



Architectural Technologist & Chartered Surveyor

31st July 2020

Trevethin, La Couture Cottages,
Route des Paysans,
St Pierre du Bois
GY7 9ET

States of Guernsey
Planning Department
Sir Charles Frossard House,
La Charroterie,
St. Peter Port,
Guernsey.

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Dear Sir

SINGLE STOREY KITCHEN EXTENSION AT LA TERRE NORGIOT, RUE DE LA TERRE NORGIOT, ST SAVIOURS

Please find enclosed three copies of the following drawings

20-654	01	Survey – Site Plan
20-654	02	Survey – Ground Floor Plan
20-654	03	Survey – Elevations
20-654	04	Survey – Block Plan
20-654	05	Sketch – Plan, Elevation & Sections

which together with completed copies of the Planning application form and a cheque for £240.00 make up an application for Planning approval. An electronic (pdf) copy of this letter, the application form and the drawings has also been submitted by email.

The works comprise the construction of a new single storey extension within the inner courtyard of the property to extend the area of the existing kitchen. The walls of the extension will be finished with horizontal Hardie Plank boarding. The roof will be dark grey flat roof membrane with grey fascia. The existing timber windows and French doors will be reused in the extension. The glazed conservatory link will be constructed in glass with painted timber frame to match the existing conservatory.

The property is located in St Saviours and the development is within the domestic curtilage of the property. Policies GP8, GP9 and GP13 will apply .

Policy GP8: Design

In order to achieve high standards of design which respects and, where appropriate, enhances the character of the environment, proposals for new development will be expected to:

- a. achieve a good standard of architectural design, including the design of necessary infrastructure and facilities; and,*
- b. demonstrate the most effective and efficient use of land; and,*
- c. respect the character of the local built environment or the open landscape concerned; and,*
- d. consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/ communal open space; and,*

Cont./

e. provide soft and hard landscaping where this reinforces local character and distinctiveness and/or mitigates the impacts of development and/or contributes to more sustainable construction; and,

f. demonstrate accessibility to and within a building for people of all ages and abilities; and,

g. with regard to residential development, offers flexible and adaptable accommodation that is able to respond to people's needs overtime.

Within areas of higher protection, such as Sites of Special Significance, Areas of Biodiversity Importance and Conservation Areas, and where development relates to protected buildings or protected monuments or their settings, development will be expected to conserve the particular special interest of those areas or buildings and the relevant policies relating to those areas shall apply.

The proposed extension is located with the inner courtyard of the property and is within the domestic curtilage of the property. The extension will not be visible from the road nor from any adjacent dwelling. The proposed extension will be constructed of horizontal Hardie Plank board finish to the walls. The roof will be a dark grey flat roof membrane linked to the underlay beneath the existing slated roof over the kitchen. The fascia will be grey uPVC. The existing timber windows and French doors will be reused in the extension.

Policy GP13: Householder Development

Proposals for the alteration and/or extension of residential properties or the demolition of existing dwellings and the erection of replacement dwellings on a one for one basis, within the residential curtilage, will be supported where:

a. there are no significant adverse effects on the amenities of neighbouring properties; and,

b. the design, scale, mass and form would not detract from the open character of open locations; and,

c. they do not adversely affect the special interest of a Conservation Area or Area of Biodiversity Importance or protected building or protected monument.

The proposed extension will be located within the courtyard of the property and will have little effect on the existing amenity space to the dwelling which is extensive. The extension is not visible from the outside of the property and will therefore have no impact on any adjacent dwelling. The proposed extension is a single storey extension and the scale, massing and form of the extension will not detract from the appearance of the existing dwelling or the character of the open space. The existing dwelling is not located in a conservation area and is not a protected building.

Policy GP9: Sustainable Development

Proposals for new development, and the refurbishment, extension and alteration of existing buildings, will be supported where it has been demonstrated that:

a. they have been designed to take into account the use of energy and resources and any adverse impact on the environment through paying particular regard to the location, orientation and appearance of the building, the form of construction, the materials used and its resilience to climate change and flooding; and,

b. they will not have unacceptable impacts on the amenities of neighbouring properties or an adverse effect on the special interest of Conservation Areas, protected buildings or protected monuments; and,

c. the proposals accord with all other relevant policies of the Island Development Plan.

The proposed extension will look to re-use the existing timber windows and French doors within the new extension.

3./

Letter to Planning Department
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The proposed extension will comply with all the requirements of the Building (Guernsey) Regulations 2012 and also the revised Part L (Conservation of fuel and power) brought in on 1st July 2020. A structural engineer will provide details of new structural openings and elements of structure as required to satisfy the requirements of Part A (1) loading and Part A(3) disproportionate collapse.

It is intended that an application for Building Control permission will be submitted at a later date following what we hope to be a positive planning decision.

I hope that sufficient detail has been provided to enable you to consider the above for planning approval, however should you have any queries or need any revisions to the sketch scheme then please contact me.

Yours faithfully

A handwritten signature in cursive script that reads "Jill Bray".

Miss Jill Bray MRICS MCIQB MCIAT
Courtillet Design

Cc Mr & Mrs P. Strachen