

Petit Tor
Le Mont Durand
St Martins
Guernsey
GY4 6BF
235851

States of Guernsey
Planning Service
Sir Charles Frossard House
St Peter Port
Guernsey
GY1 1FH

25 November 2019

Dear Sirs

Change of Use Application at Le Vier Mont Durant, St Martins GY4 6DJ.

We refer to your letter of 21 November and return our application form which we hope we have now completed properly. You will see that I have marked, on the Block Layout Plan, the access, car parking and amenity area which are on the adjoining property by arrangement with my brother who is the owner.

We are a little concerned about the description of the application. As we explained in our letter of 8 November, we have only recently inherited the property and have applied for this permission as soon as it was registered in our name. We realise that there is already a local tenant in the flat but wonder if this is truly a retrospective application for us?

Thank you for your help in this matter.

Yours faithfully

Sue and Stephen Jones

J 1533

SAP Code: 250060 / DP2123



Development & Planning Authority

Sir Charles Frossard House
La Charroterie
St. Peter Port Guernsey
GY1 1FH

Tel: (01481) 717200
www.gov.gg
planning@gov.gg

APPLICATION FOR PLANNING PERMISSION

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005 – AS AMENDED

STATES OF GUERNSEY
E - DOCS RECEIVED
26 NOV 2019
REF

Please complete in black ink using block capitals (2 copies of form and 4 copies of plans, etc to be submitted).
Professional agents to submit 2 copies of the application form (1 electronic) and 4 copies of plans, etc (1 electronic).

For all applications, complete pages 1 & 2 of the form.

For all non-householder applications, please also complete pages 3 & 4 of the form.

APPLICANT'S DETAILS		AGENT'S DETAILS	
A	Name: STEPHEN & SUE JONES Address: PETIT TOR LE MONT DURANT ST MARTINS Postcode: G44 6BF Tel: 235851 Email: JONESSM@suremail.gg	Name: STATES OF GUERNSEY Address: E - DOCS RECEIVED Postcode: Tel: Email: REF Ref:	STATES OF GUERNSEY E - DOCS RECEIVED 12 NOV 2019

APPLICATION SITE	
B	Address: LE VIER MONT DURANT (COTTAGE 2) LE MONT DURANT, ST MARTINS Postcode: G44 6DJ Cadastre ref (if known): J0/1533/0000 Site Area in either verges/acres/hectares/square metres:

PROPOSED DEVELOPMENT	
C	Is this application for: Planning Permission <input type="checkbox"/> Outline Permission <input checked="" type="checkbox"/> Reserved Matters <input type="checkbox"/> Description of the proposal, including any change of use: CHANGE OF USE OF VISITOR ACCOMMODATION TO NON-VISITOR ACCOMMODATION Has the proposal been the the subject of pre-application discussion with the Authority? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, reference : PRA / 2019 / 1569. Case officer's name: JAMES DOREY Does the proposal require an Environmental Impact Assessment? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Has the development already commenced? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A

FEES			
D	CATEGORY 2B	NUMBER OF 1	FEE PER ITEM 620-00
		TOTAL (£) £620-00	
Total Floor area of new building or extension (if roofspace, divide that floor area by 50%):		Sqm	N/A
		Fee enclosed:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

E TREES AND HEDGES

Does the proposal involve the removal of trees or hedges? Yes No

If Yes , please confirm that all trees/hedges to be removed AND all trees/hedges to remain have been indicated on the block plan:

Are any trees directly affected by or close to the proposed development subject to a Tree Protection Order (TPO)? Yes No

Reference Number of TPO:
If Yes, please confirm that the submitted plans identify all protected trees affected by or close to the proposed development and all works to trees and roots.

F PROTECTED BUILDINGS/MONUMENTS

Does the proposal involve works to a Protected Building/Monument? Yes No

If yes, please confirm that the submitted plans show full details of all proposed internal and external alterations/works and a statement to demonstrate that the special interest of the building has been considered at the outset.

G DEMOLITION

Are any buildings/structures (including walls) to be demolished? Yes No

If yes, please confirm that the submitted plans clearly indicate all buildings/structures to be demolished.

H PEDESTRIAN AND VEHICULAR ACCESS & PARKING

Does the proposal involve alteration to or creation of a new vehicle access/ pedestrian access/car parking ? (delete as appropriate): Yes No

If yes, please confirm that the submitted plans clearly indicate all alterations to or creation of new access/car parking.

