

# **G.E. LE FRIEC**

## **Architectural and Building Technologist**

Planning Services,  
Sir Charles Frossard House,  
Charroterie,  
ST. PETER PORT  
GY1 1FH

Our ref: 2041 / 1  
Your ref: PREA/2020/1948

### **PLANNING APPLICATION**

3 December 2020.

Dear Sir or Madam,

**RE: PROPOSED WALLS AND EXTENSION OF EXISTING PARKING AREA  
AT "LA ROCQUE, HOUGUE DU POMMIER, CASTEL, FOR :- MR. &  
MRS. B. CHANDLER.**

Please find enclosed in triplicate my scheme drawing for proposed works at the above address, together with a completed planning application form and cheque in the sum of £150. An e application will also be made for the proposals.

Following a pre-application response to the above my Clients now propose in this instance to :-

- 1) Erect 2450 high privacy/enclosure walls to the existing garden area of the South side of the property and
- 2) Increase slightly the existing parking area to the North of the existing garage.

The proposed works are indicated on the enclosed scheme drawing.

My Clients wish to create some form of enclosure to the South side of the property which presently is completely open to views from both the rising road to the North and recently redeveloped property to the South. In order to achieve this and provide an acceptable degree of privacy, it is proposed to erect 2450 high blockwork enclosure walls. These would be smooth rendered in finish. The area formed is intended to be a child safe, private environment. The area directly in front and to the South of this proposed enclosed area is currently being planted with screening plants which was a planning requirement of the recently completed house renovation project directly to the South of "La Rocque".

The property is adjacent to a main road which rises as it travels further to the South of

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the subject site. The change in road level leads to overlooking of the area in front of the South side of the house and therefore a reasonably high screen needs to be provided. In mitigation of this, the border left between the East side of the house and road, contains some existing substantial planting and trees that my Clients wish to retain.

Mr. and Mrs. Chandler also wish to improve the existing area of parking which is situated to the North of the property, beyond the existing garage. It is intended to form an area of hardstanding as additional parking space, which would be a continuation of the existing parking arrangements. It is proposed to retain an existing tree in this area as shown on the enclosed scheme drawing.

**PROPOSALS TO ADDRESS POLICY GP9, ASSUMING PLANNING  
CONSENT IS GIVEN.**

The new works will be constructed in accordance with the requirements of current Guernsey Technical Standards in order to achieve minimum requirements.

Due to the geographical location and relative isolation of this property, there are no concerns in relation to flooding.

I would be grateful if the enclosed drawing could be considered for pre-application consideration by the Authority and an indication of the likely planning fee, prior to making a full planning submission.

Yours faithfully,

G. E. Le Fric.

