

Our Ref: GN/lc/1963/210107planningservice

States of Guernsey
Planning Service
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

7th January 2021

Dear Sirs

PROPOSED VARIATIONS TO PREVIOUSLY APPROVED - CHANGE OF USE OF PREVIOUSLY APPROVED STORE TO HOME OFFICE AT LES PRES, LA MAISON AU COMPTE, VALE, GUERNSEY

On behalf of our client, Mr and Mrs T Guilbert, we are seeking permission to change the use of the previously approved store over the proposed garage into a home office. In order to assist you with the application, please find enclosed the following:-

- 3 no. copies of our proposal drawing no. 1963/03.01A
- 1 no. copy of the completed application form
- Planning application fee of £390 applicable to Category 10A

Planning permission was granted for the erection of an oak frame garage at the above property under reference FULL/2020/1556. The garage is a detached oak frame structure, which as approved, featured a storage area at first floor level. Our client would now like to explore the possibility of utilising this space to serve as a home office for their business. Under Condition 4 of the latest approval, permission is required to use the building in accordance with any trade or business and, therefore, a planning application is required. The application has been prepared following guidance provided by your Planning Officer Tom de Garis under reference PREA/2020/2525.

At present, our client operates his business, Lightning Enterprises Ltd, from a small office situated within the existing outbuildings on the site. The business has been in operation from the existing outbuilding since 2005, which was originally a garden store. Our client informs us that at the time they were advised by the Department that no permission was required as the office space was ancillary to the dwelling. As the business has developed, it would be beneficial to our client for the office to be relocated to the new building, whilst the existing office space can be reverted back to storage. The new office space would benefit from increased levels of insulation and natural light, as well as offering a small WC and kitchenette. Relocating the storage to the ground floor level of the existing outbuilding would be beneficial for our client and, therefore, it makes sense to re-locate the office to the first floor of the new outbuilding.

Externally, no changes are required to the previously approved plans. All materials, rooflights and doors are to be retained as previously approved, together with the footprint and position of the new outbuilding.



Policy GP14 - Home Based Employment:

Our client has provided us with the information below regarding their business, Lightning Enterprises Ltd, in order to support the application.

"The primary focus of my home office is as an administrative centre for my specialist lightning protection business, which services all of the Channel Islands. My business is a highly specialist and technical one and involves primarily a specialist risk analysis, design and consultative service, which is mostly carried out through electronic communication. Clients very rarely, if ever, visit my office as meetings are usually technical in nature and require on site attendance. The office is manned solely by myself currently, with occasional help from accountants and business service providers, which again are rare. We are currently expanding into the UK by franchise, but this is not expected to impact significantly upon the home office as a UK centre is being established.

An area of the existing workshop is reserved for material storage for use during the installation of the Lightning Protection systems. No manufacture or assembly is necessary, however, as systems are manufactured off site and assembled at the final location we do have stock deliveries but these average one or two a month and are small in volume. Most larger project materials are delivered direct to site.

The home office is an important tool in the continued success of my company, which has traded in the Channel Islands for almost 30 years and is National award winning in its specific field of expertise and service."

The provision of office space above the proposed garage will have minimal impact on the neighbouring amenity and on nearby properties. The office will operate from Monday to Friday, 8am until 4pm, although a lot of this time the office will be unmanned as our client will be on-site. Mr Guilbert does not anticipate employing any staff.

There will be no increase in traffic to and from the site as there are very few visitors to the office. As stated above our client estimates that visitors to the site are very rare, less than once per month as most of their meetings are held on site. There will be occasional deliveries to the office but again, this will be rare with an estimate of once or twice per month.

The principle use of the site will remain residential, as existing, and the business will operate as it does at present albeit from the new outbuilding. There will be no disturbance to neighbouring properties through the running of this office based business from the new outbuilding and it is, therefore, our understanding that the proposals accord with Policy GP14.

Policy GP9 - Sustainable Development:

These works will be subject to a full Building Control application to be submitted in due course and as such is designed to meet and exceed the current Guernsey Technical Standards in terms of heat loss, energy efficiency, drainage, alter usage and the use of appropriate materials and construction methods.

The factory built oak frame system for the outbuilding will ensure that there is minimal material wastage and the energy process for erection on site kept to a minimum.

The development will have no adverse impact on neighbouring amenity as our client owns the neighbouring agricultural land.

Finally, consideration has also been given to climate change and flood risks. The land is on a relatively level area and there is no history of flooding. Consideration has also been given to the manufacture of the building using sustainable materials with consideration to climate change.

We trust that the above and enclosed provides you with sufficient information to consider the application and look forward to hearing from you in due course.

Yours sincerely



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for and on behalf of
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Enc

cc Mr and Mrs T Guilbert