



APPLICATION FOR PLANNING PERMISSION

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

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

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

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: Samuel Corbet & Katie Rooney	Name:	<div style="border: 2px solid green; padding: 5px;"> <p style="text-align: center; color: green; font-weight: bold;">STATES OF GUERNSEY E - DOCS RECEIVED</p> <p style="text-align: center; color: green; font-weight: bold;">26 FEB 2020</p> <p style="text-align: center; color: green; font-weight: bold;">REF A2 617/1</p> </div>
	Address: Sorgas (1 Cedar Drive)	Address:	
	Upper St Jacques		
	St Peter Port, Guernsey		
	Postcode: GY1 1SS	Postcode:	
	Tel: 07781 424205	Tel:	
Email: sam@peak2piste.com	Email:		
	Ref:		

APPLICATION SITE	
B	Address: Sorgas (1 Cedar Drive)
	Upper St Jacques, Guernsey
	Postcode: GY1 1SS Cadastre ref (if known):
	Site Area in either verges/acres/hectares/square metres:

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: Full details in covering letter
	1. Removal of planter and boundary wall, replacement with hedge and widening of access.
	2. Installation of bike (cycle) shed.
	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 / 2019 / 1916 . Case officer's name: Carl Holden
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
	3B	1	140
	3Ai	1	150
Total Floor area of new building or extension (if roofspace, divide that floor area by 50%):			Sqm
Fee enclosed:			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

E**TREES AND HEDGES**

Does the proposal involve the removal of trees or hedges?	Yes <input type="checkbox"/> No <input checked="" 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 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**

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**

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

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 <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**

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 type="checkbox"/>

J**STATEMENT**

I am the owner of the site	<input checked="" type="checkbox"/>
I have the written consent of the owner(s) of any part of the land to make this application	<input 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):

Samuel Corbet

Date:

23/02/2020Company Name
(if applicable)

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

K RESIDENTIAL DEVELOPMENT

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

L AFFORDABLE HOUSING

Does Development Plan Policy GP11 (Affordable Housing) apply?	Yes <input type="checkbox"/> No <input 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"/>

M OTHER DEVELOPMENT

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		
• Staff accommodation		
	Existing GIFA m2	Proposed GIFA m2
• Other Use (please specify)		

N PARKING PROVISION

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

CHECKLIST (Please tick boxes) or indicate n/a

0

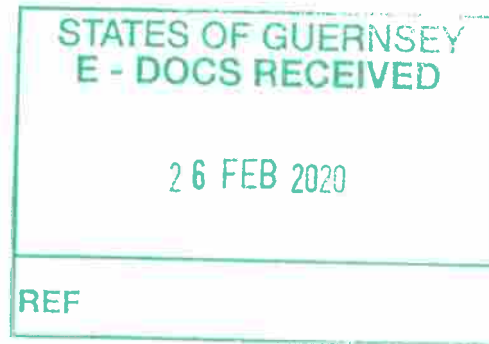
ALL PLANNING APPLICATIONS MUST INCLUDE THE FOLLOWING INFORMATION;
Please see the guidance notes, PN2 Making a Planning Application, for more details

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 type="checkbox"/>

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

<p>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.</p>	<input type="checkbox"/>
<p>Waste Management Plan – for more significant applications, including demolition. Guidance is being drawn up on how to meet the requirements of IDP Policy GP9.</p>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>
<p>Dower Units – details of relationship between dower and principal dwelling. See Planning Advice Note No1 – Dower Units.</p>	<input type="checkbox"/>
<p>Traffic Impact Assessment (TIA) – See the Supplementary Planning Guidance on Parking Standards and Traffic Impact Assessment, section 9 for more guidance.</p>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>
<p>Telecommunications Certificate – A radiation certificate should accompany any applications for mobile phone masts.</p>	<input type="checkbox"/>
<p>Statement of Significance – For work to Protected Buildings.</p>	<input type="checkbox"/>
<p>Survey Plans – Required for work to Protected Buildings and conversions.</p>	<input type="checkbox"/>
<p>Agriculture Priority Areas – Report on suitability of land for farming purposes.</p>	<input type="checkbox"/>

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.



