

6th March 2020

Development and Planning Authority
Sir Charles Frossard House
St Peter Port
Guernsey
GY1 1FH

Dear Sir/Madam,

**PROPOSED EXTENSION AND ALTERATIONS AT LA CROUTE, RETOT LANE,
CASTEL, GUERNSEY GY5 7EG**

On behalf of our client, Mr and Mrs Robilliard, we would like to apply for planning approval to extend to the North and West of the existing property, alter the existing fenestration to the rear, side and front Porch and create additional parking to the front. In order for this application to be considered, please find enclosed the following information;

- Two copies of the completed planning application form
- Three copies of the Block and Location Plan (drawing no. 2006 01.01)
- Three copies of the Proposed drawings (drawing no. 2006 03.01-03.05)
- An electronic copy of the above drawings.
- A cheque in the sum of £390 (3Aii and 3G)

The existing dwelling consists of a two storey, pitched roof construction, with a single storey fully glazed lean-to roof extension located to the side of the dwelling, that currently provides the Kitchen and Dining Room.

The existing lean-to construction is in a poor state of disrepair and is currently leaking. It is therefore proposed to demolish the existing structure (retaining the external parapet wall to the East) and reconstruct the lean-to as well extend further into the existing Patio, providing a more useable area that has improved links to the garden.

The footprint of the existing lean-to is mostly retained, with an additional 1.8m approx. extended to the West and infilled back to the existing dwelling. In response to the IDP policy **GP8: Design**, the existing lean-to form is reflected in the new design, however it is a

solid roof with slate effect concrete roofing tiles and a rooflight that is proposed to the North façade and a parapet flat roof construction to the West. The proposed extension achieves a high standard of design with the continued style of parapet walls and smooth render, which respects and enhances the character of the environment.

In response to IDP policy **GP13: Householder Development** the proposed single storey flat roof extension lends itself to providing our client with a terrace accessed from the first floor, allowing views out to the West coast and Fort Hommet. With the dwellings' advantageous proximity to the neighbouring properties being approximately 14.5m from the northern site boundary, therefore permits very little impact on the neighbouring properties. In addition to this, we are proposed that the glazed balustrade to the North and East is opaque.

In response to the IDP policy **GP9: Sustainable Development**, the nature of the solid lean-to and flat roof construction allows for an improved energy efficiency, as the design will comply with the current Building Regulations GTS L1:2012 and together with the proposed insulated cavity construction, this will improve the overall thermal performance.

The proposals for the driveway, make use of the existing access to the site located to the north east boundary, therefore providing an 'in and out' driveway for the dwelling and additional parking. Alterations will include extending the existing hardstanding area, making good the existing earth bank located along Retot Lane and providing a planter with soft landscaping to give an improved appearance to the front of the dwelling.

We trust that the information provided is clear, however, should you have any queries with the information provided or require any additional information please don't hesitate to contact me.

Yours faithfully,

Silvie Luscombe MCIAT (BSc Hons)
For Evans Architecture Ltd