



Our Ref: SW:20:16

11th August 2020.

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

Dear Sir

RE: PROPOSED EXTENSION TO:
MON AVENIR, LES ABREUVEURS ROAD, ST SAMPSONS,
FOR MR AND MRS S WARD.

Please find enclosed the following application on behalf of Mr and Mrs S Ward:-

- A single copy of my survey drawing No. SW:20:16.01.
- 3 copies of our working drawings Nos. SW:20:16.02A and 03A.
- 2 copies of completed application form.
- Signed consent form from my client.
- A cheque for £400 to cover application fees under fee scale 3Aiii.
This extension is 68 sq.metres which falls under this category.

The proposals are to construct a flat roof extension on the east side of the existing bungalow, wrapping around to the rear/north. The extension is to comprise of a family room, utility room and w.c. The extension has been positioned 950mm back from the existing frontage of the bungalow so that it is subservient to the main building.

The construction will be granoset finished rendered blockwork, matching upvc windows, fascias, soffits and gutters. It is proposed to put two lantern lights on the flat roof which will provide further light into the extension. The flat roof will be finished in an Alkor membrane and at the rear there will be a set of folding/sliding doors out onto the existing garden.

As you will see from the survey drawing, the existing bungalow is fairly modest in size with the main living accommodation being fairly small for a four-bedroomed bungalow. As Mr and Mrs Ward have a thriving family the extension is much needed to allow the family to have a more comfortable living accommodation.

The main Policy that applies to this extension is Policy GP13 Household development. There are three sections to this Policy – a), b) and c).

- a) There will be no significant adverse effects on the neighbouring dwelling. As can be seen from the block plan the existing dwelling is some distance from the applicants' east boundary and is situated further forward toward Les Abreuveurs Road. The extension is only a ground floor construction and there is a large high hedge between the two properties.
- b) The design, scale and massing will not detract from the open character or open location as this is in a domestic area. There is a series of bungalows that have been built along Les Abreuveurs Road and the amount of the proposed extension visible from the highway is limited.
- c) This does not adversely affect the interest of a Conservation Area or an Area of Biodiversity Importance or Protected Building or Monument.
The property is not within a Conservation Area or an Area of Biodiversity Importance and is a protected or a Listed building.

When designing the proposed 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 addresses Policy GP9 for sustainable development.

With the above in mind we hope that this application will receive a positive decision. In the meantime we await to receive the Planning site notice, but if there are any aspects of this application that need consultation, please do not hesitate to contact us.

Yours faithfully



Chris Workman. MCIAT, MRICS, MCIQB.

Encs.

cc: Mr & Mrs S Ward.