1 Cedar Drive
Upper St Jacques
St Peter Port
Guernsey
GY1 1SS

23rd February 2020

The Office of the Development & Planning Authority
Sir Charles Frossard House,
La Charroterie
St Peter Port
GY1 1FF

Dear Carl,

Following our previous discussion, please find enclosed a completed planning application that covers the following developments:

1. Removal of planter and boundary wall, replacement with hedge and widening of access.
2. Installation of a bike (cycle) shed.

I have provide additional information on each of these below.

Removal of planter and boundary wall, replacement with hedge and widening of access

As discussed as part of our pre-planning application, we would like to remove the concrete planter (shown in Appendix 2 - photograph 1) in its entirety. This will remove the curved portion of the boundary wall as illustrated on the plan and photograph. We would like to replace this with a medium height hedge (probably Laurel but happy to be directed by you if the planning department have a preference). We believe this will improve the overall aesthetic of the development and will soften the overall feel, which is currently quite harsh.

We will extend the current block paving brick effect up to the new hedge. This will allow greater space between the cars, which is currently quite tight. We would like to continue the brick paving up the side of the house and replace the sandstone that is currently in situ. The new paving will stop level with the rear garden gate.

Instead of continuing the hedge to the bottom of the drive, we would like to stop further up than the existing wall. This will have the effect of widening the current opening and will make it easier to reverse into the driveway and make it easier to manoeuvre on the way out. Widening the access to 6m (from the current 4.9m) will mean the hedge stops 0.75m further up than the existing concrete wall – I have shown this in Appendix 1.

Installation of a bike (cycle) shed

Subject to planning permission, we would like to install a Keter Artisan Plastic Shed (9ft by 7ft) as per the image below.



I have also enclosed a copy of the assembly manual, which provides accurate dimensions for the shed. This will replace the two plastic storage units currently in situ (as photographed) which were left by the previous owner. We would like to use a plastic shed, as the maintenance required to keep this in good condition is lower than that associated with its timber counterpart. This will ensure the shed is well presented at all times and we believe the design is more in keeping with that of a modern house. The shed is made from DUOTECH plastic and can be painted to match the house and any surrounding walls.

We would like to position the shed in the far left corner of the rear garden against two boundary walls (Wall 1 and Wall 2 shown in the drawings in Appendix 1). The boundary wall to the left of the garden is 2.4m high and the maximum height of the shed (at the elevation facing the house) is 2.26m. The boundary wall at the rear is lower (1.5m), however the height of the shed at this boundary is only 2.02m. Immediately the other side of the rear boundary wall is a car park for a commercial estate (C5 Alliance etc), which I have also photographed – photograph 5.

The entirety of the rear garden is currently paved with what I believe is sand stone paving slabs. Whilst this is not a necessity, we would like to enquire about removing these from the area immediately under the shed and instead laying a concrete base which will serve as a level foundation for the shed.

Eventually, we would like to remove the current paving completely and replace with grass which will soften the landscaping of the overall development and create a higher quality setting. Will we require additional approval to remove the remainder of the paving at a later date?

I hope it is clear to see from the above (and the enclosed drawings) what we are hoping to accomplish but please let me know if you require any additional information.

Regarding the application fee, is it possible to pay this either online or via the phone? We do not have a cheque book.

We look forward to hearing from you.

