

Ref: 872/JB/MM/SJS

26 February 2020

The Minister  
Planning Service  
Development & Planning Authority  
Sir Charles Frossard House  
PO Box 43, La Charroterie  
St. Peter Port  
Guernsey GY1 1FH

Dear Sir

**Re: Proposed alterations & extensions at: Cambrees Cottage, Rue des Cambrees Torteval,  
Guernsey, GY8 0LD For: Mr & Mrs Cariou**

We refer you to recently approved planning application (*Ref: FULL/2019/1111*) and have pleasure in enclosing revised Planning drawings (*enclosures as detailed below*) which we would be pleased if the Authority could consider for Full States Approval.

1. 3 copies of drawings nos: 872-3-6, 7, 8 & 9
2. 1 copy of survey drawing nos: 872-1-002, 003 & 004
3. 3 copies of Block Layout and Site Location Plan no: 872-1-005
4. 1 copy of Completed Planning Application Form, SAP Code: 250060/DP2123.
5. Copy of signed Owners Declaration Form.
6. Total fee for £400 (Category 3Aiii – proposed rear extension of 26m<sup>2</sup> & Shed of 35m<sup>2</sup>)
7. 1 copy of all above will be sent via email.

The proposals include the following:

- Erection of single storey flat roof extension to rear of existing property to provide a new open Dining area, Utility room and WC.

The design and layout of the proposed extension has been modified from the previously approved scheme (*your ref FULL/2019/1111*). The proposed extension has been reduced in size and repositioned to accommodate a new internal layout to the main house. A section of the proposed extension has been designed to extend forwards of the North East gable wall to the main house, however the majority of the proposed extension is to be retained to the rear and will therefore will not be visible from the road. The proposed extension does not create any overlooking to the neighbouring property. The external walls to the new extension are to be finished in render.

- Erection of a traditional style glazed porch to front of existing house.

The proposed porch has been modified from the previously approved scheme incorporating a glazed gable and solid walls (previously glazed) to the North East and South West elevations. We kindly request this be considered as a minor variation to the previously approved scheme.

- Erection of new timber boarded shed to rear of gravel driveway.

The proposed timber shed design has been modified and increased in size from the previously approved scheme, we refer you to enclosed drawings and manufacturers details for further information.

We kindly refer the Department to the approved timber outbuilding/log cabin located to the rear of the neighbouring property, Les Cambrees Lodge, which we understand measures circa 18m x 6m and is located halfway up the garden against the NE boundary. We kindly request that this precedent be taken into consideration when assessing the proposed shed at Cambrees Cottage.

- New Velux Integra rooflight above stairs to main house (*Previously approved under FULL/2019/1111*).
- Internal alterations to layout of existing main house (*Previously approved under FULL/2019/1111*).
- Blocking in existing window to North East gable wall to the main house.
- Blocking in existing window to rear (*North west elevation*) to main house (*previously approved under FULL/2019/1111*).
- Removing existing window and installing new double doors to rear (*North West*) elevation (*Previously approved under FULL/2019/1111*).
- Proposed external terrace to be extended (*to be considered under Planning exemptions*).
- Proposed solar panels to new flat roof (*to be considered under Planning Exemptions*)
- The previously proposed external flue located to the South west elevation has been removed from this application.
- The tarmac surfaced area in front of the existing garage is to be removed and replaced with glass, a turning area is to be retained.

Whilst writing, we wish to demonstrate that the proposals at “Cambrees Cottage” have been designed to take into account the use of energy and resources and any adverse impact on the environment in compliance with Policy GP9. We can confirm that the proposals will be designed to meet the requirements of the Building (Guernsey) Regulations 2012.

Our client has every intention of building this scheme and as such plans will be submitted in full compliance to Building Control in accordance with the Guernsey Technical Standards.

We trust the above meets with the Authority's approval and look forward to receiving an early and favourable response.

Yours faithfully

A handwritten signature in black ink, appearing to be 'E. James Barker', written over the typed name.

**E. James Barker** R.I.B.A.  
for and on behalf of Create Ltd.

Encs

Cc Mr & Mrs Cariou (*via email*)