

267  
28 June 2021

Environment Department - Planning  
Sir Charles Frossard House  
PO Box 43  
La Charroterie  
St Peter Port  
Guernsey  
GY1 1FH

Dear Sir/Madam

**RE: Proposed roof extension and alterations of La Rocque A Chance, Rue Du Dos D'Ane, Castel, Guernsey, GY6 8NG.**

Please find enclosed two copies of the completed application form together with three copies of drawings 267 C1-C9.

Please also find enclosed a cheque for £390 as required under category 3Aii and 3G to cover the following on the enclosed plans:

- 40.8m<sup>2</sup> roof extension
- 5.2m<sup>2</sup> balcony extension
- Replacing french doors with sliding doors on the north elevation

'La Rocque A Chance' is a detached dwelling in a rural setting. My clients wish to demolish the existing pitched roof and replace it with a new asymmetric pitched roof with three traditional dormers on the street elevation and two modern flat roof dormers on the back elevation. This creates more headroom and allows the second floor to be used as living space. Replacing the french doors with sliders and extending the balcony improves the functionality of the outdoor space as usable living space.

The design is balance between modern and traditional, with simple forms and materials updating the cottage whilst still being sympathetic to its character. The cottage itself is sunken below the road level and surrounded by walls and established trees and bushes. The site is surrounded by fields.

#### **GP9 statement**

Regarding policy GP9 we would like to confirm that the current Building Regulations have been considered in the design, including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power.

We will also submit an electronic version of this application via email, and we look forward to hearing from you in due course.

Yours faithfully  
for and on behalf of The Drawing Room Limited

Rachel Rogers  
**Director**



cc: Mr and Mrs T Humphries



ARCHITECTURE

E: [INFO@THEDRAWINGROOM.GG](mailto:INFO@THEDRAWINGROOM.GG)

T: 01481 756173 • M: 07781 448361

NOBLE HOUSE, LES BAISSIERES

ST PETER PORT, GUERNSEY, GY1 2UE