

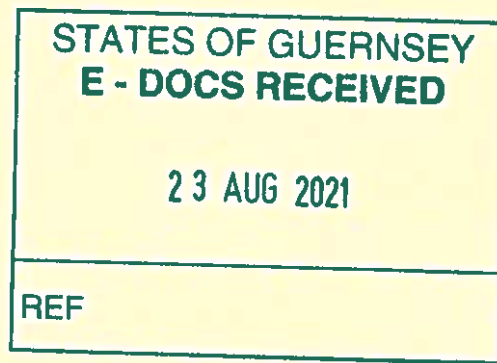


**Our ref: 6158/A/1a**

**Your ref:**

**Prop ref:**

The Planning Department  
Sir Charles Frossard House  
La Charroterie  
St Peter Port  
Guernsey  
GY1 1FH.



Date: 9<sup>th</sup> August 2021.

Dear Sir,

**Ref: Extend domestic curtilage, proposed swim spa and hard-standing at La Cache, Rue de la Cache, St. Peters for Mr. & Mrs. D. Jeffery.**

Please see the enclosed "FULL" application for your consideration.

Following on from your letter, we were unaware of the extent of the domestic curtilage and that this proposed swim spa and hard-standing falls out of it. So we have therefore followed your advice and have amended the application to include the domestic curtilage.

This area of land is not forming a larger area of open land as there is mature hedging and trees around the boundaries of the domestic properties that border the property. It is also not visually prominent and can't be seen from any public highway as these hedges protect it from that.

There is no proposal to alter any of the existing boundary features, so they are all to remain as is.

There will be no impact on the biodiversity of this proposal as there is no land in the nearby area that is zoned as so.

There will be no adverse effect to the amenities to the neighbouring properties as all of the adjoining properties have sufficient amenity in their own right.

The area of land is too small and on a steep slope to be viable to farm in a cost effective manner. This land measures approx. 100sqm

In each case we recognise this application as being a realistic and reasonable proposal using traditional materials to match those on the main house, none of which should cause your department any issues in supporting this application.

We confirm that the design, including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power, will meet the requirements of the Building (Guernsey) Regulations, 2012.

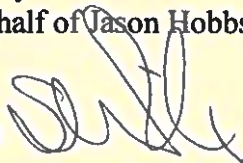
We trust this meets your requirements and await your decision in due course.

Yours Faithfully

For and on behalf of Jason Hobbs Architectural Services Ltd

PP

Mr J.R.Hobbs





APPLICATION FOR PLANNING PERMISSION

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005 – AS AMENDED

STATES OF GUERNSEY  
E-DOCS RECEIVED  
23 AUG 2021

Sir Charles Frossard House  
La Courverie  
St. Peter Port Guernsey  
GY9 5ED  
Tel: (01481) 216200  
www.gov.gg  
planning@gov.gg

Please complete in black ink using block capitals (2 copies of form and 4 copies of plans, etc to be submitted)  
Professional agents to submit 2 copies of the application form (1 electronic) and 4 copies of plans, etc (1 electronic).

For all applications, complete pages 1 & 2 of the form.

For all non-householder applications, please also complete pages 3 & 4 of the form.

APPLICANT'S DETAILS		AGENT'S DETAILS	
<b>A</b>	Name: Mr. & Mrs. D. Jeffery	Name: Jason Hobbs Architectural Services Ltd.	
	Address: La Cache, Rue de la Cache, St. Peters	Address: The Studio, Le Gallet	
		Rue du Chapelles, Vale	
	Postcode:	Postcode: GY3 5EW	
	Tel:	Tel: 01481 246645	
	Email:	Email: jasonhobbs@cwgsy.net	
		Ref: 6158/A/1	

APPLICATION SITE	
<b>B</b>	Address: <i>As above</i>
	Postcode:                      Cadastre ref (if known):
	Site Area in either verges/acres/hectares/square metres:

