RECEIVED
By Liv Rickman at 6:41 pm, Sep 18, 2025

14 Monmouth Street
Topsham
Devon EX3 0AJ
[redacted]

Planning Dept.
Council of the Isles of Scilly
Town Hall
The Parade
St. Mary's
Isles of Scilly
TR21 0LW

15th September 2025

Dear Sirs,

Re: Planning Application P/25/075/HH – Proposed Dormer Window and Roof Terrace at 7 Buzza Street, St. Mary's, Isles of Scilly TR21 0HX

I am writing to strongly object to the above planning application on the grounds that it will cause a significant and unacceptable impact on the amenity, privacy, and enjoyment of my property at 8a Buzza Street,

My concerns are as follows:

Severe Loss of Privacy, Outlook and View
The proposed dormer with bi-folding doors opening onto a roof terrace will be positioned beside our bedroom window and opposite our bathroom, at the same level and within very close proximity. Although screening is indicated, this would not remove the impact. Instead, it would dominate our outlook, significantly diminish our existing view, reduce light, and leave the rooms feeling dark, enclosed, and hemmed in.

Impact on Ground Floor and Courtyard
Our small courtyard garden is the only outdoor space at the property. This would inevitably be overlooked and overshadowed by the proposed terrace, removing all sense of privacy and quiet enjoyment. Any screening used to address overlooking would also cut daylight to our ground floor, which already opens onto a confined courtyard area and this would diminish the amenity of the whole property.

Noise and Disturbance
The terrace is clearly designed to be used as an external living/entertaining space. Its immediate proximity to our bedroom windows and courtyard will inevitably result in instrusive levels of noise making it impossible to enjoy our property peacefully or to keep windows open.

14 Monmouth Street
Topsham
Devon EX3 0AJ
[redacted]

Overbearing and Enclosing Impact
The positioning of the terrace immediately adjacent to our windows and courtyard would create an oppressive and intrusive presence. The sense of enclosure and overbearing impact will be particularly harmful given the modest size of our home, and the effect would extend across the property as a whole, not just to the first floor.

Loss of Light
Any screening to prevent overlooking would, by its nature, block daylight to our windows and courtyard. This would darken both the bedroom and the ground floor rooms, substantially reducing the quality of our living environment.

Effect on Holiday Lettings
Our property is also operated as a small self-catering holiday let. Guests choose it because of its light, privacy, and peaceful character. These qualities would be lost if the terrace is constructed, leaving the property far less attractive to visitors. In an already challenging tourist market, this would not only damage our ability to sustain lettings but would also reduce the contribution our property makes to the local visitor economy.

Inappropriate Design and Use of Roof
The conversion of a flat roof into a terrace is out of keeping with the surrounding buildings and introduces an intrusive and unneighbourly form of development. I believe Planning policy and established case law are clear that such proposals are often unacceptable where they lead to loss of amenity.

Cumulative Impact
Given the scale of our small one-bedroom property, the impact of this development would be disproportionately harmful. Unlike larger homes with multiple outdoor spaces or more separation between properties, the effect here is intensified and leaves us with no private or peaceful space at all.

For the above reasons, I urge the council to refuse this application as it stands as it fails to comply with local planning policies designed to protect residential amenity, light, and the character of the area. However, should the dormer fenestration be so arranged to prohibit access to the flat roof this would not be objectionable.

