



Our Ref: LM:19:29

10th March 2020.

Planning Service
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

Dear Sir

RE: PROPOSED EXTENSION TO:
CHERRY COTTAGE, POINTES LANE, ST ANDREWS, GUERNSEY,
FOR: MR. C WALL AND MISS L MOULLIN.

Please find enclosed on behalf of Miss L Moullin and Mr C Wall the following:-

- A copy of our survey drawing No. LM:19:29.01.
- 3 copies of our application drawings Nos. LM:19:29.02C and 03.
- 2 copies of completed application form.
- Signed consent form from my client.
- A cheque for £400 made payable to States of Guernsey to cover application fees under fee scale 3Aiii for floor area less than 100sq.m.

The proposals are to partly demolish the rear extension and remove the existing shed at the rear of the property. This will allow an extension to be constructed comprising of kitchen, dining area, sun lounge area and utility room with rear entrance. The existing bedroom 2 will become a study and the existing dining room will become bedroom 2 for their young son.

The existing extensions at the rear are a jumble of buildings. Originally bedroom 2 and the bathroom were one outbuilding and then an extension was built to provide a kitchen. These were then linked together with glazing over the rear covered way. Bedroom 2 is undersized for a single bedroom for their son so my clients have decided that the existing dining room which was built some years ago would become their son's bedroom. They would therefore like to have a new dining room and sun lounge area at the rear to gain the best use of their garden. I included in this extension would be a utility room which is presently housed in the shed.

They would like a modern design extension to the rear which would be free-flowing with their existing lounge and taking in the space occupied by the kitchen and shed with a slight extension into the garden area, but leaving a substantial amount of rear amenity space. This more modern design has come about due to the extension of the lean-to roof on the south side of the house which will be continued down towards the boundary. This extension will be finished in matching slates with velux rooflights giving light into the dining area and sun lounge area. New entrance doors will be provided at an angle with the roof overhang giving protection to this entrance. Small windows will be provided along the south boundary which will be frosted glass to eliminate any overlooking. This wall will be finished in sand and cement render and the remainder of the walls to the extension being finished in grey Millboard.

To the rear of the extensions will be a large flat roof over the existing covered area linking the original buildings together which will extend over the new kitchen, and also existing bathroom and bedroom (now a study). This is required to upgrade the existing roof construction which is in poor condition. A lining wall will also be put on the existing study and bathroom to upgrade thermal insulation and give more stability and also alleviate damp problems. To give light into what was the link area against the existing house wall, four flat roof glazed units will be provided.

The sun lounge area will be provided with two sets of sliding doors to give light and ventilation to this area which will allow direct access to the garden during summer weather. The rear elevation will be finished with grey millboard and all the windows and doors throughout the property, including the existing building, will be new units in aluminium finish with a grey powder-coat finish.

Lastly, the existing window which gives light into the attic space which is not used, will be blocked up and finished in sand and cement to match the existing building finish.

With regards Policies, the house is located in a non-descript area/white zoning. The Policy that this development would have to adhere to is Policy GP13 Household Development. There are three sections to this Policy – (a), (b) and (c).

(a) There are no significant adverse effects to the amenities of the neighbouring property. The proposals are built away from the existing boundary where there is a large amount of hedging to the neighbouring property. They are of a significantly high in the design to affect the neighbouring property to the south. The windows along this boundary will be frosted glass and therefore will have no direct view into the neighbour's amenity space.

(b) The design, scale and massing form do not detract from the open character of open locations.

The existing cottage is situated in a row of cottages along Rue du Pointes and is not within an open location. The rear garden is surrounded by high hedging which means that the rear extensions would not be visible from any distance. The design is kept to a low profile and the massing has been kept minimal as most of the area that will be developed is already taken up by existing rear extensions and a large rear shed. The total extension of the existing rear footprint would be 39sq.m. The total floor area of the proposed extension including the demolished area is 75sq.m. Therefore the proposed extension floor area is fairly minimal.

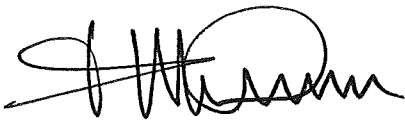
I have looked at the materials to be used with the roof extension in natural slate with matching render to the south wall and to the entrance and west walls grey millboard would be provided which is environmentally friendly as it is manufactured from re-used plastic. Windows and doors will be grey aluminium which could be recycled and the proposed extension will be insulated to Building Control latest standards.

(c) The proposals are not in an area of special interest or conservation area or biodiversity importance and not a protected building.

When designing the extension I have taken into account the environmental impact the construction will take, along with the energy saving, resourcing of materials and recycling. The drawings will also meet fully with the requirements of the Building Regulations when applied for. This statement addressed Policy GP9 for sustainable development.

This application is fairly minimal in size and is situated at the rear of the existing cottage and therefore we hope that the proposals are acceptable. During your consideration of this application if there are any points that need further clarification or discussions to be held over its design, please do not hesitate to contact this office.

Yours sincerely



Chris Workman. MCIAT. MRICS. MCIQB.

Encs.

cc: Mr C Wall and Miss L Moullin.