

# DIRECT ARCHITECTURAL SOLUTIONS LIMITED

**CHARTERED SURVEYOR - ARCHITECTURAL TECHNOLOGIST - PROJECT MANAGEMENT**

Our Ref: CAF/1404.

The President  
Development and Planning Authority  
Sir Charles Frossard House  
La Charroterie  
St Peter Port  
Guernsey  
GY1 1FH

**Attention - Planning Services Department.**

14<sup>th</sup> January 2021.

Dear Sir,

**Re: Proposed Extension, Alterations and Refurbishment to Existing Residential Property along with a Separate Garage / Home Office, Proposed Glasshouse and Associated Extension to the Existing Domestic Curtilage to the Existing Residential Property at 'Le Courtil d'Aval' (formally Broad Haven), Rue de le Claire Mare, St. Pierre du Bois, Guernsey for Mr. Y. Marquis and Mrs. K. Isabelle.**

Please find enclosed a copy of Survey Drawings numbered 1404-SV-01, 02, 03, 04 & 05 along with four copies of the completed Sketch Plan Drawing number 1404-SK-01, 02 & 03 in connection with the above proposed extension, alterations and refurbishment to existing residential property along with a separate garage / home office, proposed glasshouse and associated extension to the existing domestic curtilage to the existing residential property at 'Le Courtil d'Aval' (formally Broad Haven), Rue de le Claire Mare, St. Pierre du Bois, Guernsey, which we would be pleased if the departments planning staff could consider on our clients (Mr. Y. Marquis and Mrs. K. Isabelle) behalf for 'Planning Permission' approval.

We also enclose two copies of your Development and Planning Authority / Planning Services Department General Application Form for 'Planning Permission' approval duly completed and signed.

Please also find enclosed a cheque made payable to the States of Guernsey in the total sum of £940.00 (Nine Hundred and Forty Pounds, Zero Pence) on our clients (Mr. Y. Marquis and Mrs. K. Isabelle) behalf in respect to the fee for the application under Categories 3Ai, Aiii and G as outlined in the Development and Planning Authority Fees for Planning Applications being processed by the Development and Planning Authority / Planning Services Department for 'Planning Permission' approval.

The proposals as shown and noted on the enclosed completed Sketch Plan Drawing number 1404-SK-01, 02 & 03 include and allow for the following:-

- i. Proposed extension, alterations and refurbishment to existing residential property at 'Le Courtil d'Aval' (formally Broad Haven), Rue de le Claire Mare, St. Pierre du Bois, Guernsey.

Proposed separate garage / home office at 'Le Courtil d'Aval' (formally Broad Haven), Rue de le Claire Mare, St. Pierre du Bois, Guernsey

Proposed glasshouse and associated extension to the existing domestic curtilage to the existing residential property at 'Le Courtil d'Aval' (formally Broad Haven), Rue de le Claire Mare, St. Pierre du Bois, Guernsey.

Proposed extension to the existing domestic curtilage to the existing residential property at 'Le Courtil d'Aval' (formally Broad Haven), Rue de le Claire Mare, St. Pierre du Bois, Guernsey.

When considering the above proposed inclusion of the existing associated area of existing agricultural land to the north east of the existing dwelling house as being an extension to the existing domestic curtilage associated with proposed extension and alterations to 'Courtil d'Aval', we would be pleased if you could take the following setting out into consideration.

- The existing residential dwelling sits in the north western area of the site and is accessed from an existing corner access driveway in the western corner of the site, to the north east of the access driveway and main house there is a fairly narrow strip of domestic garden which is we believe the existing recognized Domestic Curtilage associated with 'Courtil d'Aval'.
- To the north of the existing residential dwelling there is an area for the parking with very limited turning facility space for cars, with approximately four cars comfortably parking the ability to maneuver and turn around is basically not achievable without driving over the existing lawned garden areas.
- To the south west of the existing residential dwelling and the existing recognized Domestic Curtilage part of domestic garden associated with 'Courtil d'Aval', there is a domestic oil tank for the storage of oil for the existing main house 'Courtil d'Aval'.
- Further to the north east of the existing residential dwelling known as 'Courtil d'Aval', along with the existing recognized Domestic Curtilage part of domestic garden associated with 'Courtil d'Aval' and the existing car parking area associated with 'Courtil d'Aval' there is an existing small area of land that historically housed two glasshouse and was therefore at that time class as horticultural use class, subsequently the glasshouses have possible been storm damaged and had to be removed and / or having reached the stage were the glasshouses are uneconomical to repair and therefore remove resulting in the area of land becoming agricultural (field) usage that is surrounded on all side by existing earth banks with well-established trees and domestic planting thought pot the whole area.

