

Ref: 927/JB/CB/SJS

4 August 2021

The Minister
Planning Service
Development & Planning Authority
Sir Charles Frossard House
PO Box 43, La Charroterie
St. Peter Port
Guernsey GY1 1FH

Dear Sir

**Proposed alterations and extensions to: Shinglewood, Rue de la Ronde Cheminee, Castel
For: Miss S Heathcote**

We have pleasure in enclosing completed Planning Application Form, together with enclosures as detailed below which we would be pleased if the Authority could consider for Full States Approval.

1. 3 copies of drawings nos: 927-3-002, 003, 004 & 005
2. 3 copies of Block Layout and Site Location Plan no: 927-3-001
3. 1 copy of Completed Planning Application Form, SAP Code: 250060/DP2123.
4. Copy of signed Owners Declaration Form.
5. Fee for £680 & £150 (Categories 3Aiv & 3G) **Electronic payment ref: "927 – Heathcote"**
6. 1 copy of all above will be sent via email.

The proposals comprise:-

- Remove existing hipped roof to Main House and replace with new pitched roof structure. The existing ridge level is to be raised by approximately 1.5m designed to provide more useable habitable space at first floor level. Gable walls to the East and the increased ridge level will be of similar height to the neighbouring property located to the West.
- The proposed pitched roof incorporates traditional pitched roof dormers and rooflights to provide light, ventilation and views to the front garden, whilst maintaining and enhancing the traditional appearance of the dwelling when viewed from the road.
- The existing chimney to the West is to be demolished.

- The existing chimney breast to the East is to be capped to match the finish of the new pitched roof.
- To the rear of the Main House, the existing single storey extension and conservatory is to be removed and replaced with a new 1.5 storey pitched roof extension incorporating Dining Room and Utility at ground floor level, with Master Bedroom and inset Terrace at first floor level above.
- The inset Terrace has been carefully designed to minimise overlooking to the neighbouring property, the balcony will be positioned approximately 2.6m from the boundary wall, with the overhanging roof to provide screening.
- The roofs to the rear extension and Main House incorporate new dormer windows and rooflights to provide light and ventilation and views over the rear garden.
- The existing flat roof above the Kitchen is to be retained and recovered with single ply membrane.
- The existing windows to the Main House are to be replaced to match existing.
- The external walls to the Main House are to be lined with thermal insulation and external render to improve thermal performance and provide increased weather protection.
- To the rear of the Main House, it is proposed to demolish the existing outbuildings in order for the existing parking to be extended to match existing.
- To the East of the Main House, it is proposed to replace the existing terrace walls to match existing. The existing steps and gate are to also be demolished and infilled to match existing. New steps and a new gate are proposed to be relocated on the same wall to allow access to the terrace from the proposed extended parking.
- Other existing fences and access to the terrace is to be retained.
- To the rear of the existing terrace, it is proposed to demolish the gate and a section of the existing wall. The existing steps are proposed to be modified to accommodate the new terrace layout.
- New gutters and downpipes have been included in the design of the rear extension to allow rainwater to be carried from the roof of the Main House into the ground, preventing leakage and moisture issues. The new gutters and downpipes are to match existing.
- The new rear extension incorporates new windows and doors, including a fully glazed gable and a double fixed window to provide light, ventilation, views, and access in and out the Main House.

Whilst writing, we wish to demonstrate that the proposals at "Shinglewood" have been designed to take into account the use of energy and resources and any adverse impact on the environment in compliance with Policy GP9. We can confirm that the proposals will be designed to meet the requirements of the Building (Guernsey) Regulations 2012.

Our client has every intention of building this scheme and as such plans will be submitted in full compliance to Building Control in accordance with the Guernsey Technical Standards.

We trust the above meets with the Authority's approval and look forward to receiving an early and favourable response.

Yours faithfully


Pp E. James Barker A.I.B.A.
For and on behalf of Create Ltd.

Encs

Cc Miss S Heathcote (via email)