

DIRECT ARCHITECTURAL SOLUTIONS LIMITED

CHARTERED SURVEYOR - ARCHITECTURAL TECHNOLOGIST - PROJECT MANAGEMENT

Our Ref: CAF/1394.

The President
Development and Planning Authority
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

Attention - Planning Services Department.

18th February 2020.

Dear Sir,

Re: Proposed Extension and Alterations to Existing Dwelling at St Brendans, Kings Road, St Peter Port, Guernsey for Mr. and Mrs. C. Waldron.

Please find enclosed a copy of Survey Drawings numbered 1394-SV-01 and 02 along with four copies of Working Drawings numbered 1394-WD-01 and 02 in connection with the above proposed extension and alterations to the existing main property known as 'St Brendans', Kings Road, St Peter Port, Guernsey, which we would be pleased if your planning staff could consider on our clients (Mr. and Mrs. C. Waldron) behalf for 'Planning Permission' approval.

We also enclose two copies of your Development and Planning Authority / Planning Services Department General Application for Planning Permission Form both duly completed and signed.

Please also find enclosed a cheque made payable to the States of Guernsey in the sum of £220.00 (Two Hundred and Twenty Pounds, Zero Pence) on our clients (Mr. and Mrs. C. Waldron) behalf in respect to the fee for the application under Category 3Aii as outlined in the Development and Planning Authority Fees for Planning Applications being processed by the Development and Planning Authority / Planning Services Department for 'Planning Permission' approval.

The proposals as shown on the enclosed Working Drawings numbered 1394-WD-01 and 02 are as follows:-

- i. The proposed ground floor single story flat roof extension, the flat roof is to incorporate a reasonable large lantern to providing natural light into the open plan dining room area with a small lantern to provide natural light into the utility area, with proposed extension to be finished in a smooth render finish and the doors / windows are to be painted timber to match the existing main property
- ii. The proposed ground floor single story extension is to accommodate an extension to the existing kitchen to create an open plan kitchen / dining room area to the existing main property, the proposed ground floor extension will also accommodate a separate utility and cloak room to the existing main property at 'St Brendans', Kings Road, St Peter Port, Guernsey.
- iii. Proposed minor alterations in respect to the blocking up /altering the existing window and door opening to the existing kitchen area along with a minor internal alteration to form a new opening to provide double doors between the existing dining room and study area at ground floor level to the existing main property at 'St Brendans', Kings Road, St Peter Port, Guernsey.

- iv. Proposed minor external alterations in respect to providing a patio area (Exempt Works) to the existing main property at 'St Brendans', Kings Road, St Peter Port, Guernsey.

We would be pleased when considering the above that you take the following into consideration.

- i. The accommodation to the existing main house is not able to accommodate our clients family living / layout requirements, along with taking the opportunity to modernize certain elements of the existing property to create more open plan areas in keeping with todays living requirements.

The proposals as shown on the enclosed Working Drawings numbered 1394-WD-01 and 02 provide the additional accommodation and space required to fore fill our clients family living and layout requirements.

- ii. A number of properties along Kings Road including the immediate adjoining properties and generally within the immediate surrounding area and amenity to 'St Brendans' have had extensive extensions and alterations approved and constructed to the existing property in recent years.
- iii. The proposals shown on the enclosed Working Drawings numbered 1394-WD-01 and 02 do not by any means exceed the extent of the existing extensions and alterations that have been constructed to existing properties within the immediate surrounding area and amenity to 'St Brendans'.
- iv. The proposals as shown on the enclosed Working Drawings numbered 1394-WD-01 and 02 do not have any adverse effect on the neighboring properties in respect to creating any additional overlooking to the adjoining properties.
- v. The proposals as shown on the enclosed Working Drawings numbered 1394-WD-01 and 02 do not have any adverse effect on the existing property or neighboring properties or in turn affect the character and amenity of the area.
- vi. The proposals as shown on the enclosed Working Drawings numbered 1394-WD-01 and 02 allow for the alterations and alterations to the constructed with materials in keeping with the character and architecture of the existing property / neighboring properties.
- vii. To address the requirements of Policy GP9 of the approved Island Development Plan dated 2nd November 2016, on our clients (Mr. and Mrs. C. Waldron) behalf we confirm that the design (including insulation, drainage, water efficiency, materials, waste storage / disposal and the conservation of fuel and power) of the proposals as shown on the enclosed Working Drawings numbered 1394-WD-01 and 02 have been fully detailed so that a full set of the completed Working Drawings when be submitted to the Development and Planning Authority / Building Control Department, to meet the requirements of the Building (Guernsey) Regulations, 2012 and as such comply with Policy GP9 of the approved Island Development Plan dated 2nd November 2016.
- viii. In addressing the requirements of Waste Management as part of Policy GP9 of the approved Island Development Plan dated 2nd November 2016, on our clients (Mr. and Mrs. C. Waldron) behalf we are able to advice that the chosen principal contractor must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered, in principle this will include for all of the existing blockwork and concrete to be removed form site and crushed for reuse by others on others building projects, during the construction of the proposed extension and alterations, waste timber materials are to be taken to a local facility to hopefully be recycled, any waste plastic materials are to be taken to a local facility to hopefully be recycled of sent off island to be recycled, any waste recyclable metals (copper pipe and lead etc) are to be taken to a local facility to be recycled.

- x. The proposals are in a zoning 'White' – Non- Designated Zoning of the approved Island Development Plan dated 2nd November 2016, we along with our clients believe the proposals comply and satisfies the criteria set out within the relevant policies and therefore would allow 'Planning Permission' approval to be granted.

We trust that we have provided enough information for your staff and Committee to process our clients (Mr. and Mrs. C. Waldron) application for 'Planning Permission' approval in respect to the proposed extension and alterations to the existing main property known as 'St Brendans', Kings Road, St Peter Port, Guernsey as shown on the enclosed completed Working Drawings numbered 1394-WD-01 and 02.

Should you have any queries or wish to visit the site please do not hesitate to contact our office.

We look forward to what we hope will be an early and favorable reply.

Yours faithfully,

Mr. C. A. Foulds MRICS MCIAT MCIQB.

For and on behalf of Direct Architectural Solutions Limited.

Enc.

cc. Mr. and Mrs. C. Waldron.