



Our Ref: LH:21:13

17th August 2021.

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

Dear Sir

RE: PROPOSED EXTENSION AND ALTERATIONS TO:
OHANA, AVENUE BEAUVAIS, VILLE AU ROI, ST PETER PORT.
FOR: MRS L HAYMAN.

Please find enclosed on behalf of Mrs Hayman the following:-

- A single copy of our Survey Drawing No. LH:21:13.01.
- 3 copies of our Planning application drawing No. LH:21:13.03.
- 2 copies of completed application form.
- Signed consent form from my client.
- A cheque for £150 to cover application fees under fee scale 3Ai with the first floor extension area being less than 20 sq.metres.

The proposals are to extend over the existing flat roof ground floor bedroom to provide a further first floor bedroom with en-suite facilities. This bedroom will be accessed via an existing w.c. on the landing which will be removed with the existing small window being taken out and doorway formed.

The construction will be of timber framing finished in grey fibrous cement boarding externally. At ground floor it is proposed to take out the existing windows and block up and fit new anthracite finished aluminium double-glazed window to comply with Building Regulations. The flat roof will be finished in a grey Alkor covering which will overhang the extension by some 300mm. Lastly, it is proposed to put a velux rooflight in the existing sloping roof to provide a light shaft.

The main Policy that affects this application is Policy GP13 Household Development. There are three sections to this Policy – A,B and C.

Part A.

The proposed extension will have no significant effect on the neighbouring property or amenities as there are no windows on the south elevation at first floor level. The rear window to the en-suite will be fitted with frosted or opaque glass.

Part B.

The proposed extension will not detract from the open character or open location as the existing property is in a built-up area.

Part C.

The property is not in a Conservation Area or Area of Bio-diversity importance and is not a protected monument.

Policy GP9. Sustainable Development.

When designing the extension I have taken into account the environmental impact the construction will take, along with the energy saving, resourcing of materials and recycling. The drawings will also meet fully with the requirements of the Building Regulations when applied for. This statement addresses PolicyGP9 for sustainable development.

This is a small application on the first floor of a domestic dwelling with no overlooking problems with the neighbouring properties and is a limited extension. I therefore look forward to receiving a positive decision on this application. If there are any items that need further clarification or discussion, please do not hesitate to contact this office. I can confirm that this application has been made electronically.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Workman', with a large circular flourish at the end.

Chris Workman. MCIAT. MRICS. MCIQB.

Encs.

cc: Mrs L Hayman.