I MATERIALS

Please confirm that all external materials (existing & proposed) including boundary treatments and hard surfaced areas are shown on the submitted plans.

Please confirm that a statement has been included to address the Sustainable Development matters and the Waste Management issues set out in Policy GP9 of the IDP, as appropriate.

J STATEMENT

I am the owner of the site

I have the written consent of the owner(s) of any part of the land to make this application

I have made all reasonable enquiries to identify the owner and obtain consent (Please provide evidence)

I/we hereby apply for planning permission, as described in this form and the accompanying plans/drawings, in accordance with the relevant legislation. I/we declare that to the best of my/our knowledge, all the particulars in this application are correct. I/we agree that any information given in this application may be disclosed to relevant Committees of the States of Guernsey, made accessible to the public, published in the local media and on the States of Guernsey website.

SIGNATURE: *Sue Jones*
Date: 6/11/18

NAME (Print): SUE JONES
STEPHEN JONES
Company Name (if applicable)

N/A - THIS IS NOT A NEW BUILDING.

APPLICATION FOR PLANNING PERMISSION - PART 2
 For all non-householder applications please complete pages 3 & 4 of the form.

RESIDENTIAL DEVELOPMENT

K

	Existing Units	Proposed Units
• Dwelling houses	2	2
• Flats	1	1
• Sheltered Housing	-	-
• Specialised Housing	-	-
• Other Housing	-	-
	Existing No of people	Proposed No of people
• Multiple occupation	-	-

N/A

AFFORDABLE HOUSING

L

Does Development Plan Policy GP11 (Affordable Housing) apply?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please confirm details of provision (land or units) are included	<input type="checkbox"/>
If unable to comply, please confirm reasons and viability assessment included	<input type="checkbox"/>

OTHER DEVELOPMENT

M

GIFA = Gross Internal Floor Area	Existing GIFA m2	Proposed GIFA m2
• Retail convenience		
• Retail other		
• Food/drink		
• Offices		
• Industry/Storage & Distribution		
• Sport/Recreation/Leisure		
• Education/Community/Health		
• Agriculture/Horticulture		
• Infrastructure/Harbour/Airport		
	Existing bed spaces	Proposed bed spaces
• Visitor Accommodation – Serviced		
• Visitor Accommodation – Non-serviced	2	0
• Staff accommodation		
	Existing GIFA m2	Proposed GIFA m2
• Other Use (please specify)		

PARKING PROVISION

N

	Existing spaces	Proposed spaces
• Car		
• (of which disabled)		
• Motorcycle		
• Bicycle		

CHECKLIST (Please tick boxes) or indicate n/a

O

ALL PLANNING APPLICATIONS MUST INCLUDE THE FOLLOWING INFORMATION;

Please see the guidance notes, PN2 Making a Planning Application, for more details

Application Forms x2

Site Location Plan x 4

Block Layout Plan x 4

Drawings x 4

 NA

Fee - See Fees for Planning Applications

A NUMBER OF OTHER ITEMS MAY BE REQUIRED, DEPENDING ON THE PROPOSAL;

Sustainable Checklist – a proportional response to IDP policy GP9

A brief written statement addressing the policy text should be submitted.

As a minimum for small extensions to dwelling houses this should confirm that the design, including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power, also meets the current Building Regulations.

Waste Management Plan – for more significant applications, including demolition.

Guidance is being drawn up on how to meet the requirements of IDP Policy GP9.

Construction and Environmental Management Plan (CEMP) for larger developments where construction work has the potential to cause disturbance to neighbouring properties during the construction period.

Dower Units – details of relationship between dower and principal dwelling.

See Planning Advice Note No1 – Dower Units.

Traffic Impact Assessment (TIA) – See the Supplementary Planning Guidance on Parking Standards and Traffic Impact Assessment, section 9 for more guidance.

Affordable Housing viability – where affordable housing requirements of policy GP11 are not to be complied with, an explanation must be provided. See the Supplementary Planning Guidance on Affordable Housing, section 10 for more details.

Visitor viability – where change of use of visitor accommodation is proposed

See Supplementary Planning Guidance on Change of Use of Visitor Accommodation to Non-Visitor Accommodation Use, for more guidance.

Telecommunications Certificate – A radiation certificate should accompany any applications for mobile phone masts.

Statement of Significance – For work to Protected Buildings.

