

3601-EM-01

7th August 2020

Mr. A.J. Rowles
Director of Planning,
Development and Planning Authority,
Sir Charles Frossard House,
La Charroterie,
St. Peter Port,
Guernsey
GY1 1FH

Dear Sir,

Re: Extension and Alterations at Cliffside, The Strand, St. Peter Port GY1 1LJ for Ms. L. Chung

I am pleased to enclose a planning application to extend and alter Cliffside, The Strand, St. Peter Port for Ms. L. Chung.

The following documents are enclosed:

- 2 copies of planning application form;
- 3 copies of:
 - Drawings nos. 3601-S02, S03 and S04 survey drawings;
 - Drawings nos. 3601-SK01, SK02D, SK03D and SK04C sketch scheme drawings;
 - Notes regarding Planning Policies GP4, GP8, GP9 and GP13;
- Cheque for £300 in payment of the application fee.

Cliffside requires general updating and refurbishment, and while this is being carried out our client would like to improve the accommodation, and in particular allow better visibility out from the house towards the exceptional views to the east.

As well as general refurbishment the main elements of the proposals are:

- 1) Dormer window - remove existing dormer window on east elevation and replace with new enlarged dormer window;
- 2) Porch on north side - extend existing porch to east to same building line as neighbouring property, and remove existing roof, insulate and replace;
- 3) Bay – remove existing bay window on east elevation and replace with new enlarged bay;
- 4) Garden Room roof – remove existing roof over garden room, insulate and replace;
- 5) Balustrade – remove existing balustrade from terrace on top of garden room roof and replace with new balustrade to meet current Building Regulations;
- 6) New sliding doors - remove existing window on ground floor of east elevation and replace with new enlarged opening with sliding doors;



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- 7) Replacement windows/external doors – replace existing windows and external doors on east and west elevations with new in existing apertures;
- 8) Garden wall balustrade – install new balustrade on east boundary wall to meet current Building Regulations;
- 9) Replacement rooflights – replace existing rooflights with new.

A pdf copy of the drawings and documents is being submitted by email today to the Planning Authority. If you require any further information in connection with this application please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink that reads 'Esther M. Male'.

Esther M. Male RIBA

Chartered Architect

For and on behalf of CCD Architects

Enc.: As listed above

cc. Ms. L. Chung (by email only)

Notes on Planning Policies regarding Planning Application to Extend and Alter Cliffside, The Strand, St. Peter Port GY1 1LJ for Ms. L. Chung**3601-EM****7th August 2020****Policy GP4: Conservation Areas**

Cliffside is situated within the St. Peter Port Centre Conservation Area. The house was constructed in the middle of the 20th Century, with re-design and building work taking place shortly after the Occupation. The reason for this area of St. Peter Port being designated a Conservation Area is noted in the Island Development Plan as being the manner in which the town has developed taking advantage of the natural topography and incorporating a range of historic types and styles.

Cliffside is located on the terrace along The Strand, and so forms part of the townscape that the Planning Policy refers to, and is visible from the lower parts of town and on approach from the sea. The extensions and alterations proposed for Cliffside are minor in nature and sympathetic to the existing design of the building. The overall massing of the building viewed as part of the townscape will be unaltered.

Policy GP8: Design

Planning Policy GP8 sets out a number of criteria for high standards of design, which the proposals meet. The design of Cliffside with rendered walls and main roof tiled is typical of buildings of the mid 20th Century. The proposed extensions are to increase the size of the bay window, the dormer window and bring the line of the porch on the north side to the same building line as the neighbouring property on the other side of the boundary wall. These extensions will allow better internal use of the space, while having little impact on the appearance of the house as part of the wider townscape. These extensions and alterations allow for the design of the house to be opened up internally so that views out from the house towards the east are improved. The proposals also enable the house to be adapted to contemporary living patterns with a larger open plan space at ground floor level.

Other alterations, such as raising the height of the balustrade at terrace level and at the east garden boundary are to improve safety standards and meet current Building Regulations.

Policy GP9: Sustainable Development

The existing house is of mid 20th century construction, prior to current insulation standards being implemented. The proposed porch extension and re-roofing of the garden room and porch will allow for insulation to be incorporated and so improve the thermal performance of these spaces. New double glazed windows, external doors and rooflights will also allow for better thermal performance and inclusion of trickle vents will allow for better control of ventilation. These measures will reduce energy consumption for heating purposes.

The internal alterations and enlarged external door openings on the ground floor will allow better use of natural light and so reduce the electric lighting required.

The proposed alterations and extensions are relatively minor compared with the size of the house, and so the embodied energy within the existing construction remains mostly undisturbed. The essential character and massing of Cliffside are to remain and there is therefore no adverse effect on the Conservation Area or neighbouring properties.

Materials arising from the demolition will be reused or recycled where possible.

Policy GP13: Householder Development

Planning Policy GP13 notes that householder development will be supported where there are no significant adverse effects on neighbours, the location or Conservation Area. The proposals for Cliffside do not create any adverse effects, maintaining the character and general massing of the existing house. The proposals improve the layout and use of the building, terrace and garden area so meeting the householder's aspirations.

The design is sensitive to the locality and character of the existing house, with relatively small extensions and alterations having a large improvement on the living accommodation.