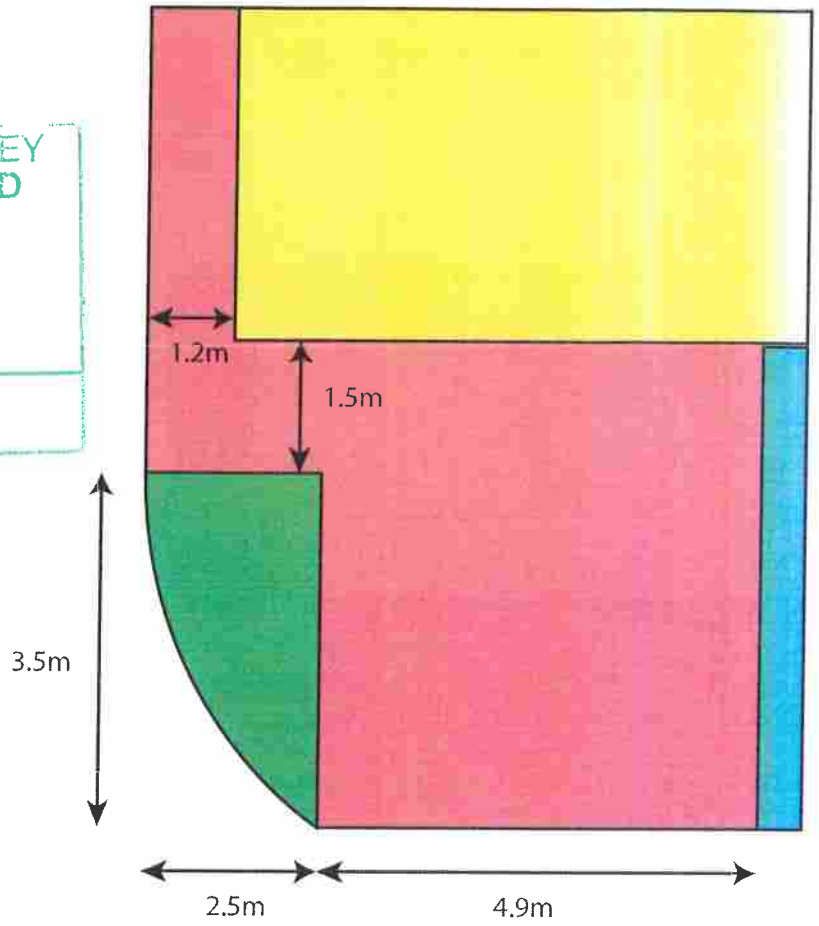
Yours sincerely,

Sam Corbet

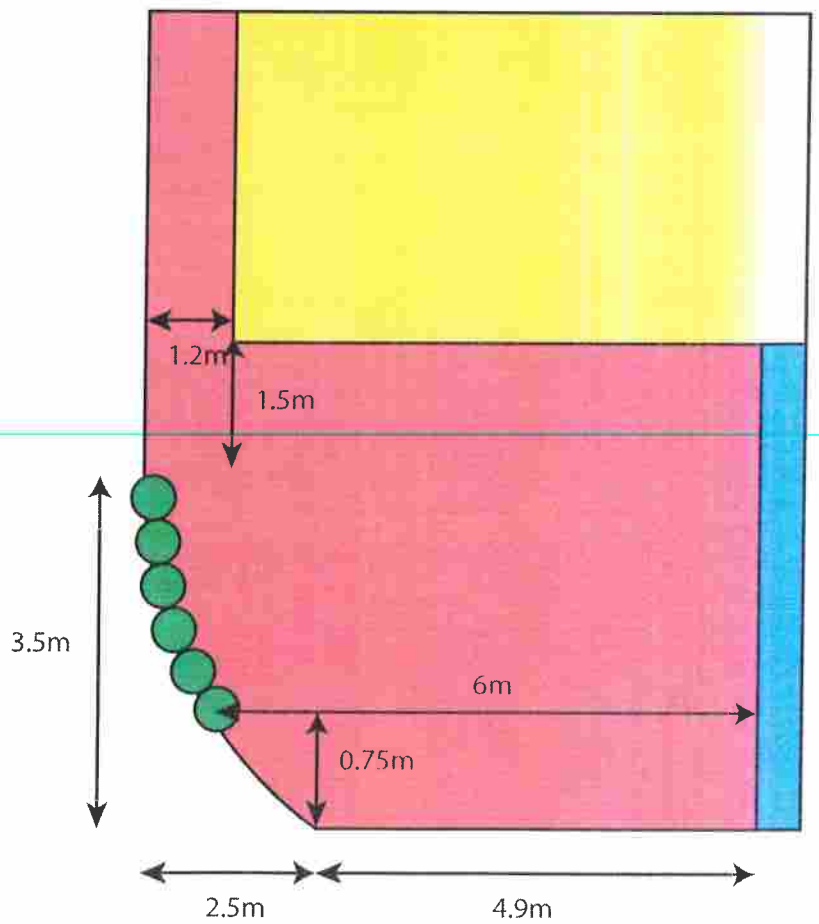
Appendix 1 - Drawings