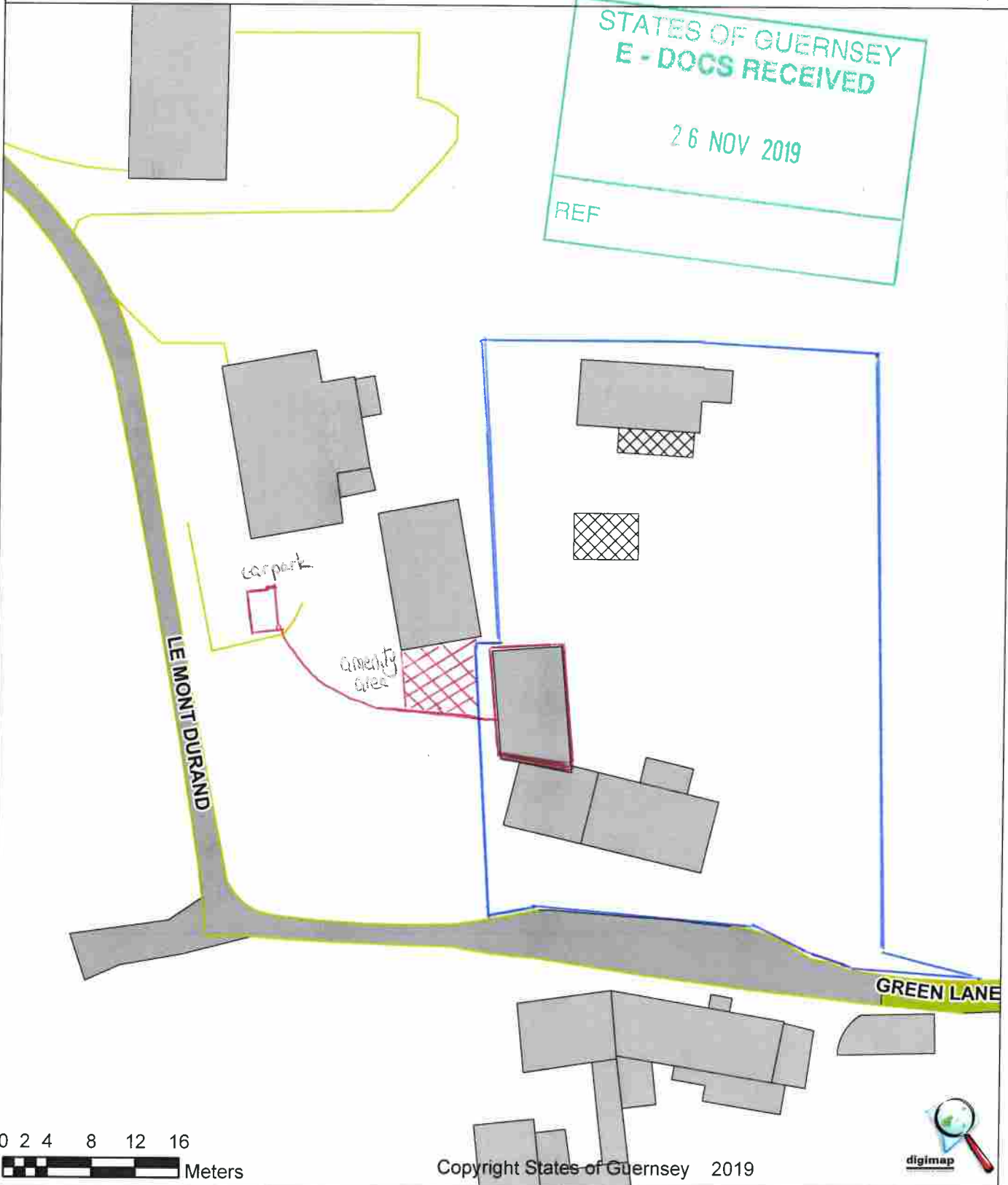
Survey Plans – Required for work to Protected Buildings and conversions.

Agriculture Priority Areas – Report on suitability of land for farming purposes.

Please submit 2 copies of this completed form, together with the required sets of plans and other supporting information to: The Office of the Development & Planning Authority, Sir Charles Frossard House, La Charroterie, St. Peter Port, Guernsey, GY1 1 FH.



