

20<sup>th</sup> October 2020

Development and Planning Authority  
Sir Charles Frossard House  
St Peter Port  
Guernsey  
GY1 1FH

Dear Sir/Madam,

**DEMOLISH EXISTING SINGLE STOREY TO REAR AND ERECT NEW SINGLE AND TWO STOREY FLAT ROOF EXTENSION, INCLUDING INSTALLATION OF TWO ROOFLIGHTS TO REAR AND REPLACING EXISTING FENESTRATION TO THE FRONT OF THE PROPERTY**

On behalf of our client, Mr and Mrs Birch, we would like to apply for planning approval to demolish the existing single storey extension to the rear and erect a new single and two storey flat roof extension, including other minor alterations at 4 Roseneath Terrace. In order for this application to be considered, please find enclosed the following information;

- Two copies of the completed planning application form
- Three copies of the Block and Location Plan (drawing no. 2030 01.01)
- Three copies of the Survey Drawings (drawing no.s 2030 01.02 and 01.03)
- Three copies of the proposed drawings (drawing no.s 2030 04.01-04-04)
- An electronic copy of the above drawings
- A cheque in the sum of £390 (3Aii and 3G)

The existing dwelling is a two storey, terrace property, consisting of a natural slate pitched roof and to the rear has been extended with a single storey flat roof serving the property with a ground floor Bathroom and Kitchen.

As you can see from the photographs provided, the rear extension is in a state of disrepair, with the existing roof completely taken over with vegetation and severely leaking. We are therefore proposing to demolish the existing flat roof extension and, in its place, erecting a combination of a single and two storey flat roof extension.

The Client's intention is to provide a three-bedroom family home, with a ground floor Shower Room and a First Floor Family Bathroom. In order to do this, the proposed ground floor extension will provide a Kitchen and Shower Room, with a Utility that will sit underneath the new staircase (within the main part of the dwelling). You will see on the proposed ground floor plan the line of the existing extension to be removed, which we are proposing to extend a further 1.1m approximately in order to provide adequate living accommodation for a three-bedroomed property. The proposed extension will remain the full width of the property, in line with the existing extension.

The existing first floor provides three bedrooms which do not comply with the current standards for a double bedroom and the third bedroom would not comply with minimum standards for even a single bedroom. It is therefore proposed that two good sized double bedrooms and a single bedroom are provided, together with a Family Bathroom.

In response to IDP policy **GP13: Householder Development**, careful consideration has been given to the design of the two-storey extension, to not only provide adequate habitable accommodation to the first floor, but to also limit the impact on the neighbouring properties. In particular, due regard has been given to the property that is located to the North of 4 Roseneath Terrace (no. 3). In order to limit the projection of the proposed extension beyond the line of the neighbouring property, the first floor is stepped back from the full extent of the proposed ground floor extension below, therefore only projecting beyond the line of the main dwelling by 3m approximately. Together with the orientation of the terrace of houses, this will in turn limit any potential overshadowing and overbearing of the adjacent property.

Two 550 x 780mm Velux rooflights are proposed to be installed to the existing rear pitched roof plane. This will provide natural daylight to the Family Bathroom and Landing/Stair. The proposed cill heights of these rooflights are greater than 3m above the floor level, therefore causing no issues of overlooking.

In respect of **GP8: Design**, there are a mix of other single and two storey flat roof extensions along the terrace of houses, we have therefore considered the style of these extensions and have reflected this into the proposed design. In addition to this, the proposed windows to the front of the property are to be replaced, as the existing aluminium windows are in a state of disrepair. It is proposed that these windows are replaced with white, double glazed, upvc sliding sash windows to respect the design and context of the property within the terrace.

In response to the IDP policy **GP9: Sustainable Development**, it is assumed that the existing external walls consist of solid masonry, it is therefore proposed that internal thermal lining is installed in order to improve the current thermal performance in line with the current Building Regulations GTS L1:2012. In addition to this, a new/upgraded

ground floor and loft ceiling is proposed to allow for this element to also be thermally upgraded. The proposed extension will also be constructed in accordance with the current Building Regulations GTS L1:2012.

As you can see from the photographs provided, the front of the dwelling is also in a poor condition, it is therefore proposed to recondition the existing driveway with a gravelled surface and the existing front façade is to be improved by making good the existing rendered surface with a new smooth render and painted to match the existing.

We trust that the information provided is clear, however, should you have any queries with the information provided or require any additional information please don't hesitate to contact me.

Yours faithfully,

Silvie Luscombe MCIAT (BSc Hons)  
For Evans Architecture Ltd