

Steve de Vial & Company Ltd

Architectural Technology

14th October 2020

Development & Planning Authority
Chief Planning Officer
Sir Charles Frossard House
La Charroterie
St Peter Port
GY1 1FH

STATES OF GUERNSEY
E - DOCS RECEIVED

19 OCT 2020

REF

AI 136/8

Ref; 2020-701 Proposed alterations & extension at Papillon,
8, Chridesa Clos, Pitronnerie Road, St Peter Port, Guernsey.
For: Ms S. Hewitt.

DPA PREA/2020/1775

Dear Sir / Madam;

Further to receipt of your letter dated 1st October 2020, and on behalf of my clients, please find enclosed the following documentation for your consideration.

- a) 2 copies of application form for Planning permission duly completed.
4 copies of Owners declaration form.
4 copies of Working drawing numbered 2020-701-1.
4 copies of Site location plan with site outlined in red.
4 copies of Block Layout plan annotated accordingly.
4 copies of photograph survey sheets 1 & 2.

- b) Fee's for application submission are as follows;
Planning fee schedule item category 3Ai
Planning fee schedule item category 3G

£150.00
£150.00

Total fees payable to 'The States of Guernsey'

£300.00

Please find enclosed a cheque.

The property 'Papillon' is located in the least priority area and within the Main Centre Outer boundary within the Island Development Plan as approved on the 2/11/16, and is not listed by the Heritage Committee. There are no protected trees or monuments on the site.

The proposal of work are as follows:

Currently Papillon is only a two-bedroom property. Ideally as my client has two children, we would like to extend to enable a third bedroom to be incorporated within the existing house.

In 2019, under FULL/2019/0758, you granted approval for converting the former garage into a living area with patio doors facing north. This was carried out by the former owner. The southern end of the living space as approved we propose to partition across to provide a third single bedroom, utilising the window facing south as demonstrated on view 3.

Continued over.....

Steve de Vial & Company Ltd

MCIAT (Chartered Architectural Technologist)

L'Abreuvoir, La Rue des Landes, St Andrews, Guernsey, GY6 8RE

Tel 01481 233328

Fax 01481 234455

Mobile 07781 128677

E-Mail steve@devial.com

Ref: 2020-701	Proposed alterations & extension at Papillon, 8, Chridesa Clos, Pitronnerie Road, St Peter Port, Guernsey. For: Ms S. Hewitt.
---------------	---

DPA	PREA/2020/1775
-----	-----------------------

The balance of this living room will be extended northwards with a single storey flat roof extension, by some 2800mm, with an external width west to east measuring 4400mm. The material finish will be grey GRP roofing, brown coloured windows and doors, using Bi-folding doors facing north, and high-level window facing west. Rendered and decorated walling.

In addition to these proposals we propose a high-level window facing east to the retained lounge.

Under Policy GP8: Design.

The location of the extension encompasses the best use of land in built form.

Achieves a good standard of architectural design.

We respect the open landscape and within the proposals will provide hard and soft landscaping. The existing side path will remain with a decked or patio step external of the bi-folding doors. All other surfacing will essentially remain.

We have considered the health and well-being of the occupier.

We have provided access into the building for persons of all abilities.

These proposals will not cause any privacy issues to neighbouring properties.

Under Policy GP9: Sustainable development.

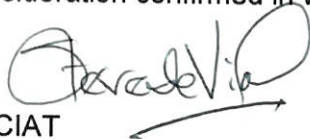
Will comply fully with regard to the building regulations in regard to conservation of energy, longevity of materials and drainage and services.

Under Policy GP13: Householder development.

There are no significant adverse effects on the amenities of the neighbouring properties.

Your earliest consideration confirmed in writing would be appreciated.

Yours faithfully



Steve de Vial MCIAT
Director.

Copy to client.