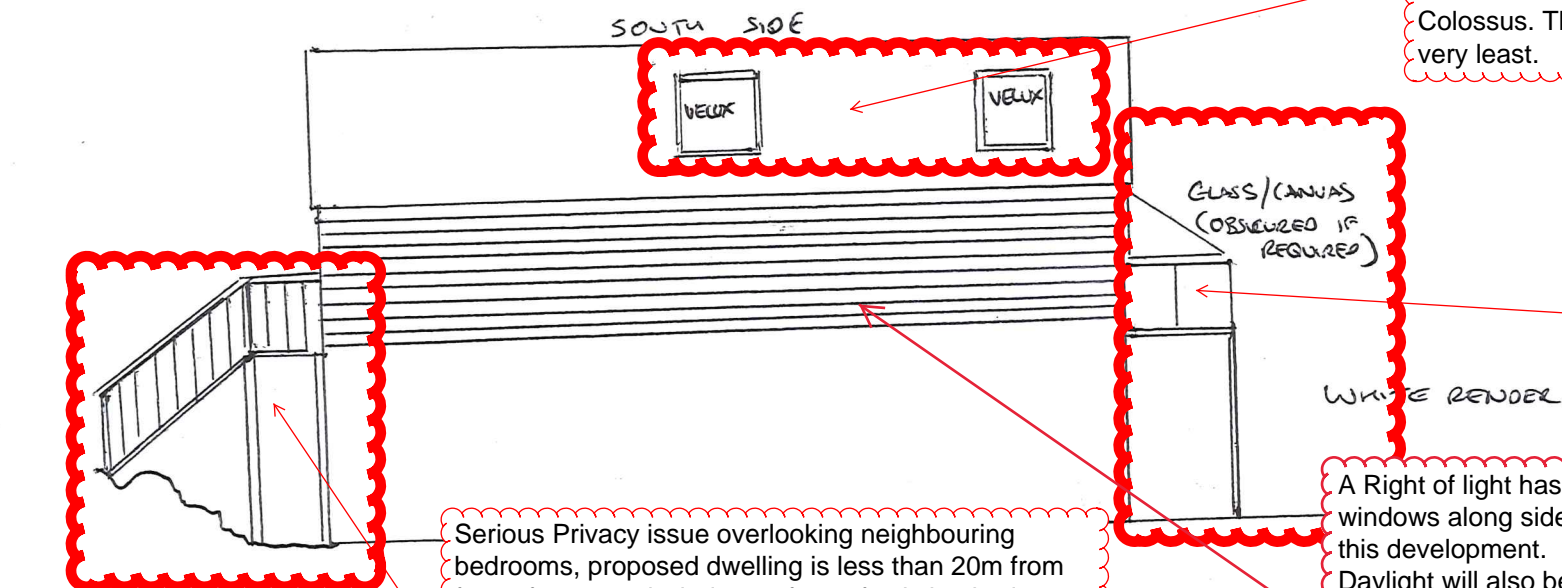
By Liv Rickman at 12:26 pm, Aug 16, 2022

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Serious impact on amenity - Privacy issue with overlooking neighbouring bedrooms, proposed dwelling is less than 20m from face of proposed window to face of existing bedroom windows on Colossus. These windows should be obscure at the very least.



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Serious Privacy issue overlooking neighbouring bedrooms, proposed dwelling is less than 20m from face of proposed window to face of existing bedroom windows on Colossus.

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No sections have been provided as required under the validation requirements for sloping sites

ELEVATIONS

2/2

HARTWELL

1/4

1:100

Ridge height to be communicated from streetscene at front, not rear. To be as per previous permission granted which lines up with Colossus.

Overshadowing, loss of sunlight and daylight to existing premises, is analysed using annual probable sunlight hours (APSH). This analysis is absent in the application

Second story being added, contrary to the P-17-803 approved scheme. This is over development of the site and out of scale with the street scene thus having a negative impact

This plot is part of the subdivided Colossus plot and should therefore reference that with datums such as ridge height, not the further away ridge height of Schiller, which furthermore, sits on an elevated position relative to Colossus.

Design of property is not in accordance with section 3 of the Isles of Scilly design guide, building on sloping sites.

(EXISTING DWELLING)

Scale and mass of the proposed dwelling is overbearing and subsequently has an impact on amenity of the neighbouring property, Colossus

Overshadowing: Sunshine in gardens and open spaces. BRE Guidelines recommend that at least half of the garden or open space can receive at least two hours sunlight on March 21 with the proposed dwelling in situ. Analysis absent from application.