Yours faithfully,

Tracey Setter

14 Monmouth Street
Topsham
Devon EX3 0AJ
[redacted]

A. Showing height of proposed roof terrace

B. Overview from 8a Buzza Street bedroom window

C. Courtyard of 8a

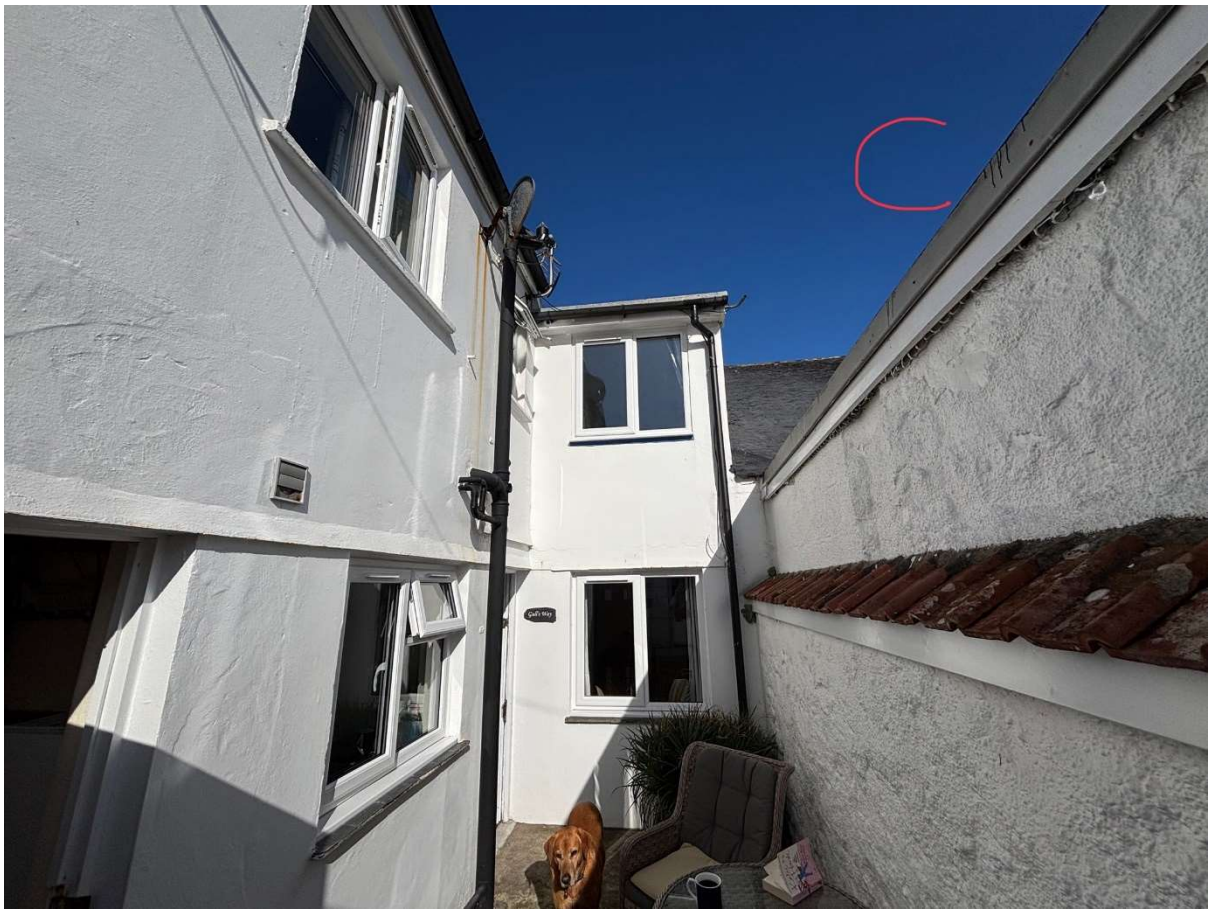
D. Showing location of proposed roof terrace in relation to bedroom and bathroom of 8a and bedroom of 8b

E. View from bedroom window 8a

14 Monmouth Street
Topsham
Devon EX3 0AJ
[redacted]

14 Monmouth Street
Topsham
Devon EX3 0AJ
[redacted]

14 Monmouth Street
Topsham
Devon EX3 0AJ
[redacted]



14 Monmouth Street
Topsham
Devon EX3 0AJ
[redacted]

14 Monmouth Street
Topsham
Devon EX3 0AJ

[redacted]