

DIRECT ARCHITECTURAL SOLUTIONS LIMITED

CHARTERED SURVEYOR - ARCHITECTURAL TECHNOLOGIST - PROJECT MANAGEMENT

Our Ref: CAF/1340.

The Minister
Environment Department
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

Attention - Planning Department.

4th September 2020.

Dear Sir / Madam,

Re: Proposed minor extension to the existing domestic curtilage, erect separate garage and create parking area at 'La Chaumette De L'Orme', Rue Du Monnaie, St. Andrew, Guernsey for Mr. and Mrs. T. Bougaize.

Further to receipt of correspondence from the Development and Planning Authority Department / Planning Services Department dated 3rd March 2017 and a copy of the 'Notification of Grant of Planning Permission' from the Development and Planning Authority Department / Planning Services Department dated 3rd March 2017 in respect to your application made under the Land Planning and Development (Guernsey) Law, 2005, for the minor extension to the existing domestic curtilage, erect separate garage and create parking area at 'La Chaumette De L'Orme', Rue Du Monnaie, St. Andrew, Guernsey.

Further also to the 'Notification of Grant of Planning Permission' from the Development and Planning Authority Department / Planning Services Department dated 3rd March 2017 expiring on the 2nd March 2020, please find enclosed the following in connection with the above previously approved minor extension to the existing domestic curtilage, erect separate garage and create parking area at 'La Chaumette De L'Orme', Rue Du Monnaie, St. Andrew, Guernsey, which we would be pleased if your planning staff and Committee could consider on our clients (Mr. and Mrs. T. Bougaize) behalf for 'Planning Permission' approval, in connection with the above project.

- One copies of Survey Drawing number 1340-SV-01.
- Four copies of Sketch Plan Drawings numbered 1340-SK-01A and 02A – Location (Option A).
- We also enclose two copies of your Environment Department Application for Planning Permission Form both duly completed and signed.
- Please also find enclosed a cheque made payable to the States of Guernsey in the sum of £240.00 (Two Hundred and Forty Pounds, Zero Pence) on our clients (Mr. and Mrs. T. Bougaize) behalf in respect to the fee for the application under Category 3Aii of the Environment Department Fees for Planning Applications being processed by the Environment Department / Planning Department for 'Planning Permission' approval.

The proposals as shown on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A) are as follows:-

- i. Proposed minor extension to the existing domestic curtilage, erect separate garage and create parking area at 'La Chaumette De L'Orme', Rue Du Monnaie, St. Andrew, Guernsey.

When considering the proposals as shown on the enclosed Working Drawings numbered 1340-WD-01A and 02A (Option A) in connection with the above, as with the original application that was granted 'Notification of Grant of Planning Permission' from the Development and Planning Authority Department / Planning Services Department dated 3rd March 2017, we would be pleased that the department take the following into consideration.

As shown on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A) the site is set out as follows:-

- The existing residential dwelling sits in the center of what is classed as the domestic curtilage to the overall site, to the east of the existing dwelling there is an existing paved patio area that extends out approximately 3.5 to 4 meters from the rear of the existing property, further to the east of the existing dwelling there is an existing granite outbuilding and a number of smaller sheds.
- To the south of the existing dwelling there is a strip of domestic garden, to the southern boundary there are a number of mature trees that bound the adjoining property, the strip of domestic garden to the south of the existing dwelling has a legal conveyance that no building is permitted northwards for a distance of 11 meters of the southern boundary.
- To the west of the existing dwelling there is an existing timber decked area that extends out approximately 4 meters, further to the west of the existing dwelling there are a number of mature trees that bound the property access driveway.
- To the north of the existing dwelling there is a thin strip of land that adjoining an agricultural field, the boundary between the domestic curtilage associated with 'La Chaumette De L'Orme' and the adjoining agricultural field is defined by a line of mature trees.
- The existing area to the north west of the existing property is an area that is used for parking for approximately three and also vehicles allowing for the car to just about to be able to maneuver and turn around, the existing parking area to the north west of the existing property is where the separate garage is proposed to be located.

When considering the above, again as with the original application that was granted 'Notification of Grant of Planning Permission' from the Development and Planning Authority Department / Planning Services Department dated 3rd March 2017, we would be pleased that the department also take the following into consideration.

As you will note from the above, we along with our client consider the present situation regarding the existing parking being outside of the defined domestic curtilage as not being acceptable and in turn being reasonably expected with a property of this nature and size, it is also not in keeping with the adjoining properties and amenity of the area, for this reason our client require a small extension to the presently defined domestic curtilage associated with 'La Chaumette De L'Orme'.

