

26th January 2021.

States of Guernsey Environment Department,
Sir Charles Frossard House,
La Charroterie,
St Peter Port,
Guernsey,
GY1 1FH.

Dear Planning Officer,

Proposals to create a 1 1/2 storey rear extension with glazed gable and Juliet balcony, a single storey flat roof side extension, an extension to existing patio, removal of a section of hedging and extend domestic Curtilage. at:- Haie Des Souches, Rue Des Cambrees, Torteval, Guernsey For:- Mr. & Mrs. J Wood.

Please find enclosed for and on behalf of my Mr. & Mrs J Wood, 1 copy of their original survey drawing and 3 copies of my formal planning application drawing JW-21-1013-01 & 02 for consideration with your planning department.

As you can see from my survey and planning application drawings, my clients, own a lovely chalet bungalow tucked away in rural lanes of Torteval. The dwelling is sat on a large plot surrounded by matures trees and hedges. The property is also joined onto an agricultural field that my client also owns and would like to extend his curtilage into.

There is only one access to this field and that is along side of my clients property through the main entrance gate of Haie Des Souches.

The property named 'Haie Des Souches' only has one other property in its immediate vicinity (40 meters) away positioned diagonally over the other side of the road Rue Des Cambrees.

The back of the property where the proposed works will be situated, is very private and screened really well from the public highway and overlooks the owners agricultural field. The houses in this lane are very few and far between.

My client's proposals are quite simple in planning terms but will greatly improve their lives in how the house works for them and their family.

As you can see from my plans my clients would like to extend off the existing extension at the rear on the same lines and project slightly to the south west with a flat roof extension in order to create a large kitchen / diner and living space accessed onto the newly extended patio. This would greatly enhance the living conditions of this young family of 4.

Due to the size of the entire plot, the current curtilage line and the extent the works proposed, we would also like to remove the southern boundary line of hedging to open up and create a large garden to compliment the new enlarged dwelling. At present the field gets mowed at the same time as the lawns and looks like a domestic garden due to the quality of the grass so we would like to confirm a curtilage extension in order to legally use the field as a garden.

As previously expressed the field cannot be used for anything more than a garden as the access is through my client front gate and over his current domestic curtilage, so renting the field out

would not be a feasible or a viable option to my clients. My wife would also love to grow some fruit trees and create an orchard too at the side of their hopefully newly formed 'garden'.

When you visit the site you will see that the works will be very well hidden from the public highway, all materials will match the existing property and what I've proposed along with the curtilage extension would really enhance the property for years to come.

Policy GP9:

Proportional response to the Guernsey IDP Policy GP9 sustainable development and waste management strategy

The development is to be designed to meet or exceed the appropriate statutory requirements of the Guernsey Technical Standards with the following principles for sustainable design in mind,

- Achieving thermal insulation or U-values that meet or exceed the regulatory requirements and the main structure of this extension will be formed in SIPs panels which is a proven sustainably form of fabrication and construction.
- Designing the fenestration, including layout and orientation to meet or exceed the regulatory proportional limitations and take advantage of solar gain where feasible (and where on occasion the glazing proportions exceed the regulatory limitations, we will conduct a standard assessment procedure as part of the design to ensure energy efficiency requirements are met or exceeded).
The Aluminium and glass in the existing conservatory will be recycled and will not enter landfill.
- Designed to meet or exceed the air tightness regulations.
- Consideration given to surface water runoff, proportion of hard landscaping and risk of flooding and where needed incorporating permeable paving or SUDS systems.

In addition we typically design (With the exception of specialist, items) utilising manufactures and suppliers that have an in depth environmental policies and or are part of the such as :-

Timberframe:-

<https://www.kingspan.com/group/about/sustainability>

Siniat:

<https://www.siniat.co.uk/en/knowledge-centre/sustainability>

Gypsum:

<https://www.british-gypsum.com/about-us/csr/environmental-challenges/environmental-product-declarations>

kingspan:

<https://www.kingspan.com/gb/en-gb/products/access-floor-systems/benefits/sustainability/policy-statement>

Windows & Doors:

Guernsey window service centre or alternative supplier that is apart of the UK glass and glazing feberation <https://www.ggf.org.uk/publications/energy-efficiency/>

Blockwork:<https://www.ronez.com/policies>

Waste Management:

Wherever feasible our design includes the following principles for waste management:-

- Adapting and regenerating / re using the existing buildings materials and features as part of the overall design.
- Making use of off-site prefabrication / pre-assembled parts / modules of the overall design. the main structure of this extension will be formed in SIPS panels which is a proven sustainably form of fabrication and construction.
- Designing to sizes that correspond to standard dimensions for sheet materials (e.g. plasterboard) and modules of components.
- Reducing volumes of waste spoil by balancing the volume of any
- Removed /dug out material against the proposed new contours / levels of the development and When feasible liaising with differing contractors and rejects for the expedient transfer and use of said material on nearby sites
- Incorporate existing trees and vegetation into landscape design.
- Reducing surplus / waste materials by accurate dimensions and drawings from which quantities can be taken leading to correct ordering.

I hope you agree with me that the proposals I have put forward and the design is in keeping with the surrounding area. Ticks all the boxes in the Island development plan and I hope for a favourable outcome for my client in the near future.

Yours sincerely,

Niall Bougourd. MCIAT., ACIOB.

For and on Behalf Of Arctech Freelance Architecture
cc. Mr. & Mrs J. Wood.