

States of Guernsey
Development & Planning Authority
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

**Lovell Ozanne and Partners
Surveying Limited**
Island House
Grande Rue
St Martin
Guernsey GY4 6RU

T | 01481 235397
F | 01481 237749
E | solutions@lovellozanne.com
W | www.lovellozanne.com

OUR REF: RJP/AWR/CE/AMLeS/A1832

YOUR REF: FULL/2018/2868

PROPERTY REF: F01176A001

18th December 2020

Dear Sirs

RE: PROPOSED FLOOD MITIGATION WORKS AND ALTERATIONS AT BELLAGIO,
RUE DE LA ROCQUE POISSON, ST PETERS, GUERNSEY, GY7 9HW, MR J LANGMEAD

Regarding the above property, following receipt of a Development Control Permit on 12th March 2019 and a subsequent Building Licence on 2nd April 2019 for proposed alterations, works have now commenced.

Following consideration, our Client would like to make a retrospective planning application and obtain the Authority's approval regarding variations to the previously approved scheme.

The variations listed below are noted on the enclosed drawings:-

1. A variation to the tiled cladding and self-coloured render proposed as finishes to the front entrance, infill extension front/west elevation and the single-storey flat roof extension to the south of the garage, as approved under Permission FULL/2018/2868. Our Client would like to omit these finishes and instead install black Millboard cladding to these elevations to match the original adjacent cladding as used throughout the original build.
2. A variation to the front entrance door. The original door was of solid construction and to allow natural light into the entrance hall it is proposed to install a part glazed door, of the same style as existing. The position and size of the door will not differ from that approved under Permission FULL/2018/2868

Cont'd.....

DIRECTORS
R.J. Paisley MRICS DipBS
C.A. Richardson MRICS Dip Surv

CONSULTANTS
A.L. Ozanne BA RIBA MCI Arb
A.J. Male BA (Hons) Dip Arch RIBA
A. Merrett

Company Registration Number 26763



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3. A variation to the external plant area approved under Permission FULL/2018/2868. This external plant area provides weather protection to the relocated air source heat pump, using a canopy roof over and full height walling to the west elevation. The proposed variation would infill the previously open south and east elevations of the plant area, under the canopy roof, with blockwork. These new elevations would then be clad externally in the same black Millboard as used on adjacent elevations. An access door would be provided adjacent the terrace and this opening would utilise the original front entrance door, removed in variation 2 above. Air intake and extract vent louvers would also be installed within the new south and east elevations of this blockwork infill. These vents would provide the required process air circulation to the now fully protected air source heat pump, and specialist acoustic baffles will be installed within the new enclosed heat pump room, to prevent noise breakout and comply with Condition No. 4 of the Permission FULL/2018/2868.
4. A variation to the Store Room area approved under Permission FULL/2018/2868. Our Client would like to extend this store area by repositioning a section of the west wall, which would be stepped to ensure that this does not conflict with the boundary between Bellagio and the property Le Vivier to the west. The increase in internal floor areas is 2.5m². This new wall section would be built in blockwork and clad externally in black Millboard to match the adjacent garage and plant area elevations. The flat roof and parapet detail would also match the adjacent roof areas, comprising a grey single ply roof membrane with a slate capping at the perimeter.

As such please find enclosed the following for your consideration:

- Four copies (1 electronic) of the Site Location and Block Plan numbered A1832-10A
- Four copies (1 electronic) of drawings numbered A1832-11, 12 and 13 detailing the scheme approved under Permission FULL/2018/2868.
- Four copies (1 electronic) of drawings numbered A1832-11B, 12B and 13A detailing the revised proposals.
- Two copies (1 electronic) of the Application Form
- A copy of the Owners Declaration Form
- A cheque made payable to the 'States of Guernsey' in the sum of £300 for the retrospective Planning application fee (Category 3A(i))

We trust that this submission is sufficient to enable the application to proceed but would be pleased to provide any further information if required.

Yours faithfully



A W ROLPH BEng(Hons) BSc(Hons) AMIMechE
for Lovell Ozanne & Partners Surveying Limited