



Ref: JGA/2124/La Vallee/Planning/020921

2 September 2021

Development & Planning Authority
Sir Charles Frossard House
PO Box 43
La Charroterie
St Peter Port
GY1 1FH

Dear Planning Department

**PLANNING APPLICATION: PROPOSED EXTENSION & ALTERATIONS AT:-
LA VALLEE, LA RUE DE LA VALLEE, TORTEVAL, GY8 0PW. FOR – MRS M MIDDLETON.**

Please find enclosed the following documents to aid the department in determining the above application for Full Planning Permission.

- **3 copies of JG Architecture drawing number: 2121/02.01**
- **1 copy of completed Planning Application Form**
- **Submission cheque to the value of £240 (Fee Category 3Aii)**
- **We confirm that an e-Submission has been lodged**

Our client Mrs Middleton, wishes to form a single storey extension to the rear/South side of the main house.

We propose to demolish the existing Kitchen to allow us to create a new flat roof extension to accommodate a new open plan Kitchen/Dining area. Sections of the existing planting and terrace areas are to be excavated to allow for the extension and new patio terrace which is to be level with the internal floor finish. We have introduced a pyramid lantern rooflight and new openings to provide comfortable levels of natural light to the new space and to provide views out to the new patio terrace.

We have carefully considered the relationship with the neighbouring property to the North and set the proposed structure away from the boundary. This also retains external access from the new Utility Room to the garden. We have also shown a step down from the main accommodation leading into the new kitchen area. This step, along with the ceiling height and roof thickness will keep the overall extension height to its absolute minimum.

The proposed footprint of the extension has been specifically designed to meet our client's needs and the form remains very simple. All material finishes have been noted on the enclosed drawings.

Policy GP9

Should Planning Permission be granted, then plans will be produced that meet, or exceed the requirements of the Building Regulations – in particular those relating to energy efficiency. A glazing calculation has been undertaken as this stage of the design and we can confirm that a SAP calculation by others will form part of our Building Control Application in order to offset the excess glazing included in our proposals.

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We trust that the above and enclosed provides sufficient information to allow you to determine this application and look forward to a prompt and favourable response.

Should you require any additional information, please do not hesitate to contact the undersigned at your convenience.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Pengelley', written over a faint, stylized teal triangle that matches the logo.

Miles Pengelley ACIAT, BSc (Hons)

Architectural Practice Manager

JG Architecture Ltd

miles@jga.gg

Cc. – Mrs Middleton

Encs.