The existing small enclosed agricultural land to the north east of the existing residential dwelling known as 'Courtil d'Aval', along with the existing recognized Domestic Curtilage part of domestic garden associated with 'Courtil d'Aval' and the existing car parking area associated with 'Courtil d'Aval' is the area agricultural land that our clients want included as being an extension to the existing domestic curtilage presently associated with 'Courtil d'Aval'.

Whilst taking the above setting out of the existing property, the existing residential dwelling known as 'Courtil d'Aval', along with the existing recognized Domestic Curtilage part of domestic garden and the existing car parking area presently associated with 'Courtil d'Aval' in parallel with the small enclosed agricultural field to the north east as being an extension to the existing domestic curtilage presently associated with "Courtil d'Aval", we would also be pleased if you could take the following into consideration.

The existing extent of the domestic curtilage associated with 'Courtil d'Aval' is really very small relative to the size of the existing / proposed future extended property and in turn of a size what would be reasonably excepted have with a property of this nature and size.

The immediate adjoining property directly to the north east of the existing residential dwelling known as 'Courtil d'Aval', along with the existing recognized Domestic Curtilage part of domestic garden and the existing car parking area presently associated with 'Courtil d'Aval' has very recently been granted full 'Change of use of agricultural land to domestic garden and erect greenhouse' from the Planningsnf Development and Planning Authority / Planning Services under the departments reference FULL/2020/0897 .

The existing small enclosed agricultural land to the north east of the existing residential dwelling known as 'Courtil d'Aval', and further to the north east of the existing recognized Domestic Curtilage part of domestic garden associated with 'Courtil d'Aval' as proposed as being an extension to the existing Domestic Curtilage presently associated with 'Courtil d'Aval', is not accessible from any other agricultural field / holding.

The inclusion of the existing small enclosed agricultural land to the north east of the existing residential dwelling known as 'Courtil d'Aval', and further to the north east of the existing recognized Domestic Curtilage part of domestic garden associated with 'Courtil d'Aval' as proposed as being an extension to the existing Domestic Curtilage presently associated with 'Courtil d'Aval' is quite wet and suffers from flooding in the autumn, winter and spring months, which as a result of the flooding means that the land is not able to be accessed and / or prohibits the land from being used for agricultural purposes.

The inclusion of the existing small enclosed agricultural land to the north east of the existing residential dwelling known as 'Courtil d'Aval', and further to the north east of the existing recognized Domestic Curtilage part of domestic garden associated with 'Courtil d'Aval' as proposed as being an extension to the existing Domestic Curtilage presently associated with 'Courtil d'Aval' would not result in any loss of a commercially viable piece of agricultural land.

The inclusion of the existing small enclosed agricultural land to the north east of the existing residential dwelling known as 'Courtil d'Aval', and further to the north east of the existing recognized Domestic Curtilage part of domestic garden associated with 'Courtil d'Aval' as proposed as being domestic curtilage would provide an enlarged garden (lawn / garden) landscaped area to the existing residential dwelling known as 'Courtil d'Aval'.

The inclusion of the existing small enclosed agricultural land to the north east of the existing residential dwelling known as 'Courtil d'Aval', and further to the north east of the existing recognized Domestic Curtilage part of domestic garden associated with 'Courtil d'Aval' as proposed as being domestic curtilage presently associated with 'Courtil d'Aval' would be in keeping with what would be expected with a property of this nature, size and type, it is also in in keeping with the adjoining properties and amenity of the area.

We would be pleased when considering the proposed extension, alterations and refurbishment to existing residential property along with a separate garage / home office, proposed glasshouse and the inclusion of the existing area of existing agricultural land to the north east of the existing dwelling house as being an extension to the existing Domestic Curtilage associated with proposed extension and alterations to 'Courtil d'Aval', we would be pleased if you could take the following setting out into consideration.

- i. The accommodation to the existing property is not able to accommodate the clients family living / layout requirements.

The proposals as shown on the enclosed Sketch Plan Drawing number 1404-SK-01, 02 & 03 would provide the families associated accommodation and modern living requirements in the form of the ground floor open plan kitchen, dining, a separate lounge area, a snug along with a utility, a boot room, a shower room and small study area, along with a connected dower unit to the south west end of the existing main property.

