

Retrospective Application re. The Manor, Highfield Estate, Upper St Jacques, St Peter Port, GY1 1ST

Dear Mr Holden,

With reference to our telephone conversation on 18<sup>th</sup> August 2020 regarding the opening being slightly more than our original application (full 2017/2352) which I will fully explain the reasons for this.

Our original application was prompted by ongoing parking problems in the estate road with higher volumes resident's motor vehicles, and an increase in traffic with visitors to the estate. It was deemed a sensible solution for us was to create additional off-road parking on our property to help ease the congestion in our immediate area.

In July 2018 work commenced on phase 3 of the replacement of the pitch fibre communal drains on Highfield Estate by specialist contractors NSP (North Star Piling). The Highfield Estate residents make regular monthly contributions through our Residents Association which enabled us to fund this project over a five year period. Part of this included the drain run along the entire length of the front of our property to connect with the run down our eastern boundary, also being replaced. It made sense whilst NSP were on site with their digger and equipment to get them to carry out the excavations/removal of the section of wall for our additional parking.

It was evident during the excavations the old stone wall was in a poor and unsafe state built on ground with no foundations. We were advised on safety reasons that it would be best to remove the wall, but did manage to retain a small section attached to the brick pillar. The wall itself was part of an old lean-to greenhouse which was reduced down when the vinery site was cleared in the 1950's for the new Estate to be built; Photos previously provided.

The work was finished to a high standard by NSP whilst the contractors were on site completing the drains they made good the surrounding garden, driveway and tarmac areas of the property.

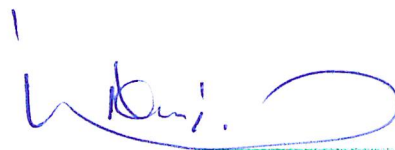
The opening has exceeded 5m to 6.5m but taking into account the location of The Manor, being at a quiet end of a cul-de-sac on a private estate this would have no impact on the surrounding area both visually and logistically. Please see the attached photos as requested.

I trust the above will provide a satisfactory explanation and outcome.

Yours Sincerely,



24-08-2020



STATES OF GUERNSEY  
E - DOCS RECEIVED

25 AUG 2020

REF