Proximity of the adjoining neighbouring property has not been accurately communicated to allow officers to make an informed decision. The rear elevation has been shown to skew the view and lessen the perceived impact. A front elevation in context should be produced. Bottom line is that there's not enough or good enough quality of information in the submission to allow officers to make an informed decision on the scheme.

Negative impact on amenity

RIDGE HEIGHT NO TALLER THAN
DWELLING TO NORTH

COLOSSUS
(EXISTING DWELLING)

HEDGE

HEDGE

Proposal assumes the ability to extensively excavate a steep sloping site, in doing so, undermining the foundations of the neighbouring building and it's utility services, including foul water service pipes.

RECEIVED

By Liv Rickman at 12:27 pm, Aug 16, 2022

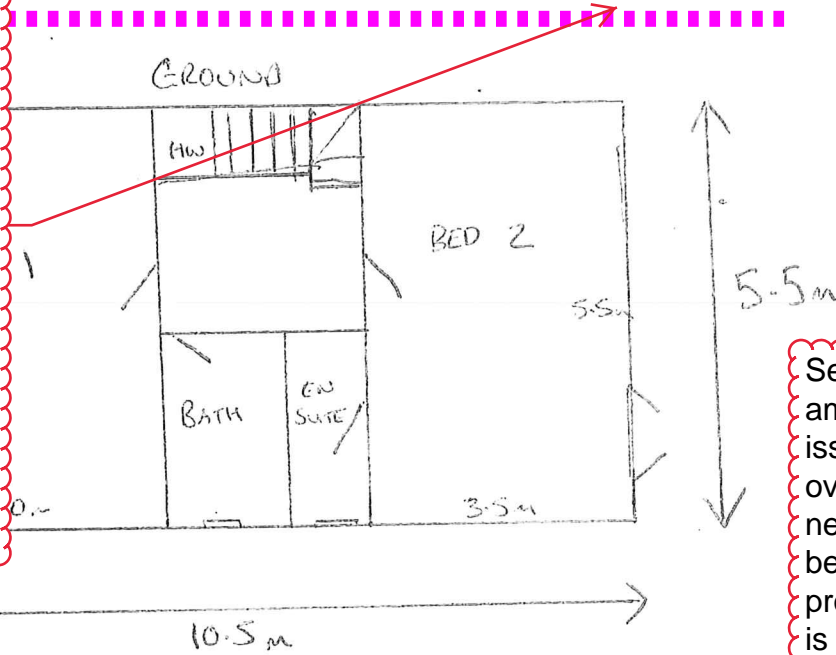
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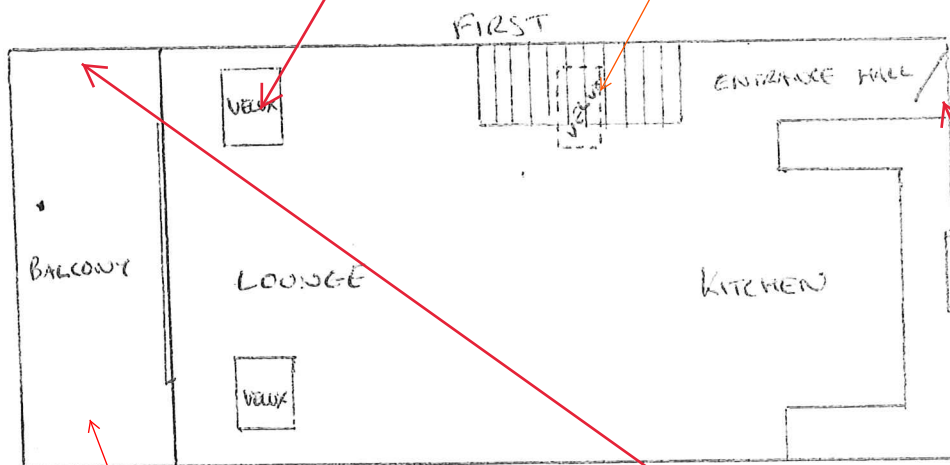
FLOORPLAN

1/4



Serious impact on amenity - Privacy issue with overlooking neighbouring bedrooms, proposed dwelling is less than 20m from face of proposed window to face of existing bedroom windows on Colossus. These windows should be obscure at the very least.

stairs to gain access not shown



Serious Privacy issue overlooking neighbouring bedrooms, proposed dwelling is less than 20m from face of proposed window to face of existing bedroom windows on Colossus.