PROPOSED DEVELOPMENT	
<b>C</b>	Is this application for:    Planning Permission <input checked="" type="checkbox"/> Outline Permission <input type="checkbox"/> Reserved Matters <input type="checkbox"/>
	Description of the proposal, including any change of use: Extend domestic curtilage, proposed swim spa and hard-standing
	Has the proposal been the the subject of pre-application discussion with the Authority?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	If yes, reference :            /            /            .    Case officer's name:
	Does the proposal require an Environmental Impact Assessment?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
	Has the development already commenced?    Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

FEES			
<b>D</b>	CATEGORY	NUMBER OF	FEE PER ITEM
	3G	1	£150.00
	10A	1	£390.00
Total Floor area of new building or extension (if roofspace, divide that floor area by 50%):			Sqm <i>n/a</i>
BACS Reference: jefferyLaCache		Fee enclosed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

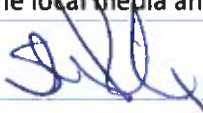
E TREES AND HEDGES <input type="checkbox"/>	
Does the proposal involve the removal of trees or hedges?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If Yes, please confirm that <u>all</u> trees/hedges to be removed AND <u>all</u> trees/hedges to remain have been indicated on the block plan:	<input type="checkbox"/>
Are any trees directly affected by or close to the proposed development subject to a Tree Protection Order (TPO)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Reference Number of TPO:	
If Yes, please confirm that the submitted plans identify <u>all</u> protected trees affected by or close to the proposed development and <u>all</u> works to trees and roots.	<input type="checkbox"/>

F PROTECTED BUILDINGS/MONUMENTS <input type="checkbox"/>	
Does the proposal involve works to a Protected Building/Monument?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, please confirm that the submitted plans show full details of <u>all</u> proposed internal and external alterations/works and a statement to demonstrate that the special interest of the building has been considered at the outset.	<input checked="" type="checkbox"/>

G DEMOLITION <input type="checkbox"/>	
Are any buildings/structures (including walls) to be demolished?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please confirm that the submitted plans clearly indicate <u>all</u> buildings/structures to be demolished.	<input checked="" type="checkbox"/>

H PEDESTRIAN AND VEHICULAR ACCESS & PARKING <input type="checkbox"/>	
Does the proposal involve alteration to or creation of a new vehicle access/ pedestrian access/car parking? (delete as appropriate):	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please confirm that the submitted plans clearly indicate <u>all</u> alterations to or creation of new access/car parking.	<input type="checkbox"/>

I MATERIALS <input type="checkbox"/>	
Please confirm that <u>all</u> external materials (existing & proposed) including boundary treatments and hard surfaced areas are shown on the submitted plans.	<input checked="" type="checkbox"/>
Please confirm that a statement has been included to address the Sustainable Development matters and the Waste Management issues set out in Policy GP9 of the IDP, as appropriate.	<input checked="" type="checkbox"/>

J STATEMENT <input type="checkbox"/>	
I am the owner of the site	<input type="checkbox"/>
I have the written consent of the owner(s) of any part of the land to make this application	<input checked="" type="checkbox"/>
I have made all reasonable enquiries to identify the owner and obtain consent (Please provide evidence)	<input type="checkbox"/>
I/we hereby apply for planning permission, as described in this form and the accompanying plans/ drawings, in accordance with the relevant legislation. I/we declare that to the best of my/our knowledge, all the particulars in this application are correct. I/we agree that any information given in this application may be disclosed to relevant Committees of the States of Guernsey, made accessible to the public, published in the local media and on the States of Guernsey website.	
SIGNATURE: 	NAME (Print): <b>Sebastian Priaulx</b>
Date: <b>20th August 2021</b>	Company Name (if applicable) <b>Jason Hobbs Architectural Services Ltd.</b>

**RESIDENTIAL DEVELOPMENT**

K			Existing Units	Proposed Units
	• Dwelling houses			
	• Flats			
	• Sheltered Housing			
	• Specialised Housing			
	• Other Housing			
		Existing No of people	Proposed No of people	
• Multiple occupation				

**AFFORDABLE HOUSING**

Does Development Plan Policy GP11 (Affordable Housing) apply?		Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes, please confirm details of provision (land or units) are included		<input type="checkbox"/>	
If unable to comply, please confirm reasons and viability assessment included		<input type="checkbox"/>	