Parking Current Layout

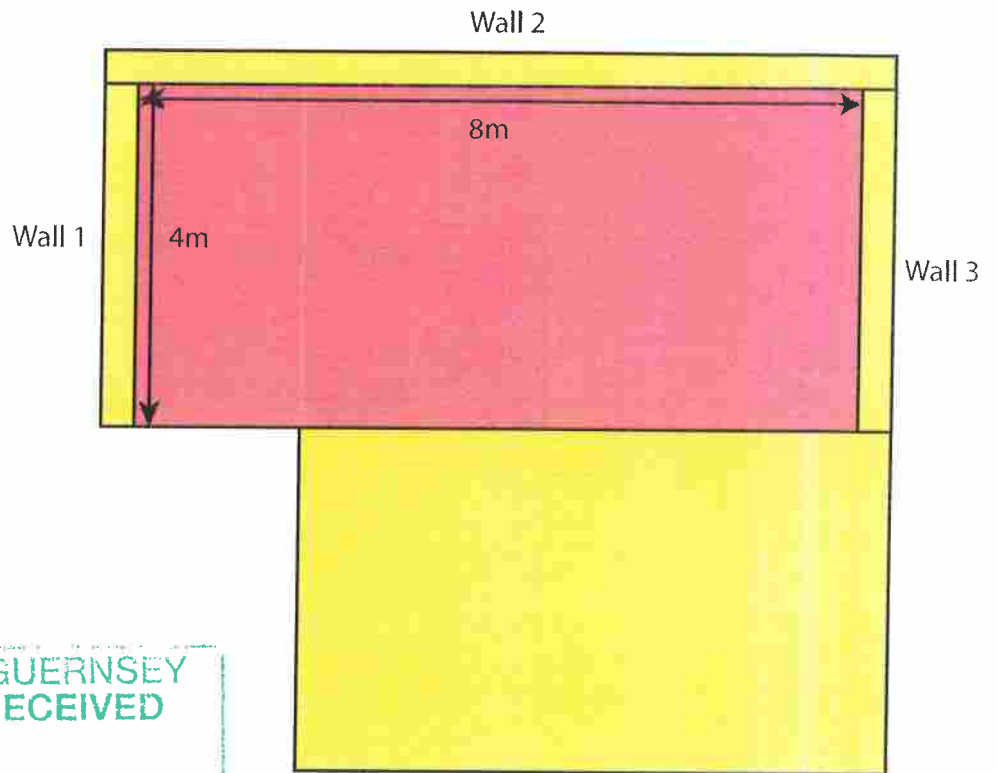
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Parking Purposed Layout