No privacy screens shown as per elevations / other drawings.

No Roof Plan.

No North Arrow to orient the building on the site.

Generally, the design does not comply with the Isles of Scilly Design guide, section 3 'Adjacent Properties'

Plot at 2 Pilots Retreat – Hartwell

Plot at 2 Pilots Retreat is a compact building plot set in a residential area of St Mary's between two existing self-build dwellings both approximately ~~20 years old~~. Pilots Retreat itself has nine existing self-built dwellings of individual design. The plot has new footings in place for a building measuring 10.5m x 5.5m.

Our aim by building our own home is summed up with three bullet points:

- To leave our current social housing allowing another local family to remain within the Islands
- To create a permanent home for ourselves and future generations of our family
- To reduce our energy consumption and personal effect on the environment

Yet UPVC cladding being used?!

DESIGN AND ACCESS STATEMENT

Design

Not in-keeping

Scale, mass, overbearing, privacy, amenity impact, daylight, sunlight not considered as part of design.

Our proposal is to build a simple two-story, two bedrooomed dwelling to house persons already living on St Mary's, to make reasonable use of the plot in mind. The design is somewhat restricted due to the size and location of the plot but will be in keeping with the surrounding buildings by using concrete roof tiles and a white render to the ground floor. The first floor would be clad with an oak effect composite or upvc product more suitable for the local environment than natural wood. These will be the finishing items to a sustainable timber-built frame.

The balcony and outdoor staircase will be made from sustainably sourced hardwood or softwood treated with a water based product.

Access

Poor quality product. Should be brick base at GF with render above at FF

Access to the property will be from the road known as Pilots Retreat. There is a short slope down to the proposed dwelling and access to the property will be down a downward sloping pathway to a ground floor doorway or by walking up a wooden staircase to a door on the first floor. Should step and slope free access be required in the future the wooden staircase can be exchanged for a level gangway which would lead from the road level across to the first-floor widened access.

This 'future' gangway should not be a consideration of this application. No mention of the need for easements or rights of way for Colossus

SITE WASTE MANAGEMENT PLAN

As the footings for the building are already in place there will be no waste generated from this part of the build.

A timber frame supplier will be used consisting of timber frame, outboard OSB board, breathable membrane, and cellotex insulation. The frame will be delivered to site in sections and there will be no waste from these products in this part of the build.

Yes, there will be, in the factory. Factually incorrect.

The internal dimensions of the build will be based around standard product sizes, particularly when considering internal plasterboard reducing waste and cost waste across the build.

Any nonrecyclable waste generated will enter the waste stream at the CIOS waste and recycling plant. Due to the location of the build, it is hoped that we can deliver by hand to reduce vehicle use.

The building size is pre-determined by the hardstanding, so designing the internal 'build' of the scheme around standard material sizes is not possible.

STATEMENT OF S

These are generally large tanks that need to be submerged below ground so extensive excavation would be required on the site using large and heavy plant, somewhat inappropriate for such a small scale dwelling. Perhaps a water butt would be more appropriate for watering the garden, not for use with flushing toilets.

The simple dwelling will be of a timber frame construction using a certified suppliers and if reclaimed concrete roof tiles are available, these will be used also.

When the building is complete, a rainwater harvesting system will be used to reduce treated water use for garden irrigation, toilet flushing and washing machine use.

Whilst the plans do not currently incorporate solar energy and storage, this will be investigated in future as budget allows.

As a new self-build we would utilize a near air tight design and modern insulation options allowing our personal energy consumption to decrease hugely, something we are unable to do in our current, rented property.

TREE SURVEY

The northern boundary of the site is made up of mature hedging which whilst close to the building site, will not be disturbed.

The southern boundary of the site is made up of fledgling hedges, recently installed by the owners of COLOSSUS. These will not need to be disturbed during the build but owing to their frail nature may succumb. If this happens, they will be reinstated.

The application is for a new dwelling so an arboricultural survey should be undertaken to document the quality and quantity of vegetation on and adjacent to the site, to inform the design, its servicing and in the event of damage, what species to replace it with. This would also further inform any planting or landscape schemes that will be undertaken in the future.