

Our Ref:MD:20:10

11th March 2020.

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

Dear Sir

RE: PROPOSED GARAGE AT:
TEFINO, RUE DES HAIZES, VALE, GUERNSEY,
FOR: MR & Mrs M. DE LA MARE.

Please find enclosed on behalf of Mr & Mrs M De La Mare the following:-

- 3 copies of our application drawings Nos.MD:20:10:01 and 02.
- 2 copies of completed application form.
- Signed consent form from my client.
- A cheque for £240 made payable to States of Guernsey to cover application fees under fee scale 3Aii for floor area less than 50sq.m.

The proposal is to demolish an existing greenhouse which is in a state of dilapidation and construct a new double garage in the North West corner of the site. The proposed garage will have a floor area of 44 sq.m.

The construction of the garage will be in rendered blockwork with white pvc' u windows and sectional folding garage doors. The roof will be finished in natural states with the incorporation of two 'Velux' roof lights on the south roof slope. Access to the garage will be by a new gravel finished drive with turning point.

The proposed garage is part of a re development of the site as the existing garage and glazed link to the dwelling is to be demolished and an extension constructed in its place. This is subject to a future application being made. The construction of the proposed garage which is the subject of this application will allow the first step to take place.

Mr De La Mare has discussed the proposals with the owners of the neighbouring property Haizefield who have agreed with the position of the garage and the demolition of the very dilapidated greenhouse.

With regards Policies, the house is located in a non-descript area/white zoning. The Policy that this development would have to adhere to is Policy GP13 Household Development. There are three sections to this Policy – (a), (b) and (c).

(a) There are no significant adverse effects to the amenities of the neighbouring property.

The proposed garage is set further away on the north boundary than the existing greenhouse to be demolished and it's has been agreed with the adjacent owners. The property on the west is not effected by the proposals as again the proposed garage is set back further than the line of the existing greenhouse and there are no overlooking windows on this side of the garage. As the garage is constructed on the north side of the plot there will be on loss of light to that property.

(b) The design, scale and massing form do not detract from the open character of open locations.

The existing bungalow is situated in a line of bungalows and not in an open location of farm land. The garage will be constructed slightly higher than the existing greenhouse but its impact will be softened from the adjacent road by a newly planted hedge along the boundary. The materials being proposed are standard materials used on the surrounding buildings.

(c) The proposals are not in an area of special interest or conservation area or biodiversity importance and not a protected building.

When designing the extension I have taken into account the environmental impact the construction will take, along with the energy saving, resourcing of materials and recycling. The drawings will also meet fully with the requirements of the Building Regulations when applied for. This statement addressed Policy GP9 for sustainable development.

This application is as said the first stage in the redevelopment of the site and will see a dangerous dilapidated greenhouse demolished which Mr & Mrs De La Mare inherited when they bought the property. They have the birth of their first child this coming summer and need to demolish the greenhouse on the grounds of health and safety as soon as possible so a quick consideration of this application would be much appreciated.

During your consideration of this application if there are any points that need further clarification or discussions to be held over its design, please do not hesitate to contact this office.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Chris Workman', with a large, stylized initial 'C'.

Chris Workman. MCIAT. MRICS. MCIOB.

Encs.

cc: Mr & Mrs M De La Mare