



A7 DESIGN LIMITED. Registration No. 56840
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CLIENT REF: 15-731-P3

PROPERTY REF: C011390000

PLANNING SERVICE REF: ----/----/----

BUILDING CONTROL REF: --/----/----

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January 15th, 2021

The Office of the Development & Planning Authority
Planning Service
States of Guernsey
Sir Charles Frossard House
La Charroterie
St. Peter Port
GY1 1FH

Dear Sir/ Madam,

PROPOSAL: Conversion of Dower Wing to Dwelling
LOCATION: "Le Tertre Farm", Rue Du Tertre, Vale, Guernsey, GY3 5QR
APPLICANT: Mr J.J. Mitchell

On behalf of our client, we wish to apply for 'Planning Permission' in accordance with 'The Land Planning and Development (Guernsey) Law, 2005 – as amended' to carry out the proposed works as indicated on the accompanying drawings and as briefly outlined below. The enclosed information for submission (*also issued electronically*) consists of:

- 1 original copy of the Planning Submission Application form,
- 1 copy of the Planning Drawings Issue Sheet,
- 1 copy of the Survey Drawing numbered: **15-731-P3 - SD/01**,
- 3 copies of each of the Planning Drawings numbered: **15-731-P3 - PD/01 & 02**,
- Fees: We have calculated these to be a total of **£680** from Categories **2B**. We therefore enclose a cheque made payable to 'The States of Guernsey' for this amount.

Further to the site works recently undertaken by our client at the above property to facilitate a Dower Wing (ref: FULL/2015/1274), in light of a change in family circumstances as of late 2020 the unit is now no longer required to support a dependent relative. As such this application seeks to create an independent unit of accommodation without any structural alterations to the existing historic building fabric. The majority of building works for the approved Dower Wing were undertaken with the exception of the Living Room / Snug area, which will be completed as part of this application. Ample amenity provisions are available within the grounds of the overall site, one designated car parking space within the existing driveway will be provided, with the added benefit of the graveled area to the north of the building being used by occasional visitors. New hedge planting will form the separation to create a provide garden area.

Our client remains committed to the restoration of the main farmhouse which has become a substantial investment in terms of time and funding. Since rescuing the property from abandonment in 2015, the past few decades have taken its toll on the property with its poor condition and neglect well documented within previous correspondence. By physically separating the dower unit this has the benefit of releasing further funding to allow restoration works to continue.

We also take this opportunity to confirm that the above proposals have been designed to fully comply with Policies GP8 and GP9 of the 'Island Development Plan'. The design and specification of the building materials have been specified as such to comply with all parts of the 'Guernsey Technical Standards – The Building (Guernsey) Regulations 2012' adopted by the Building Control Department, specifically in terms of the thermal efficiency of the insulation, and fenestration.

We trust the above and enclosed information offers a detailed description and explanation regarding our proposals and would be grateful if this could be considered at your earliest opportunity. Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

For and on behalf of
A7 DESIGN LIMITED

Jody Warren ACIAT
Architectural Design Manager