

**Revised Designs for Extension and Alterations to
Bishop View, Porth Loo Lane
Hugh Town, St.Mary's
Isles of Scilly, TR21 0NF
for
Mark Wright**

PLANNING STATEMENT

January 2024

Background

On 16th November 2023, planning permission was granted to extend and alter Bishop View on Porth Loo Lane. The planning reference number for the planning permission is P/23/046/HH. The decision was made by committee at the full Council meeting in the Wesleyan Chapel. Although the officer's recommendation was for refusal, members felt that Local Plan Policy LC8(1) did not strictly apply to this particular property. Cllr Dean pointed out that Bishop View was hardly an affordable home in the first place due to its recent high sale value and setting in substantial grounds in a prime rural location.

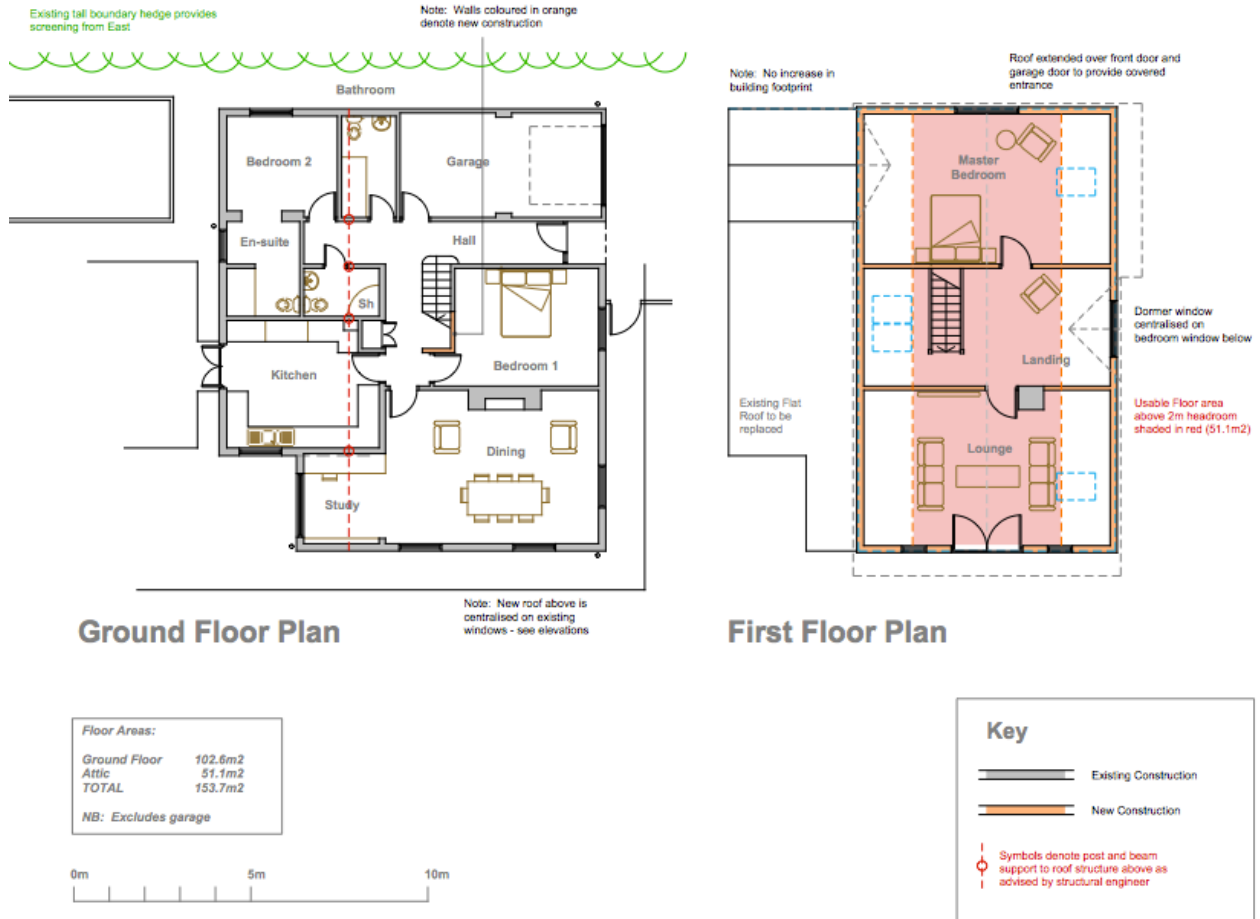


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Above: View of Bishop View from the main road.

Original Designs / Planning Process

The original planning submission was for a room-in-the-roof extension providing a first-floor living room, landing, master bedroom and en-suite shower room. The overall new area generated was 65.8m². In an attempt to placate the planning officer's concerns about the scale of the development, designs were revised late in the planning process by omitting the en-suite shower room, thereby reducing the area gained to 51.1m². However, the reduction was not considered significant enough to change the planning opinion, so the application was presented at the committee meeting with a 'refusal' recommendation.

