

Our Ref: PGD/AW/lc/2106/210816planningservice

States of Guernsey  
Planning Service  
Sir Charles Frossard House  
La Charroterie  
St Peter Port  
Guernsey  
GY1 1FH  
**For the attention of Ruth Wilkes**

16<sup>th</sup> August 2021

Dear Ruth

**PROPOSED ALTERATIONS AND EXTENSIONS AT ENTEBENI, LE COURTILLET, ST MARTINS, GUERNSEY**

On behalf of our client, Mr and Mrs Snedden, we wish to make a formal planning application for extensions and alterations to the above property. To assist your department in its consideration, please find attached the following:-

- 3 no. copies of our survey drawings
- 3 no. copies of our planning drawings
- Completed general purpose application form
- Planning application fee

This application follows pre-application discussions with Planning Service with regard to alterations to the entire property, ref: PREA/2021/1006.

This application requests full planning permission for the creation of first floor accommodation at the rear in order to provide additional large bedroom and family bathroom at first floor. We also request planning permission for a single storey, timber clad store along the west elevation of the property.

We are proposing to create an additional storey across the rear flat roof of the property to provide a contemporary flat roof extension with timber cladding and balcony to the rear. This additional extension would provide an improved bedroom accommodation the property along with a large family bathroom. This application also includes some remodeling of the existing master suite and introduction of a first-floor window on the west elevation, serving the existing en suite.

Careful consideration has been given to overlooking of neighbouring properties and we are, therefore, proposing to create a slatted screen to the east and west in order to prevent any overlooking into the neighbour's private gardens. This will ensure that the balcony provides a clear view to the south without impacting on those immediately adjacent.



Along the west elevation, we propose a single storey store to provide additional storage for the property. The shed can be accessed from both ends of the property and has been set back from the front façade to prevent it being visible from the road. Consideration has been given to the adjacent neighbouring property and we propose that the extension be clad in timber in order to reduce the visual impact for the neighbours.

We also note your pre-application comments with regard to the treatment of the east elevation, and would confirm that this has been carefully considered in terms of extending the proposed cladding at the rear and this is clearly indicated on the attached drawings.

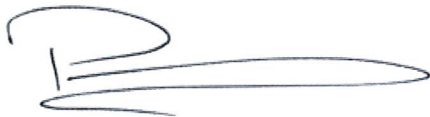
**Policy GP9 - Sustainable Development:**

In accordance with Policy GP9, we have addressed the requirements as follows:-

- a) This proposal has been designed to take into account the use of energy and resources and any adverse impact on the environment by paying particular regard to the location, orientation and appearance of the building. The proposal has carefully considered the form of construction and use of materials and fully complies with current Guernsey Technical Standards (Building Regulations). Consideration has also been given to climate change and flood risks;
- b) This proposal will not have an unacceptable impact on the amenities of neighbouring properties. Careful use of renewable materials provides a considered approach to this structure and does not have an impact on the open environment and adjacent landscaping.
- c) The proposal does accord with all other relevant policies of the island Development Plan.

We trust that the above and attached all clearly explains our proposals and addresses the items raised in your pre-application response. Should you wish to discuss this application further, please do not hesitate to contact us and we look forward to hearing from you in due course.

Yours sincerely



**P G Dowinton BA (Hons) Dip. Arch. RIBA**  
for and on behalf of  
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*Enc*

*cc Mr and Mrs Snedden*