

2 BELMONT GARDENS

ST. PETER PORT

GY1 1PZ

STATES OF GUERNSEY  
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31 JUL 2020

REF

K185/A1

The Director of Planning

Development & Planning Authority

Cadastre ref: K00185A001

Frossard House. GY1 1FH

Your ref: FULL/2018/2450 & PREA/2020/0301

30 July 2020

**Oakwood Barn, Rue du Monnaie, St. Andrew. GY6 8UB - Proposed Domestic Outbuilding**

Dear Mr. Rowles,

Please find enclosed an application to erect a domestic outbuilding at the above address for use as domestic storage and workshop.

As you will be aware from previous correspondence, our original intention was to construct a domestic garage and store in the north eastern corner of our site. However, this has proved to be problematic, as the area concerned has an existing underground cesspit located beneath it. Hence we now proposing to construct an outbuilding in the north western corner of the site, located to provide screening of our rear garden and patio from the neighbouring property.

With regard to the application fee, please note that work has commenced on site to construct low retaining walls to accommodate the revised location of the spa pool, to provide a raised planting bed and, more importantly to retain the site boundary where it joins the neighbours' vehicular access road which would otherwise be unstable. In our opinion this work could reasonably be considered as 'de minimis', and have hence submitted the normal fee. However, should you consider our application to be considered as retrospective, by virtue of the works carried out thus far, please advise us accordingly and we will provide you with any additional fee.

Please note that, due to differences in levels between our site and the neighbouring property the height of the proposed building when viewed from the neighbouring property will be approximately 2200 mm, but in all other respects would be within our permitted development rights, were it not for condition 11 on the original consent.

In terms of external finishes of the outbuilding, we are proposing a blockwork construction clad in dark grey stained vertical pattern timber with a granite finish plinth to the east and south elevations. The concealed flat roof would be finished in a plastic membrane (grp or edpm).

Please let us know should you require any further information from us to process our application.

Yours sincerely,



W.E. & A.J. Lockwood