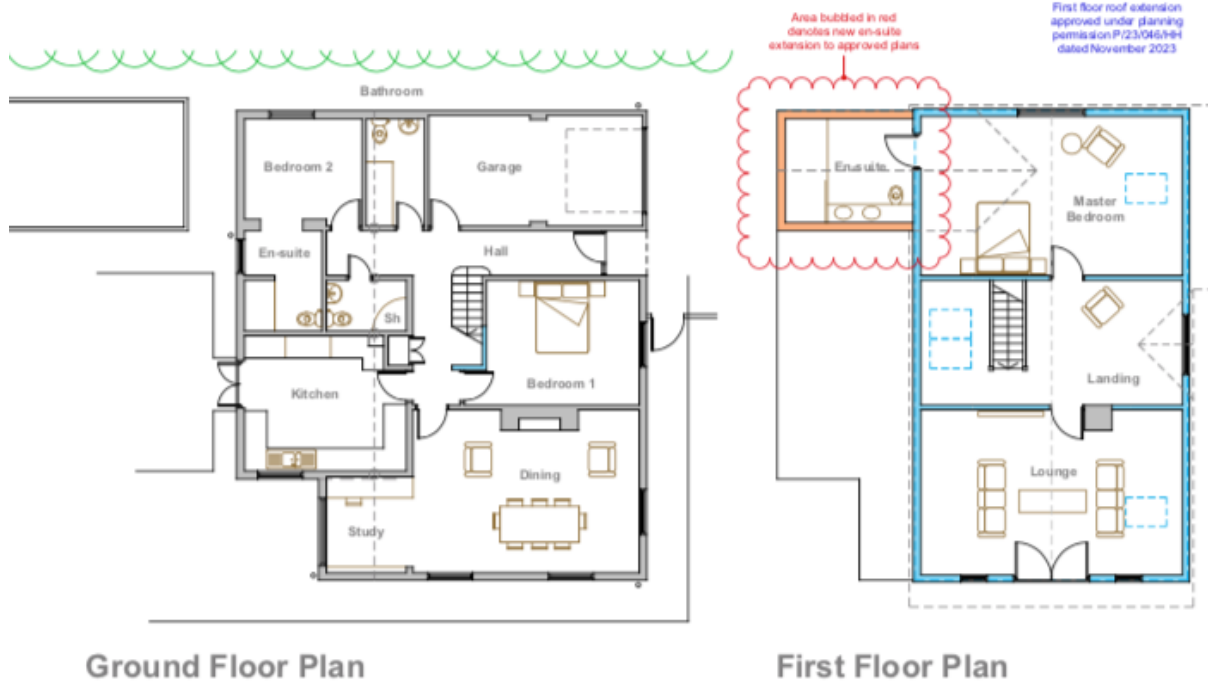


Above: This extract from the proposed plans was supported by councillors at the November planning meeting and approved. The new first floor accommodation is shaded in pink. No changes were proposed to the ground floor footprint or layout other than the introduction of a new staircase.

Revised Designs

The decision to omit the en-suite shower room from the planning application was not taken lightly. At the time this seemed like the right thing to do in an attempt to solicit planning support. Having reached this stage, we have had a second look at the first-floor layout to see whether a shower-room could somehow be accommodated. The plan above shows that it would be difficult to achieve this facility within the remaining pink-shaded area due to the layout, position of the staircase and roof slope that impedes headroom on either side. As planning-approved the applicant would therefore have to bath or shower downstairs before going to bed. In the middle of the night a trip to the 'loo' would involve switching lights on and negotiating a staircase.

Mark Wright would therefore like to revert to the original designs and re-introduce the roof extension over the ground floor back bedroom. The new shower room measures 2.8m x 3.4m – equating to an internal floor area of 9.5m². The total additional floor area with the new application is 14.7m². The rear extension will be largely hidden from view so there will be no noticeable difference when seen from Porth Loo Lane. External finishes will be the same as those already approved so this will ultimately appear to be part of a unified design project.



The extract from the 'proposed plans' above show the en-suite extension with walls coloured in orange compared to the blue walls of the approved roof extension. This is clearly a relatively small increase in area but one that will make a big difference to Mark and his partner, Ruth.

In planning policy terms, the opinion of councillors voiced at the planning committee meeting should be taken into account. If a decision was taken at that meeting not to enforce Policy LC8(1), the same should apply to this minor amendment application. The key issue should be one of design. Will this new application have an impact of the architectural design that was considered acceptable in November 2023? The same principle of building on the footprint of the current bungalow applies to this new application. Furthermore, this small roof extension is at the back of Bishop View where it will be hidden from public view. The pitched roof will be clad in slate at the same angle as the main roof. The gabled roof profile is also consistent with the current approval. For these reasons we suggest that the architectural solution is sound and there will be no harm caused to the Isles of Scilly AONB.

Access

The en-suite facilities on the same level as the master bedroom will improve accessibility and reduce the reliance on and usage of the staircase. There will therefore be practical benefits to the applicant.

Sustainability

The previous Design & Access Statement listed the many sustainable benefits of the planning application, something that councillors acknowledged. The same benefits apply on a smaller scale to this new amendment application.

Summary

The applicant was delighted with the outcome of the previous application, but he does now regret the decision to remove the en-suite bathroom to reduce the size of the property. Had he left the plans as originally designed, he feels that the planning outcome would have been the same. In architectural terms, it is often the case that the first design is the right one for the property and the right solution to the design brief. This is the case for Bishop View. We hope that this new application will be supported by the Council so that the original objectives can be achieved.

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