The requested small extension to the presently defined domestic curtilage associated with 'La Chaumette De L'Orme' for the provision of parking for three cars is in an area that has no actual trees and in turn already has a Tree Root Protection System in the area.

The majority if not all of the existing residential properties with the amenity of the area have what we believe adequate parking provision within their domestic curtilage associated with the residential dwelling.

The extent of parking provision proposed to be associate with 'La Chaumette De L'Orme' is in keeping with what would be expected with a property of this nature, size and type, it is also in is in keeping with the adjoining properties and amenity of the area.

If the extent of parking provision proposed to be associate with 'La Chaumette De L'Orme' was not reasonably excepted and approved as shown on the enclosed drawings, the existing residential property would fall far short in respect to providing the basic functional parking needs that would be considered reasonable to expect to have with a property of this nature and size.

The requested small extension to the presently defined domestic curtilage associated with 'La Chaumette De L'Orme' is also the area that is proposed to locate a separate garage as this would have no detrimental effect of the existing trees or the trees root systems.

When considering the proposals as shown on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A) in connection with the above, again as with the original application that was granted 'Notification of Grant of Planning Permission' from the Development and Planning Authority Department / Planning Services Department dated 3rd March 2017, we would be pleased that the department take the following into consideration.

- i. The principle of the proposals as shown and noted on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A) have been previously discussed prior to the original application that was granted 'Notification of Grant of Planning Permission' from the Development and Planning Authority Department / Planning Services Department dated 3rd March 2017, during a meeting with a member of the planning staff (Edward Tildesley) of the Environment Department / Planning Department on the 6th October 2016.
- ii. During our original meeting when we met with Edward Tildesley on the 6th October 2016 we discussed the present parking situation, the problems with the existing trees and in turn the possible locations for a separate location outside of the recognised domestic curtilage, Edward Tildesley's thoughts, comments and recommendations were taken on board regarding the best possible location and in turn incorporated on the proposals as shown on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A).
- iii. Edward Tildesley thoughts were that the overall proposals as worked up on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A), could be considered acceptable and in turn complied with the criteria set out within the relevant policies and therefore would allow approval to be granted subject to the all proposals being of a good design and in keeping with the immediate surrounding area and amenity of the area, this is something we in conjunction with our clients believe has been achieved.
- iv. With the number of existing mature trees on the site our client constantly suffer their cars being damaged with tree sap and for this reason we along with our client feel that it only reasonable to allow a separate garage as shown on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A).
- v. The erection of the separate proposed garage and the creation of the parking as shown and noted on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A) can't be seen from any public road, private access / service road and / or adjoining residential dwellings he neighboring properties or in turn affect the character and amenity of the area.
- vi. The proposals shown on the enclosed drawings do not exceed (by a long way) the extent of the parking provision that have been granted 'Planning Permission' approval to the existing properties within the immediate surrounding area and amenity.
- vii. The proposals as shown and noted on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A) do not have any adverse effect on the existing property or neighboring properties or in turn affect the character and amenity of the area to 'La Chaumette De L'Orme'.

- viii. The external appearance of the proposals shown and noted on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A) has been designed to be in keeping with the existing residential dwelling, the surrounding area and in turn in keeping with the existing properties within the immediate surrounding area and amenity to 'La Chaumette De L'Orme'.
- ix. The proposals as shown on the enclosed Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A) allow for the separate garage to be constructed with materials in keeping with the character and architecture of the existing property / neighboring properties.
- x. The proposals are in a zoning 'Agricultural Priority Area' of the approved Island Development Plan dated 2nd November 2016, we along with our clients believe the proposals comply and satisfies the criteria set out within the relevant policies and therefore would allow 'Planning Permission' approval to be granted.

We trust that we have provided enough information for your staff and Committee to process our clients (Mr. and Mrs. T. Bougaize) application for 'Planning Permission' approval.

Should you have any queries or wish to visit the site please do not hesitate to contact our office.

We look forward to what we hope will be an early and favorable reply.

Yours faithfully,

Mr. C. A. Foulds MRICS MCIAT MCIOB.

For and on behalf of Direct Architectural Solutions Limited.

Enc.

cc Mr. and Mrs. T. Bougaize.
Letter, Form and Sketch Plan Drawings numbered 1340-SK-01A and 02A (Option A).