



Development &
Planning Authority

STATES OF GUERNSEY
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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

Please complete in black ink using block capitals (2 copies of form and 4 copies of plans to be submitted)
Professional agents to submit 2 copies of the application form (1 electronic) and 4 copies of plans (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: MR J MELLER	Name: PF+A	
	Address: WOODLAWN LES RUES ST SAVIOUR	Address: GUELLES COURT, GUELLES LANE, ST PETER PORT GUERNSEY	
	Postcode: GY7 9FN	Postcode: GY1 2DD	
	Tel:	Tel: 712633	
	Email:	Email: contact@pfaarchitecture.com	
		Ref: 5707-05	

APPLICATION SITE	
B	Address: WOODLAWN, LES RUES, ST SAVIOUR
	Postcode: GY7 9FN Cadastre ref (if known): E001650000
	Site Area in either verges/acres/hectares/square metres: 4700 SQM

PROPOSED DEVELOPMENT	
C	Is this application for: Planning Permission <input checked="" type="checkbox"/> Outline Permission <input type="checkbox"/> Reserved Matters <input type="checkbox"/>
	Description of the proposal, including any change of use: PROPOSED EXTENSION OF DOMESTIC CURTILAGE, DOUBLE GARAGE AND VINEHOUSE
	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 : PREA/ 2020 / 0225 . Case officer's name: RUTH WILKES
	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 checked="" type="checkbox"/>	

FEES			
D	CATEGORY	NUMBER OF	FEE PER ITEM
	3Aii	1	£240
	10A	1	£390
Total Floor area of new building or extension (if roofspace, divide that floor area by 50%):			Sqm 45.5
Fee enclosed:			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>


E TREES AND HEDGES		<input type="checkbox"/>
Does the proposal involve the removal of trees or hedges?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If Yes , please confirm that <u>all</u> trees/hedges to be removed AND <u>all</u> trees/hedges to remain have been indicated on the block plan:		
		<input checked="" type="checkbox"/>
Are any trees directly affected by or close to the proposed development subject to a Tree Protection Order (TPO)?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Reference Number of TPO:		
If Yes, please confirm that the submitted plans identify <u>all</u> protected trees affected by or close to the proposed development and <u>all</u> works to trees and roots.		
		<input type="checkbox"/>

F PROTECTED BUILDINGS/MONUMENTS		<input type="checkbox"/>
Does the proposal involve works to a Protected Building/Monument?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please confirm that the submitted plans show full details of <u>all</u> proposed internal and external alterations/works and a statement to demonstrate that the special interest of the building has been considered at the outset.		
		<input type="checkbox"/>

G DEMOLITION		<input type="checkbox"/>
Are any buildings/structures (including walls) to be demolished?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If yes, please confirm that the submitted plans clearly indicate <u>all</u> buildings/structures to be demolished.		
		<input type="checkbox"/>

H PEDESTRIAN AND VEHICULAR ACCESS & PARKING		<input type="checkbox"/>
Does the proposal involve alteration to or creation of a new vehicle access/ pedestrian access/car parking ? (delete as appropriate):	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If yes, please confirm that the submitted plans clearly indicate <u>all</u> alterations to or creation of new access/car parking.		
		<input checked="" type="checkbox"/>

I MATERIALS		<input type="checkbox"/>
Please confirm that <u>all</u> external materials (existing & proposed) including boundary treatments and hard surfaced areas are shown on the submitted plans.	<input checked="" type="checkbox"/>	
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.	<input checked="" type="checkbox"/>	

J STATEMENT		<input type="checkbox"/>
I am the owner of the site	<input type="checkbox"/>	
I have the written consent of the owner(s) of any part of the land to make this application	<input checked="" type="checkbox"/>	
I have made all reasonable enquiries to identify the owner and obtain consent (Please provide evidence)	<input type="checkbox"/>	
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:		NAME (Print): CHARLIE HODDER
Date:	26 FEBRUARY 2020	Company Name (if applicable): PF+A LTD

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	1	1
	• Flats		
	• Sheltered Housing		
	• Specialised Housing		
	• Other Housing		
		Existing No of people	Proposed No of people
	• Multiple occupation		

AFFORDABLE HOUSING	
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	3783	3787
	• Infrastructure/Harbour/Airport		
		Existing bed spaces	Proposed bed spaces
	• Visitor Accommodation – Serviced		
	• Visitor Accommodation – Non-serviced		
• Staff accommodation			
	Existing GIFA m2	Proposed GIFA m2	
• Other Use (please specify) RESI	340	385.5	

INCLUDING GARAGE + VINE HOUSE

PARKING PROVISION			
N		Existing spaces	Proposed spaces
	• Car	3	3
	• (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	<input checked="" type="checkbox"/>
Site Location Plan x 4	<input checked="" type="checkbox"/>
Block Layout Plan x 4	<input checked="" type="checkbox"/>
Drawings x 4	<input checked="" type="checkbox"/>
Fee - See Fees for Planning Applications	<input checked="" type="checkbox"/>

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.