

11TH March 2020

States of Guernsey Environment Department,
Sir Charles Frossard House,
La Charroterie,
St Peter Port,
Guernsey,
GY1 1FH.

Dear Sirs,

PROPOSALS TO TAKE OFF EXISTING ROOF RAISE RIDGE AND CREATE A NEW LOFT EXTENSION, KNOCK DOWN GARAGE AND ENLARGE, RE ROOF BACK EXTENSIONS AND REMODEL INCORPORATING A LANTERN LIGHT, EXTERNALLY INSULATE WHOLE HOUSE AND INTERNAL ALTERATION AT:- SANTAMANA, EPINEL ROAD, ST PETER PORT, GUERNSEY. FOR :- MR. & MRS. J. MILLS.

Please find enclosed 3 copies of my formal planning application with drawing no. JM/20/977/01 – 02 for and on behalf of my clients, Jason & Anna Mills

As you can see from my planning drawings, my clients would like a bigger house with more room for the children to enjoy as at present their rooms are quite small. Jason would like a bigger garage to work on and store his range of military vehicles and Anna would like a nice modern day standard warm house with a utility room. In upgrading the rear extensions my clients would like a lantern to gain much needed light to the rear of the property. It's also proposed to create a new opening to the north amenity by install patio doors.

The rear extensions also need some upgrading as they are substandard to the rest of the property and the house feels cold so we would like to fully externally insulate all the external walls.

In terms of the policies of the Island Development Plan ("IDP") I understand that the following policies will be engaged (an inclusive of the Main Aim and Objectives 1 and 5): Policies GP8 & GP9.

The level of design is 'good' for the purposes of Policy GP8 in that the design is traditional and follows the form of the architectural detailing in, around and attached to the Property.

I feel that the roof extension blends in quite nicely with the property as it is designed using traditional materials to match the existing dwelling dwellings either side.

In terms of policy G 'Sustainable Development', its preamble states that the Strategic Land Use Plan sets out expectations that all new development should incorporate appropriate sustainable construction techniques and should mitigate, adapt and become more resilient to climate change.

This is in accordance with the plan Objectives, the general design principles, the ethos of Policy GP1 and more particularly the requirements of the Building (Guernsey) Regulations, 2012 (and any subsequent revisions).

Niall Bougourd ACIOB
T. 01481 701015 M. 07781 166801
E. niall@arctech.gg

ARCTECH Freelance Architecture
24 Le Bordage, St. Peter Port, Guernsey GY1 1DE



The key ethos of the IDP is the adoption of the flexible and proportionate approaches that underpin the plan Objectives. Therefore, each case will be a matter of fact and degree and proportionality in relation to the type of development being requested.

Policy GP9 is a conjunctive three-limbed test relating to any new development, refurbishment, extension and/or alteration. The three limbs address key issues such as energy and resources and any impact on the environment, impacts on neighbor amenity (and especially within Conservation Areas, Protected Buildings and Protected Monuments) and according with all other relevant policies of the Island Development Plan. The Policy also sets out the requirements for Waste Management Plans.

- The works/building is a 'structure' for the purposes of Part A and meets those requirements under Part A(1) loading, Part A2 for any ground movement;
- The works comply with Part B in terms of fire safety and means of escape due to the building being so close to the boundary of the neighboring property Part C in terms of its site preparation and resistance to moisture.
- The ventilation meets Part F;
- Any drainage meets Part H

We hope that this brief overview sets out the Parts of the Building (Guernsey) Regulations, 2012 which we believe the Request may touch upon. These issues are further addressed within the application drawing details. Furthermore, as any standard Notification of Grant of Planning Permission suggests, that document is not Building Control permission and any such details will be addressed by a separate Building Control application.

I hope you agree with me that the proposals I have put forward will not affect any of the immediate neighbours and the design is in keeping with the main dwelling so look forward to a favourable decision in the near future.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Niall Bougourd', written in a cursive style.

Niall Bougourd MCIAT ACIOB

For and on Behalf Of Arctech Freelance Architecture
cc. Mr. & Mrs. J. Mills.