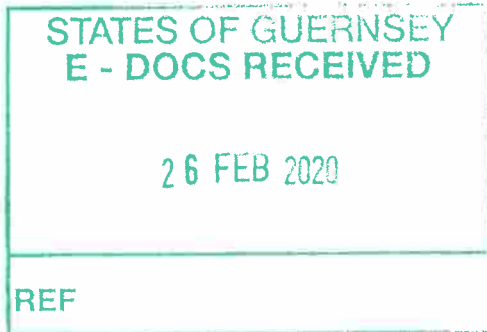
Rear Garden Layout



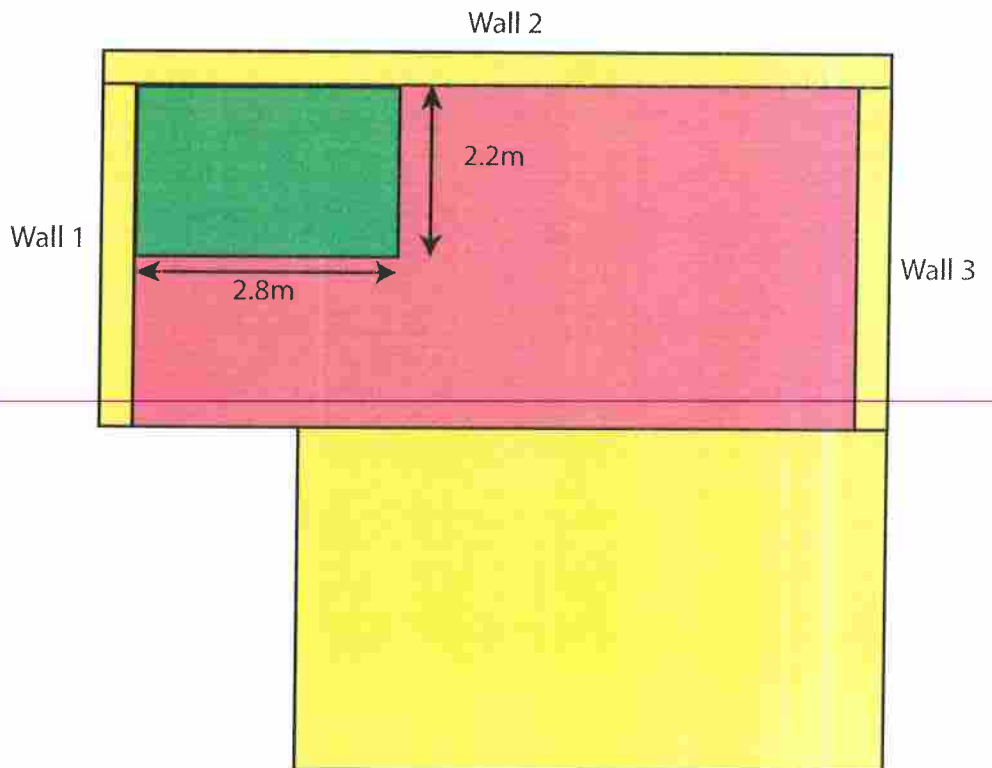
Wall 1 details:
Height of 2.4m

Wall 2 details:
Height at left intersect 1.5m
Height at right intersect 1m

Wall 2 details:
Height of 1.9m



Rear Garden Shed Proposal



Wall 1 details:
Height of 2.4m

Wall 2 details:
Height at left intersect 1.5m
Height at right intersect 1m

Wall 2 details:
Height of 1.9m

Height of shed at side facing wall 2 is 2.02m
Maximum height of shed (side facing house) is 2.26m

26 FEB 2020

REF

Appendix 2 – Photographs

Photograph 1 - Planter



Red posts identify the extent of the curved boundary wall to be demolished and replaced with hedging (up to the green).

Photograph 2 – Front Elevation



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Photograph 3 – Rear Garden (Wall 1 and Wall 2 intersect)



