

States of Guernsey  
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**Your Ref: PREA/2018/2079**  
Our Ref: AS/akdw/10378  
20<sup>th</sup> August 2020

Dear Sir/Madam

**Re: Extension to dwelling at Unit 5, Former Strawberry Farm, Rue des Issues, St Saviour**

On behalf of our Client, we wish to submit a planning application for an extension to a dwelling. Please find enclosed the following documentation supporting this application:-

- 2No. copies of Application Form
- 3No. copies of drawing Nos. B3-10378-S1-00, 01, 02, 03 and 04
- Cheque in the sum of £240.00 made payable to 'States of Guernsey'

The Unit 5 site forms part of a 5No. dwelling development on the site of the former Strawberry Farm. Previously existing redundant agricultural buildings were demolished on the site and the land cleared of contamination prior to the erection of the new dwellings.

**Policy GP13 – Householder Development**

The proposed extension is within the existing domestic curtilage of the dwelling. It will not impact upon the amenities of any neighbouring properties. The extension is a modest single-storey extension at the rear of the property. It has been designed to blend with the architectural style of the existing dwelling, using similar materials and key features. The design, scale, mass and form will not detract from the open character of open locations or views across the site. The site is not located within a Conservation Area or Area of Biodiversity Importance and will not affect any protected buildings or monuments. The extension scheme demonstrates a good standard of design and accords with the principles of IDP Policy GP8.

**Policy GP9 – Sustainability Statement**

The proposed extension of the dwelling will improve the comfort of the ground floor accommodation whilst also improving the accessibility and future adaptability of the house.

Cont'd/...

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States of Guernsey, Planning Services - Unit 5, Former Strawberry Farm, Rue des Issues

The proposal locates a large glazed opening to both the east and western elevations and will further improve the connectivity between the interior and exterior amenity space allowing more sunlight to penetrate into the ground floor living spaces.

The extension is desirable due to the improved flexibility that it will offer the homeowner in terms of the ground floor level accommodation. It will enable the property to be adapted to suit the evolving needs of the occupiers and future occupiers; for example care of a relative or enabling a ground floor master suite to be possible.

The extension also improves the western aspect of the property, allowing more western natural daylight to penetrate into all parts of the floorplan.

The construction and materials will correspond with those of the previously approved house and the extension has been designed to blend visually with the existing dwelling. The location and orientation as well as the scale and volume are designed to avoid impacting neighbouring properties or amenities.

We confirm that the proposed extension scheme is designed to meet regulations as outlined in the Building (Guernsey) Regulations, 2012. In particular, insulation and materials shall comply with Guernsey Technical Standard L1: Conservation of Fuel and Power in Dwellings. Please note that we hope to exceed these standards where possible. Reasonable provision shall be made to conserve energy within the dwelling by limiting the heat loss through high-quality thermal elements and building fabric.

As with the main dwelling, the building fabric of the proposed extension shall be fully insulated and air-tight in order to comply with the current Guernsey Technical Standards as a minimum. Proposed lighting and heating systems shall be provided with appropriate controls to enable energy to be used efficiently within the building.

The proposed change in domestic curtilage will allow our Clients to provide addition planting with and landscape screening using indigenous species appropriate to the coastal habitat to further encourage biodiversity.

The approval of the change in use would encourage the occupier to maintain and enhance the land, thus improving the character of the open land.

We hope the enclosed will be acceptable, but should you have any queries or require additional information please do not hesitate to contact me.

Yours faithfully



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Encs.

cc. Planning Services (via email)