

268
09 August 2021

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

Dear Sir/Madam

RE: Proposed extension and alterations of Linden House, Avenue Germain, Ville Au Roi, St Peter Port, Guernsey GY1 1PF

Please find enclosed two copies of the completed application form together with three copies of drawings 268 C1-C6.

Please also find enclosed a cheque for £570 as required under category 3Aii, 3E and 3G to cover the following on the enclosed plans:

- 16.2m² single storey flat roof extension
- 33.1m² two storey hipped roof extension
- Erection of a 10m² timber shed
- Erection of a timber fence
- Widening of existing driveway opening with the addition of a gate

'Linden House' is a detached dwelling in a sub-urban setting. My clients wish to demolish and rebuild a flat roof garage to house a utility. They also wish to demolish a conservatory and build a two-storey hipped roof extension. This is to provide more living space and improve the flow of the dwelling, whilst minimising disturbance to the existing house.

The design is in keeping with the existing house, using similar materials and forms. Raising the boundary fence does not impact the visibility from the track but will provide more privacy for the dwelling. Existing planting will provide further privacy along with the proposed gate.


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 C Tsan



ARCHITECTURE

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NOBLE HOUSE, LES BAISSIERES

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