



Our ref: 6016/A/1

Your ref:

Prop ref:

The Planning Department
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH.

Date: 26th February 2020.

Dear Sir,

Ref: Demolish packing shed and erect replacement dwelling at Site Situate, Petils Lane, Vale for Petit Marais Holdings

Please find attached a “FULL” application for your consideration and approval.

Our client has recently purchased this land including a packing shed for which has Planning Approval to be converted into a dwelling, ref: FULL/2019/0585. Our client would now like to further develop this site and therefore would like to demolish the packing shed and erect a replacement dwelling under policy GP16b.

They would like to erect a cottage style, single storey building. There are many examples of this in the lanes surrounding this site. We propose a traditional granite front/north elevation along with a slate roof. The remaining sides and rear will be smooth rendered. Windows will be vertical sliding to again be in keeping with the traditional cottage style.

The footprint that we have proposed in this scheme is 67.5sqm. The previously approved conversion measures 66sqm, so only a marginal increase, to comply with Policy GP16b.

There are no dwellings around the site that will be affected by our proposal and thus not affect their amenity.

The existing site will be cleared along with the demolition of the building. All of the masonry will be crushed on site and re-used as hardcore for the floor construction. The timber will be transported to Portinifer Timber Yard and re-used as required.

We confirm that the design, including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power, will meet the requirements of the Building (Guernsey) Regulations, 2012.

We trust this meets your requirements and await your decision in due course.

Yours Faithfully

Mr J.R.Hobbs