



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

29 May 2019

Dear Sirs

Your Ref: UNW/2019/00069

I refer to your letter dated 2nd May 2019 regarding Ashbeck, 8 The Roost, Carriere Lane, Vale, GY3 5QJ (copy attached).

In May 2017 my wife and I purchased the above-named property and I enclose a copy of the estate agent's brochure which provides photos of the garden area at the time of purchase. In the Summer of 2017 we purchased a standard 6x4 garden shed and erected it at the bottom of our garden, as this is the only available and suitable area to have a garden shed. The shed was surrounded by small hedging (planted by the builders/developers) which would grow in time and obscure the shed from the roadside. A shed was essential for storage as the property's attic is converted into a second bedroom and therefore storage inside the property is limited. At the time of erecting the shed in 2017 I was unaware that planning permission would be required as it remained in our garden and sits adjacent to our neighbour's shed (shown in the attached photo taken from above). I understand now that the issue with our shed location might be due to the visibility from the road, whereas our neighbour's shed is obscured by the granite wall and hedging which sits above the wall (which can be seen from the attached photo taken from Braye Road). My wife and I do intend to replant the hedging which was already in place around the rear and alongside the shed to ensure it cannot be seen and is in keeping with the surroundings of the area.

As one can see from the photo provided, our garden slopes away from the house down to the roadside at the bottom of our garden. This was done at the time the property was built but the garden appears to have been thrown together with basic materials and was uneven. It was clear from the soil itself that the quality of the grass and the drainage in our garden was poor due to mainly building rubble used as a base and the slope.

Earlier this year my wife and I decided to replace the lawn with an artificial lawn and Willows Landscapes provided an estimate to carry out the work and recommended levelling the garden to assist with drainage. We agreed to their recommendation and the work was carried out. In order to assist removal of the grass and topsoil, the shed at the bottom of our garden was temporarily dismantled to allow a digger access from the roadside as no other access is available from the front of the house. At the bottom of our garden, on the roadside, was a low mound of earth, no higher than 30cm. It was not grassed and encroached approximately 20cm of the pavement due to its poor construction. After reading your letter dated 2nd May 2019 and reading the guidelines on your website, I am not sure that it would constitute an 'earthbank' due to its very small size and does not compare to the larger grass-covered banks which line many of the Island's roads.

As part of the levelling of our garden, Willows raised the level at the bottom of our garden by approximately 30cm and advised that a wall or wooden sleepers would be required to hold the earth

back. At no time was it mentioned that I needed planning permission, however I understand now that this is my responsibility and not theirs. With this being our first property, I was not familiar with the planning rules and would like to do whatever is considered appropriate to resolve this issue and rectify matters to ensure compliance with the planning rules.

If considered more appropriate by the Planning Service, I would like to propose that I change the sleepers for a wall to ensure that the aesthetics of Braye Road are consistent and in keeping with our neighbours both juxtaposed and opposite. In addition, an established hedge be planted at the rear and alongside the shed to not only hide the shed from the road, but also to match our neighbours hedge and provide our rear garden with some privacy from the road and passers-by.

I would like to take this opportunity to apologise for my oversight requesting planning permission and assure you that any future works will be met with an enquiry beforehand.

Should you have any questions, require additional information or consider a meeting be necessary to discuss anything mentioned above, I would be pleased to meet with a representative of the Planning Service at a mutually convenient time either at the property or your offices.

I look forward to hearing from you in due course.

Yours faithfully

Ashley Dye

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