Photograph 4 – Rear Garden Overhead



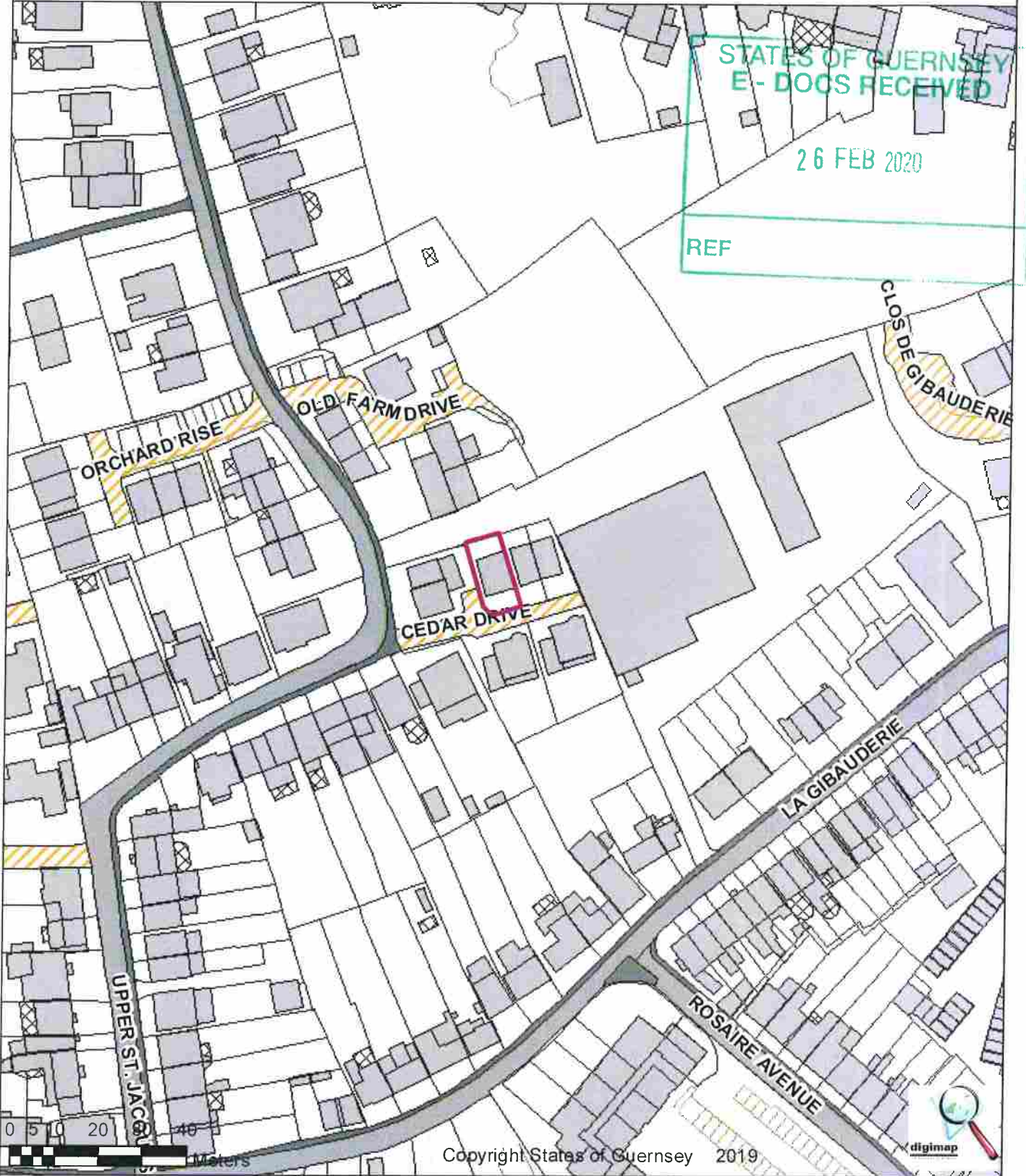
Photograph 5 – Rear Elevation (Wall 2)



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Application Site Location Plan