**OTHER DEVELOPMENT**

M	GIFA = Gross Internal Floor Area	Existing GIFA m2	Proposed GIFA m2
	• Retail convenience		
	• Retail other		
	• Food/drink		
	• Offices		
	• Industry/Storage & Distribution		
	• Sport/Recreation/Leisure		
	• Education/Community/Health		
	• Agriculture/Horticulture	100	0
	• Infrastructure/Harbour/Airport		
		Existing bed spaces	Proposed bed spaces
• Visitor Accommodation – Serviced			
• Visitor Accommodation – Non-serviced			
• Staff accommodation			
		Existing GIFA m2	Proposed GIFA m2
• Other Use (please specify)			

**PARKING PROVISION**

N			Existing spaces	Proposed spaces
	• Car			
	• (of which disabled)			
	• Motorcycle			
	• Bicycle			

CHECKLIST (Please tick boxes ) or indicate n/a

<b>O ALL PLANNING APPLICATIONS MUST INCLUDE THE FOLLOWING INFORMATION; Please see the guidance notes, PN2 Making a Planning Application, for more details</b>	
Application Forms x2	<input checked="" type="checkbox"/>
Site Location Plan x 4	<input checked="" type="checkbox"/>
Block Layout Plan x 4	<input checked="" type="checkbox"/>
Drawings x 4	<input checked="" type="checkbox"/>
Fee - See Fees for Planning Applications	<input checked="" type="checkbox"/>
<b>A NUMBER OF OTHER ITEMS MAY BE REQUIRED, DEPENDING ON THE PROPOSAL;</b>	
<b>Sustainable Checklist</b> – a proportional response to IDP policy GP9 A brief written statement addressing the policy text should be submitted. As a minimum for small extensions to dwelling houses this should confirm that the design, including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power, also meets the current Building Regulations.	<input checked="" type="checkbox"/>
<b>Waste Management Plan</b> – for more significant applications, including demolition. Guidance is being drawn up on how to meet the requirements of IDP Policy GP9.	<input type="checkbox"/>
<b>Construction and Environmental Management Plan (CEMP)</b> for larger developments where construction work has the potential to cause disturbance to neighbouring properties during the construction period.	<input type="checkbox"/>
<b>Dower Units</b> – details of relationship between dower and principal dwelling. See Planning Advice Note No1 – Dower Units.	<input type="checkbox"/>
<b>Traffic Impact Assessment (TIA)</b> – See the Supplementary Planning Guidance on Parking Standards and Traffic Impact Assessment, section 9 for more guidance.	<input type="checkbox"/>
<b>Affordable Housing viability</b> – where affordable housing requirements of policy GP11 are not to be complied with, an explanation must be provided. See the Supplementary Planning Guidance on Affordable Housing, section 10 for more details.	<input type="checkbox"/>
<b>Visitor viability</b> – where change of use of visitor accommodation is proposed See Supplementary Planning Guidance on Change of Use of Visitor Accommodation to Non-Visitor Accommodation Use, for more guidance.	<input type="checkbox"/>
<b>Telecommunications Certificate</b> – A radiation certificate should accompany any applications for mobile phone masts.	<input type="checkbox"/>
<b>Statement of Significance</b> – For work to Protected Buildings.	<input type="checkbox"/>
<b>Survey Plans</b> – Required for work to Protected Buildings and conversions.	<input type="checkbox"/>
<b>Agriculture Priority Areas</b> – Report on suitability of land for farming purposes.	<input type="checkbox"/>

Please submit 2 copies of this completed form, together with the required sets of plans and other supporting information to: The Office of the Development & Planning Authority, Sir Charles Frossard House, La Charroterie, St. Peter Port, Guernsey, GY1 1 FH.

When processing your personal data the Development & Planning Authority complies with the Data Protection (Bailiwick of Guernsey), Law 2017. If you would like to see further information about how we process your personal data, please visit [www.gov.gg/dp](http://www.gov.gg/dp)