



Architectural Technologist & Chartered Surveyor

13th August 2021

*Trevethin, La Couture Cottages,
Route des Paysans,
St Pierre du Bois
GY7 9ET*

States of Guernsey
Planning Department
Sir Charles Frossard House,
La Charroterie,
St. Peter Port,
GY1 1FH.

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Dear Sir

RPROPOSED SINGLE STOREY EXTENSION TO SOUTH-EAST OF DWELLING AT WESTHAVEN, RUE DE LA POMARE, ST PIERRE DU BOIS

Please find enclosed three copies of the following drawings

20-666	01	Survey – Ground Floor Plan
20-666	02	Survey – First Floor Plan & Block Plan
20-666	03	Survey – Elevations
20-666	06B	Sketch – Plan, Elevation & Sections

which together with completed copies of the Planning application form and a cheque for £240.00 make up an application for Planning approval. An electronic (pdf) copy of this letter, the application form and the drawings has also been submitted by email.

Due to the changing circumstances and health of my client, it has been decided to change the layout of the ground floor to give more circulation space, should wheelchair use be required in the future. The window to the proposed new lobby has been designed so that it can be easily changed to a door opening which is of suitable width to facilitate wheelchair access. The existing path in front of the window is wide enough to allow for a future ramp to be constructed giving access to the extension in the future – should this be required. A separate application will be made for the ramp – when this is deemed necessary.

The works comprise a new single storey extension to the south-east of the dwelling. The walls of the extension will be of traditional blockwork cavity wall construction with a painted external render finish – to match existing. The windows will be white uPVC double glazed. The roof finish will be a profiled terracotta tile – to match existing. The new roof will be a double-skinned roof at 10 degree pitch. All the fascias, gutters and downpipes will be in white uPVC.

There are also changes to the existing windows on the north-east (rear) elevation of the dwelling with the omission of one window and the construction of a new larger window. These are deemed to be covered by permitted development under the current planning legislation.

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The property is located in St Pierre du Bois and is not within a conservation area, nor is the dwelling a protected building. The development is within the domestic curtilage of the property. Policies GP8, GP9 and GP13 will apply.

Policy GP8: Design

In order to achieve high standards of design which respects and, where appropriate, enhances the character of the environment, proposals for new development will be expected to:

- a. achieve a good standard of architectural design, including the design of necessary infrastructure and facilities; and,*
- b. demonstrate the most effective and efficient use of land; and,*
- c. respect the character of the local built environment or the open landscape concerned; and,*
- d. consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/ communal open space; and*
- e. provide soft and hard landscaping where this reinforces local character and distinctiveness and/or mitigates the impacts of development and/or contributes to more sustainable construction; and,*
- f. demonstrate accessibility to and within a building for people of all ages and abilities; and,*
- g. with regard to residential development, offers flexible and adaptable accommodation that is able to respond to people's needs overtime.*

Within areas of higher protection, such as Sites of Special Significance, Areas of Biodiversity Importance and Conservation Areas, and where development relates to protected buildings or protected monuments or their settings, development will be expected to conserve the particular special interest of those areas or buildings and the relevant policies relating to those areas shall apply.

The proposed extension will be located on the south-east gable of the existing dwelling. The extension will be designed using materials and finishes to match the existing dwelling and the design will be sympathetic to the existing design of the property. The new extension will not have a detrimental effect on the existing amenity space of the dwelling. Nor will it reduce the area of external parking for the dwelling. The dwelling currently has space for parking of 3 vehicles on the drive and this will be retained.

The dwelling already has a ground floor bedroom space, however due to proposed internal replanning of the dwelling this will become the new kitchen/dining. The proposed extension will provide a ground floor master bedroom suite. The existing kitchen will become the new utility room.

The dwelling not located within a conservation area, area of biodiversity, or is a site of special significance. The dwelling is not a protected building.

Policy GP9: Sustainable Development

Proposals for new development, and the refurbishment, extension and alteration of existing buildings, will be supported where it has been demonstrated that:

- a. they have been designed to take into account the use of energy and resources and any adverse impact on the environment through paying particular regard to the location, orientation and appearance of the building, the form of construction, the materials used and its resilience to climate change and flooding; and,*
- b. they will not have unacceptable impacts on the amenities of neighbouring properties or an adverse effect on the special interest of Conservation Areas, protected buildings or protected monuments; and,*
- c. the proposals accord with all other relevant policies of the Island Development Plan.*

3./

Letter to Planning Department
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The proposed extension will comply with all the requirements of the Building (Guernsey) Regulations 2012 and also the revised Part L (Conservation of fuel and power) brought in on 1st July 2020. A structural engineer will provide details of new structural openings and elements of structure as required to satisfy the requirements of Part A (1) loading and Part A(3) disproportionate collapse.

It is intended that an application for Building Control permission will be submitted at a later date following what we hope to be a positive planning decision.

Policy GP13: Householder Development

Proposals for the alteration and/or extension of residential properties or the demolition of existing dwellings and the erection of replacement dwellings on a one for one basis, within the residential curtilage, will be supported where:

- a. there are no significant adverse effects on the amenities of neighbouring properties; and,*
- b. the design, scale, mass and form would not detract from the open character of open locations; and,*
- c. they do not adversely affect the special interest of a Conservation Area or Area of Biodiversity Importance or protected building or protected monument.*

The proposed extension will be located within the existing domestic curtilage of the dwelling. The new extension will be located in the space between the existing garage and gable of the dwelling. The proposed extension will have little effect on the existing amenity space to the dwelling which is extensive. Nor will the extension have a significant impact on any adjacent dwellings with the nearest dwelling to the east being La Pomare Farm which has land and parking in between the properties. There are no properties to the north or south of the dwelling and the proposed extension will not be visible to the property on the west of my clients dwelling.

The proposed extension will not extend further to south-east than the existing garage and the scale, massing and form of the extension will not detract from the appearance of the existing dwelling or the character of the open space. The existing dwelling is not located in a conservation area and is not a protected building.

I hope that sufficient detail has been provided to enable you to consider the above for planning approval, however should you have any queries or need any revisions to the sketch scheme then please contact me.

Yours faithfully



Miss Jill Bray MRICS MCIQB MCIAT
Courtillet Design

Cc Mr & Mrs R. Gane