States of Guernsey
Planning Service



Thomhill
Upper St. Jacques
St. Peter Port
GUERNSEY
GY1 1SS

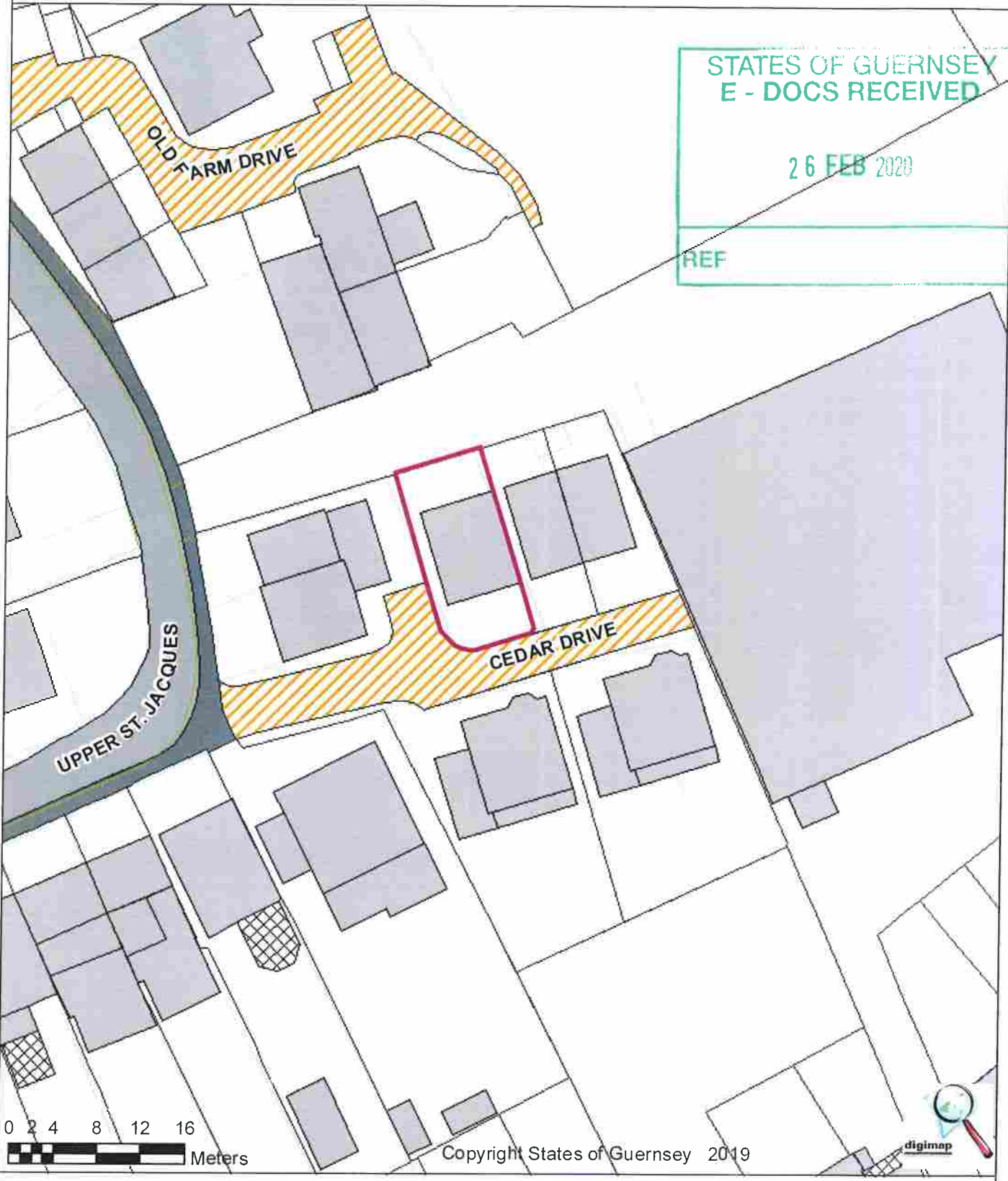
Applicants Name :
NB Please indicate any amendments required to the address shown :-

Scale 1:1,250

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.



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Thomhill
Upper St. Jacques
St. Peter Port
GUERNSEY
GY1 1SS

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

Scale 1:500

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.