



Chartered Architects & Interior Designers

CM/3599/04

4<sup>th</sup> November 2020

Development & Planning Authority  
Sir Charles Frossard House  
La Charroterie  
St. Peter Port  
GY1 1FH

Dear Sir/Madam,

**Re: Planning Application: To Extend and Relocate the Domestic Curtilage of Madeira Cottage, introducing Hedges between Domestic and Agricultural Areas, on Behalf of Mr and Mrs Simon Livesey**

We have the pleasure of enclosing a Planning Application to reposition the Domestic Curtilage of Madeira Cottage, Route De La Croix Au Bailiff. St Andrew. In proposing to relocate the cottage's domestic curtilage within the wider site this proposal also looks to consolidate the agricultural land in this location. The application comprises two copies of the Application Form (one electronic), a cheque for £1,780 in payment of the requisite application fee, two copies of the survey drawings (one electronic) and three copies of the proposal, in the form of Block and Site Location Plans (one electronic).

Originally used to accommodate vinery staff, Planning Approval was granted for Madeira Cottage to be converted to a dwelling in 2014 (FULL/2013/2163). A further Planning Application to enlarge the dwelling's domestic curtilage was rejected in 2017 (FULL/2016/2497) on the grounds that the Authority considered the application undermined the positive contribution provided by the land to the Agricultural Priority Area. More specifically the Authority considered that that application, in increasing the area of domestic curtilage whilst retaining the dwelling in the centre of the site, would have a 'severely detrimental' impact on the visual amenity and landscape character of the area, prejudicing the wider APA.

This proposal to relocate Madeira Cottage to the northern edge of the site has been the subject of a request for Pre-Application advice (PREA/2020/0317); the result of which was that the Authority emphasised the need for any proposal to demonstrate a benefit to the APA in compliance with Policy GP15. The Authority further noted that in assessing whether or not to agree to a change of use of agricultural land, the size and condition of the land, together with its relationship with existing agricultural holdings would be taken into account, as set out in '*Matters arising from the Planning Inquiry Hearings*' Summary Report (2015). GP15 acknowledges a presumption in favour of proposals where a curtilage extension gives rise to a positive impact on the APA (19.16.5)

Where the previously rejected application looked to increase the domestic curtilage whilst retaining the dwelling in its current location, this application looks to relocate curtilage and dwelling to the periphery of the site; a move that will simultaneously release the centre of the site for agricultural use, improve its visual quality and serve to consolidate the APA. The removal of structures from the centre of the site will provide considerable improvement to the usability, visual amenity and character of the APA. Further, in relocating the curtilage to the north of the site, this proposal allies the dwelling with other dwellings on Rue De Croix Au Bailiff, consolidating the built-up area and relinquishing the need for the existing elongated trackway.

In regard to the amalgamation of the APA, it is also worth noting that the owners of 1, 2 and 3 Le Friquet Cottages, located along the northern boundary, have previously purchased portions of the Whincroft Vinery site. Whilst now owned by these properties, in having reverted to agricultural use under the terms of 2016 IDP, these land areas may not currently be enjoyed for domestic purpose and as a result a strip of agricultural land will remain between the proposed new position for the Madeira curtilage and the dwellings on Rue De Croix Au Bailiff.

Whilst it would be of benefit to the APA for all the agricultural land in this area to be reunited, as these land parcels are considered to be of a commercially un-farmable size the largest being only 668m<sup>2</sup> (less than the threshold defined within the *'Matters arising from the Planning Inquiry hearing, Summary Report', March 2016*), the long term desirability of retaining them within the APA must be in doubt; the likelihood being that, at some point in the future, this land will be incorporated within the domestic curtilage of each respective cottage. In either event our proposal suggests that repositioning the domestic curtilage of Madeira Cottage to the northern end of the site represents the best possible consolidation of the APA achievable through a reworking the Whincroft site alone.

In contrast, to the rejected application of 2017 this proposal, in relocating the dwelling to a position on the northern edge of the site, restores the centre to agricultural use in a way that has considerable benefit for the visual amenity of the APA. Indeed in recent months the new owners of the Whincroft site have, at considerable expense to themselves, already begun a process that has seen a restoration of greater part the site to agricultural use, in line with the requirements of the 2016 IDP. This removal of greenhouses, horticultural debris and a general preparation of the land can be viewed as a precursor to a process which would continue to benefit the remainder of the site.

In summary this proposal, in proposing a relocation of Madeira Cottage and curtilage, looks to consolidate currently subdivided areas of agricultural land; any loss being both minimal and offset by the considerable added benefit to the visual amenity of the APA, presented by the removal of the existing buildings, restoration of the surface of the land and the implementation of hedge planting provided all in respect of the requirements of GP15.

We would be grateful if you would let us know if you would like any further information.

Yours sincerely



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