

G.E. LE FRIEC

Architectural and Building Technologist

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

Our ref: 2102 / 2
Your ref: Unallocated

15 July 2021

PROPOSED DOMESTIC CURTILAGE EXTENSION PLANNING APPLICATION

Dear Sir,

RE: PROPOSED EXTENSION OF DOMESTIC CURTILAGE AT “AU SOLIEL”, RUE DE LA CROIX CREVE COEUR, ST. SAVIOURS, FOR :- MR. & MRS. S. WALSH.

Please find enclosed in triplicate my scheme drawing for the above, together with duplicate copies of a completed planning application form and cheque in the sum of £390.

Mr. and Mrs. Walsh have recently purchased this property and have inherited with it the existing agreed domestic curtilage and area of land adjacent as shown on the enclosed drawing. The current domestic curtilage includes the immediate surround of the dwelling and comprises to the road frontage and East of the area as gravelled parking and driveway, the area to the West being a thin strip from the property up to the boundary, leaving a relatively small formal garden area to the North of the area, behind the existing dwelling.

The proposed section of additional domestic curtilage currently comprises of a grassed area which is completely open and adjacent to the gravelled driveway to the East of the dwelling. The boundaries surrounding this parcel of land are grassed earth banks. Access to the area is primarily by the existing gravelled driveway adjacent to the house and by a shared access at the North East corner of the property.

My Clients wish to include this area of land under their ownership to be within their domestic curtilage of the property. This would enable them to maintain the land as open amenity space and not be confined to a relatively small are of garden as is currently the case. I n further support of this application it has been noted by Mr. and

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Mrs, Walsh that most of the surrounding properties have large domestic curtilages and their proposal would therefore not be out of keeping with the general developed pattern of development in the area.

In order to comply with Policy GP 15 of the I.D.P. I wish on behalf of my Clients to confirm the following :-

- a) The land proposed as domestic curtilage is planned to remain open and as existing and would therefore not be to the detriment of the landscape character, planting of the area would be limited to ornamental planting,
- b) Biodiversity would be encouraged by my Clients in the type of planting undertaken and
- c) The area of land in question has historically been treated as part and parcel of the total ownership of the property with no significant distinction made between different parts of the site. The access to the area in question is as previously described and
- d) The site is enclosed with hedges and traditional earth banks and in isolation is too small to be considered for commercial agriculture.

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 in view of the above if this proposal could be considered by the Planning Team for full planning consent in the normal manner.

Yours faithfully,

G. E. Le Friec.