The proposed first floor extension provides the master bedroom and en-suite facilities, along with a second bedroom and communal shower room.

The proposals as shown on the enclosed Sketch Plan Drawings numbered Sketch Plan Drawing number 1404-SK-01, 02 & 03 would provide the additional accommodation and space required to fore fill our clients family living and layout requirements.

- ii. A number of properties within the immediate surrounding area and amenity to 'Courtil d'Aval' have had extensive extensions and alterations approved and constructed to the existing property in recent years.
- iii. The proposals shown on the enclosed Sketch Plan Drawings numbered 1403-SK-00, 01, 02 & 03 do not exceed the extent of the existing extensions and alterations that have been constructed to existing properties within the immediate surrounding area and amenity to 'Courtil d'Aval'.

- vi. The proposals shown on the enclosed Sketch Plan Drawings numbered 1404-SK-01, 02 & 03 do not have any adverse effect on the existing area or in turn affect the character and amenity of the adjoining properties.
- vii. The proposals as shown on the enclosed Sketch Plan Drawings numbered 1404-SK-01, 02 & 03 do not have any adverse effect on the neighboring properties in respect to creating any additional overlooking to the adjoining properties.
- viii. The proposals as shown on the enclosed Sketch Plan Drawings numbered 1404-SK-01, 02 & 03 do not have any adverse effect on the existing property or neighboring properties or in turn affect the character and amenity of the area.
- ix. The proposals as shown on the enclosed Sketch Plan Drawings numbered 1404-SK-01, 02 & 03 allow for the alterations to the existing property and the extension to be constructed with materials which both the existing property and the proposed extension together in keeping with the same architectural design and the maintaining the complete proposals to be in keeping with the character and architecture of the existing property / neighboring properties.
- x. To address the requirements of Policy GP9 of the approved Island Development Plan dated 2<sup>nd</sup> November 2016, on our clients (Mr. Y. Marquis and Mrs. K. Isabelle) behalf we confirm that the design (including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power) of the proposals as shown on the enclosed Sketch Plan Drawings numbered 1404-SK-01, 02 & 03 will be fully detailed so that a full set of the future Working Drawings will be submitted to the Development and Planning Authority / Building Control Department, to meet the requirements of the Building (Guernsey) Regulations, 2012 and in turn comply with Policy GP9 of the approved Island Development Plan dated 2<sup>nd</sup> November 2016.
- xi. In addressing the requirements of Waste Management as part of Policy GP9 of the approved Island Development Plan dated 2<sup>nd</sup> November 2016, on our clients (Mr. Y. Marquis and Mrs. K. Isabelle) behalf we are able to advise that the chosen principal contractor must ensure, so far as is reasonably practicable, that waste produced during construction is re-used, recycled or recovered, in principle this will include for all of the existing blockwork and concrete to be removed from site and crushed for reuse by others on others building projects, during the construction of the proposed rebuild of existing previously demolished outbuilding any waste timber materials are to be taken to a local facility to hopefully be recycled, any waste plastic materials are to be taken to a local facility to hopefully be recycled or sent off island to be recycled, any waste recyclable metals (copper pipe and lead etc) are to be taken to a local facility to be recycled.
- xii. The proposals are in a zoning 'White – Non Designated Area' on the approved Island Development Plan dated 2<sup>nd</sup> November 2016, we along with our clients believe the proposals comply and satisfies the criteria set out within the relevant policies and therefore would allow 'Planning Permission' approval to be granted.

We trust that we have provided enough information for your staff and Committee to process our clients (Mr. Y. Marquis and Mrs. K. Isabelle) application for 'Planning Permission' approval in respect to the proposed extension, alterations and refurbishment to existing residential property along with a separate garage / home office, proposed glasshouse and associated extension to the existing domestic curtilage to the existing residential property at 'Le Courtil d'Aval' (formally Broad Haven), Rue de le Claire Mare, St. Pierre du Bois, Guernsey.

Should you have any queries in connection with the above proposals and / or wish to visit the site please do not hesitate to contact our office.

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14<sup>th</sup> January 2021.  
Mr. Y. Marquis and Mrs. K. Isabelle.

We look forward to what we hope will be an early and favorable reply.

Yours faithfully,

Mr. C. A. Foulds MRICS MCIAT MCIQB.

For and on behalf of Direct Architectural Solutions Limited.

Enc.

cc. Mr. Y. Marquis and Mrs. K. Isabelle.