

Our Ref: MS:20:25
Your Ref: PREA/2018/1066

13th October 2020.

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

Dear Sir

RE: PROPOSED CONVERSION OF GARAGE TO DOWER WING AT:
LA PETITE CHAUMIERE, ROUTE DES ADAMS, ST PETERS,
FOR: MR AND MRS M STAPLES.

Please find enclosed on behalf of Mr and Mrs Staples following a pre-application enquiry on 1st May 2018 the following:-

- A single copy of our survey drawing No. MS:20:25.01.
- 3 copies of our application drawing No. MS:20:25.03.
- 2 copies of completed application form.
- Signed consent form from my client.
- A cheque for £400 to cover application fees under fee scale 3Aiii – extension and alterations to a building of more than 40 sq. metres but less than 100 sq.metres.

The proposals are to convert the existing garage into a dower unit and construct a small extension to provide facilities. The extension will be 4 metres x 4 metres externally to allow for a walk-in shower, storage for bicycles etc. and airing cupboard for a boiler. The main garage which is already constructed, will comprise of lounge/dining with a small kitchenette and at first floor a bedroom. Parking will be within the existing parking area.

The existing garage will have some minor changes with the existing door removed and folding/sliding doors inserted within the opening onto a small patio. Above this the gable will be removed and a glass gable inserted.

Other changes are the inclusion of a small gable window on the north elevation to give head room for the staircase and extra light to the first floor. The first floor currently has three velux rooflights; two will remain in position and one will be positioned over the extension to give some light within the storage area over.

The main Policy that this application has to comply with is Policy GP13 – Household development. This Policy says that it will generally support proposals to extend and alter domestic dwelling providing there is no adverse effects on the amenities of the neighbouring property. It also has to be of good design, scale and massing in form and will not detract from the open character of open locations.

As stated, the garage is existing and this is only a small extension requested which would be constructed on the south elevation facing the existing cottage. This is only a ground floor extension and therefore has no overlooking or would be of detriment to the neighbouring properties.

Looking at the proposed changes to the existing garage at first floor, the gable window on the west elevation will look down over the access drive and across open land towards L'Eree Bay. This will therefore have no effect on the neighbouring properties and is within the existing building so would have no effect on mass and form of the existing construction. Lastly, the proposed gable window on the north elevation would give light and head room to the staircase and will mirror that of the west elevation and will look over the Nature Reserve of the old L'Eree aerodrome. Again we have taken into account the position of the building in relation to the sounding areas and have designed this accordingly.

Regards the Planning Advice Notice No.1 on dower units, we have looked at this in detail and would like to state the following in relation to the unit being ancillary to the main dwelling La Petite Chaumiere.

The dower unit will be occupied by Mr and Mrs Staples and their son will be taking over the main cottage La Petite Chaumiere. The unit is constructed within the existing domestic curtilage and will utilize the services from La Petite Chaumiere, being mains water, mains electric, oil from the oil tank which is close by, and the same parking area. It will have a separate garden area to the north and would have its own independent access. The utility area within the main cottage will be utilized by dower wing being washing facilities for clothes and suchlike. It is proposed to share meals with the main dwelling only on festivals – Christmas, Easter etc., but in the long term this would take place as Mr and Mrs Staples grow older and need some care and support from the family occupying the main dwelling.

These proposals are in line with the Policies as outlined in GP13 and Guidance Planning Note No.1 Dower Units, with only a minor extension and alterations to the existing garage. We therefore hope that this application will gain Planning approval but if there are any further consultations required regards the proposals, please do not hesitate to contact this office.

When designing the garage conversion 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 addresses Policy GP9 for sustainable development.

Yours sincerely

Chris Workman. MCIAT. MRICS. MCIQB.

Encs.

CC: Mr & Mrs M Staples.

