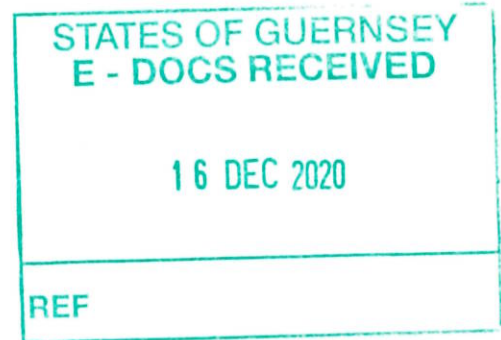


Le Chalet
New Road
Forest
Guernsey
GY8 0JP

States of Guernsey
Planning Service
Sir Charles Frossard House
La Charroterie
St Peter port
GY1 1GH

5th December 2020

Dear Sir / Madam



PLANNING APPLICATION: LES ESCALIERS, RUE DES ESCALIERS, ST MARTIN, GY4 6HZ

Please find below a formal planning application for a change of use of an existing outbuilding located at the above address.

If you have any questions or need clarification, please feel free to contact me at jack.ismail@specsavers.com or by phone on 07585 307892

I am in the process of purchasing the above property and have the consent of the owner to make this application. We have exchanged contracts and will complete the purchase on 4th January 2021.

Many thanks



Jack Ismail

PLANNING PERMISSION APPLICATION

- Relating to the property known as 'Les Escaliers' located at Rue des Escaliers, St Martin, GY4 6HZ.

In summary:

- This is a proposal for change of use for an existing outbuilding from a wellness centre to an approved visitor accommodation for holiday letting purposes.

Overview

The property above secured planning approval for the construction of an outbuilding for the purposes of establishing a business which is a wellness centre currently offering pilates classes amongst other activities.

The outbuilding was completed to an exceptionally high standard by Ravenscroft Construction Ltd. (See Figs 1-5 below)

The owners have now sold the property and are returning to the UK. Contracts have been exchanged and that transaction is currently being processed. The new owners of the property (Jack and Julie Ismail) will complete the purchase and move into the property on January 5

Planning permission for the wellness centre will cease when the existing owners depart the property as this permission was contingent on their ownership of the site. The outbuilding reverts to residential use class 1.

The photographs below show the location of the outbuilding and the construction itself.



Fig 1 – approved outbuilding constructed and currently in use as a wellness centre



Fig 2



Fig 3

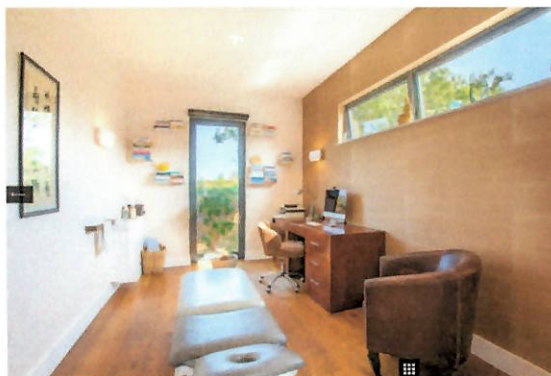


Fig 4



Fig 5



Fig 6



Fig 7

Figures 2-7 show the interior and exterior of the outbuilding and the high standard of construction

Proposal for Change of Use

The new owners intend to renovate the outbuilding in order to establish a self-contained apartment for the purposes of holiday lettings. It is intended that the apartment will be furnished and completed to a high standard and will be fully self-contained.

It is intended that the renovated building will meet all building regulation standards and we will work with the Building Regulations department to agree what is required.

In order to achieve this a number of alterations will be required and the proposed layout of the new unit is shown below. There is no structural change required to the layout ie internal walls remain as current.

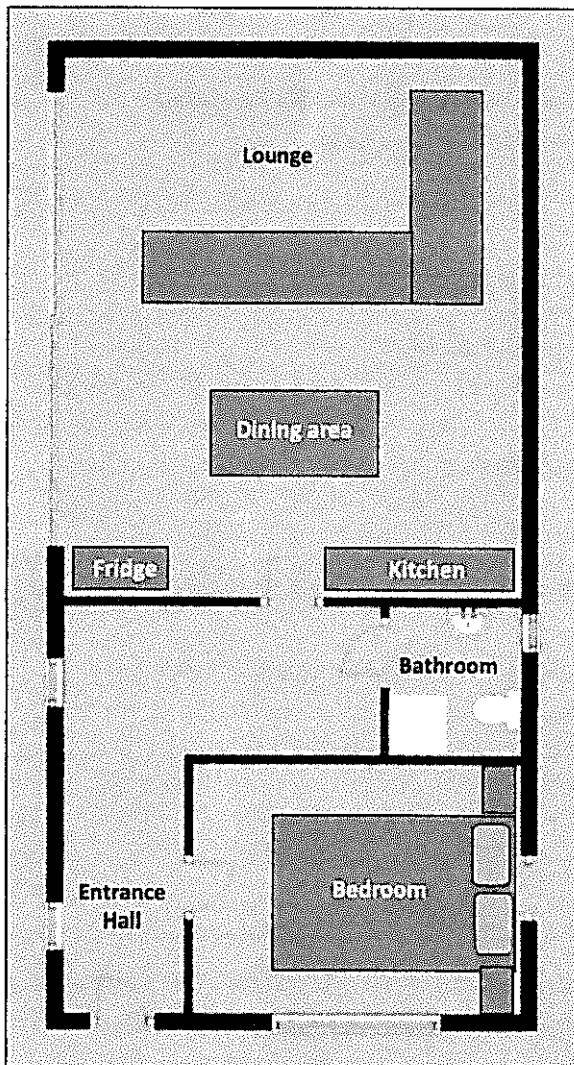


Fig 8: proposed layout of new holiday rental unit

Occupancy

The unit will be self-catering and available for a maximum of two guests.

One bedroom with one double bed will be provided.

The unit will be available for rental throughout the year. Data published in the States of Guernsey '*Strategic Plan for Tourism*' indicates that occupancy rates for such holiday lettings are likely to be circa 63% during the months April to October and c20% in the remaining months.

Works required:

Please find below an initial draft outline of likely works required to convert the property. This is not an exhaustive list and a full survey will be completed with approved contractors before work commences. A schedule of works will be provided.

Lounge / Kitchen area:

- Installation of new electrical sockets around the lounge and kitchen area
- Installation of a new kitchen including electric hob and oven
- Installation of a fridge / freezer
- Installation kitchen unitary
- Tiling in kitchen area
- Provision of fire safety materials as required
- Drainage of waste water to established cesspit on site

Bathroom

- Installation of shower cubicle and electric shower
- Installation of a new sink / vanity unit
- Tiling throughout
- Installation of combi boiler for the provision of hot water to both kitchen and bathroom
- Drainage of waste water from shower unit to established cesspit on site

Bedroom

- No structural works required

Commentary on Works required

All work will be carried out by approved contractors in order to ensure that we achieve a high standard of execution and that we are compliant with all safety regulations.

Aesthetically we intend to maintain the high standards already obvious in the unit.

All works proposed will be internal although there may be a requirement for some cabling and plumbing / pipework externally.