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Whitecombe
Le Mont Durand
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GUERNSEY
GY4 6DJ

Le Mont Durand
Applicants Name Mrs & Mrs S.M. Jones

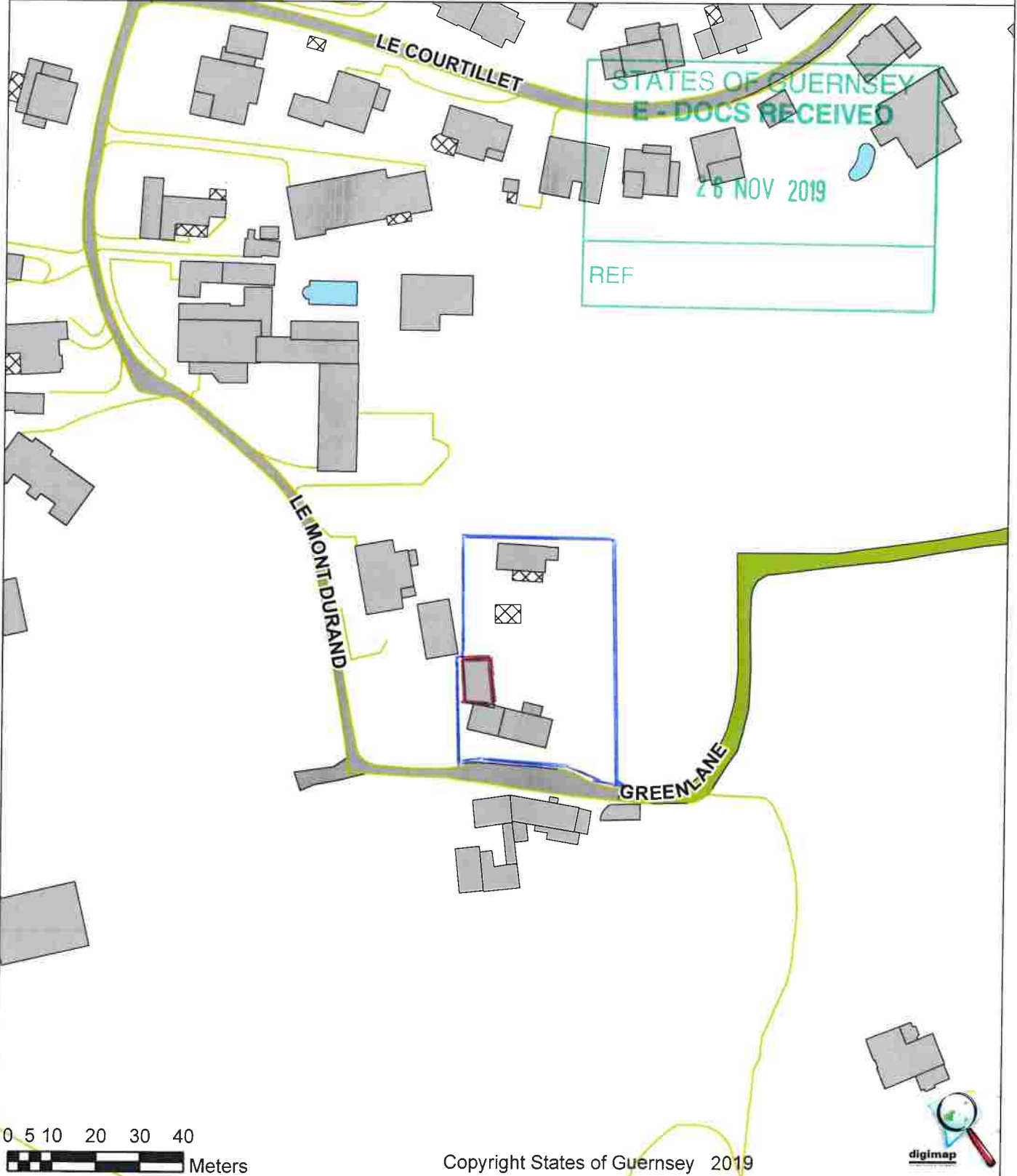
Scale 1:500

NB Please indicate any amendments required to the address shown :-

NB. The details on this plan are illustrative, not defined. The coloured boundary illustrated above does not necessarily indicate the extent of the property or curtilage



Application Site Location Plan



0 5 10 20 30 40
Meters

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digimap

Whitecombe
Le Mont Durand
St. Martin
GUERNSEY
GY4 6DJ

Applicants Name : MR & MRS S.H. JONES
NB Please indicate any amendments required to the address shown :-

Scale 1:1,250