

On behalf of:

Mr and Mrs Higgs
The Rosses Barn
Eturs Road
Castel
Guernsey
GY57DX

Planning Service
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

28th May 2021

Dear Sir/ Madam,

**PROPOSAL: EXTENSION AND REMODEL OF EXISTING 3 UNIT PROPERTY
LOCATION: THE ROSSES BARN, ETURS ROAD, CASTEL, GUERNSEY, GY57DX**

Please find enclosed our proposal for the above property. This application follows 2 pre application feedback responses on the above property (PREA/2021/0405). Having now developed the design further and taken into consideration the points made in the responses we are now seeking planning permission for the proposed works.

The property is located on land owned by the Higgs which has a number of one and 2story dwellings within its boundary. The property we are proposing to extend is a converted barn which since 2000 has been inhabited as 3 individual units. The proposal seeks to extend one of the existing units to create a more fit for purpose family size home. The extension would follow the form of the 2 story existing pitched roof units extending west. We are proposing that the extension would not alter the existing units structurally by incorporating the current openings and materiality into the extension. This would see the existing stone facade being saved and restored as an internal feature wall. The extension would see the demolition of 3 no longer fit for purpose shed/outbuildings and would extend along a pre-existing slab from a previously demolished building.

As well as maintaining the existing form, materials and rooflines we are proposing the external materiality would be respectful of the preexisting character. We are proposing a mix of stone and timber cladding as the primary external materials.

The layout of the proposed extension limits overlooking and loss of privacy to neighbouring properties. Off road parking for two of the existing units will remain unchanged and new parking spaces will be created for the third and extended unit. We believe the remodelling of the existing units on a one for one basis will enhance the existing building stock.

The accompanying planning application document contains clearly annotated drawings and existing aerial photographs of the land as well as the required site, location and layouts.

From your recommendations we have ensured the developed design complies with Policies GP8, GP9, IP7 and GP13 and will continue to develop the design to policy requirements. It is our understanding that policies GP13, GP8 and GP9 will allow this proposal to be considered as an extension of an existing dwelling.

Thank you very much for your time in receiving and reviewing this application and we will look forward to your response.

Find enclosed:

3x Pre Application Documents (1.pdf sent via email)
1x Pre Application Form

Kind regards,



Director

Garton and Zopf
www.gartonandzopf.com

