



A7 DESIGN LIMITED. Registration No. 56840

Registered Address:
Southside House
South Quay
St. Sampsons
Guernsey GY2 4QH

CLIENT REF: 07-159

Property Ref: C01115A000

Planning Service Ref: ----/----/----

Building Control Ref: --/----/----

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August 21st. 2020

The Office of the Development & Planning Authority
Planning Service
States of Guernsey
Sir Charles Frossard House
La Charroterie
St. Peter Port
GY1 1FH

Dear Sir/ Madam,

PROPOSAL: Change of Use - Extension of Domestic Garden Area. (Retrospective)

LOCATION: Le Corsaire, Ville es Pies, Vale, GY3 5NF

APPLICANT: Mr. W. A. C. Davey

On behalf of our client we wish to apply for 'Planning Permission' in accordance with 'The Land Planning and Development (Guernsey) Law, 2005 – as amended' to carry out the proposed works as indicated on the accompanying drawings and as briefly outlined below. The enclosed information for submission (*also issued electronically*) consists of:

- 1 original copy of the Planning Submission Application form.
- 3 copies of the Planning Drawing numbered: **07-159-PD/01**.
- 1 copy of the Planning Drawing Issue Sheet;
- Fees: We have calculated these to be a total of **£780 (2 X £390)** from Category **10A**. We therefore enclose a cheque made payable to 'The States of Guernsey' for this amount.

This application relates solely to the proposal of extending what is currently deemed as domestic garden area by the DPA to encompass the whole of the site area under our client's ownership. Currently, the site is split in half with the domestic garden area to the south and an area of agricultural land to the north.

Policy GP15 of the Island Development Plan 2016 supports the extension of domestic garden area in certain circumstances, whereby the proposals would not impact adversely on commercial agriculture. The site is currently located in an undesignated area. The site has not been used for commercial agricultural purposes for decades, and the proposed change of use of the land would not result in any unacceptable detrimental impact on the landscape character of the area or its surroundings.

The area of the agricultural land is approximately 798m² and bounded by dense hedging and trees. Under our proposals to extend the domestic garden area, all the boundary treatments will remain the same, therefore mitigating any adverse impact on the neighbouring properties or character of the surrounding area.

The area of land adjoining this, as highlighted in pink on the drawing is approximately 477m² and has been used by our client since 2008 as a vegetable patch / fruit beds and an orchard. As part of this application, we also wish to formally regulate this land use, and therefore seek retrospective permission for this area of land to be domestic garden area, with the boundary treatments also remaining the same.

Whilst the condition of the land is generally in good order and has been maintained to a certain extent, the topography and size of the land make this small agricultural land unviable for agricultural use in terms of commercial viability or for grazing cattle upon it, it would be more sensible and practical for this relatively small piece of land to form part of the existing domestic garden area for the dwelling to the south known as "Le Corsaire".

We trust the above and enclosed information offers a detailed description and explanation regarding our proposals and would be grateful if this could be considered at your earliest opportunity. We look forward to your response in due course. Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

For and on behalf of

A7 DESIGN LIMITED

Lisa Gray. ACIAT

Architectural Technician

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