



APPLICATION FOR PLANNING PERMISSION

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

STATES OF GUERNSEY  
E-DOCS RECEIVED  
26 AUG 2021

Sir Charles Frossard House  
St. Peter Port Guernsey  
GY1 1FH  
Tel: (01481) 226200  
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	
A	Name: SCOTT & LISA INGROUILLE	Name:	
	Address: LE MONT SAINT COTTAGE	Address:	
	LE MONT SAINT		
	ST SAVIOURS		
	Postcode: GY7 9XX	Postcode:	
	Tel: 07781 108389	Tel:	
Email: theingrouilles@gmail.com	Email:		
	Ref:		

APPLICATION SITE	
B	Address: LE MONT SAINT COTTAGE
	LE MONT SAINT, ST SAVIOURS
	Postcode: GY7 9XX
	Cadastre ref (if known): E00437A001
Site Area in either vergées/acres/hectares/square metres: 799.59 m	

PROPOSED DEVELOPMENT	
C	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: TO EXTEND OUR DOMESTIC CURTILAGE
	Has the proposal been the the subject of pre-application discussion with the Authority? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	If yes, reference: PREA/2016/10148. Case officer's name: CHRIS CREW
	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			
D	CATEGORY	NUMBER OF	FEE PER ITEM
	10A	1	£390.00
TOTAL(£)			£390.00
Total Floor area of new building or extension (if roofspace, divide that floor area by 50%):			Sqm
BACS Reference:			Fee enclosed: Yes <input checked="" type="checkbox"/> No <input 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:	N/A
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 type="checkbox"/> No <input checked="" 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 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 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 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 type="checkbox"/>

J STATEMENT <input type="checkbox"/>	
I am the owner of the site	<input checked="" type="checkbox"/>
I have the written consent of the owner(s) of any part of the land to make this application	<input 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): SCOTT INGROUILLE / LISA INGROUILLE
Date: 25/8/21	Company Name (if applicable) N/A

For all non-householder applications please complete Sections K-N.

**RESIDENTIAL DEVELOPMENT**

**K**

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

**L**

**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	FORMER HORTICULTURE LAND APPROX 400sq.m	
• 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)	N/A	
• Motorcycle		
• Bicycle		



**CHECKLIST** (Please tick boxes ) or indicate n/a

**O**

**ALL PLANNING APPLICATIONS MUST INCLUDE THE FOLLOWING INFORMATION;**  
Please see the guidance notes, PN2 Making a Planning Application, for more details

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                    N/A	<input type="checkbox"/>
Fee - See Fees for Planning Applications	<input checked="" type="checkbox"/>

**A NUMBER OF OTHER ITEMS MAY BE REQUIRED, DEPENDING ON THE PROPOSAL;**                    N/A

**Sustainable Checklist** – 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.                   

**Waste Management Plan** – for more significant applications, including demolition.  
Guidance is being drawn up on how to meet the requirements of IDP Policy GP9.                   

**Construction and Environmental Management Plan (CEMP)** for larger developments where construction work has the potential to cause disturbance to neighbouring properties during the construction period.                   

**Dower Units** – details of relationship between dower and principal dwelling.  
See Planning Advice Note No1 – Dower Units.                   

**Traffic Impact Assessment (TIA)** – See the Supplementary Planning Guidance on Parking Standards and Traffic Impact Assessment, section 9 for more guidance.                   

**Affordable Housing viability** – 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.                   

**Visitor viability** – 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.                   

**Telecommunications Certificate** – A radiation certificate should accompany any applications for mobile phone masts.                   

**Statement of Significance** – For work to Protected Buildings.                   

**Survey Plans** – Required for work to Protected Buildings and conversions.                   

**Agriculture Priority Areas** – Report on suitability of land for farming purposes.                   

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)

Planning Service  
Sir Charles Frossard House  
La Charroterie  
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25<sup>th</sup> August 2021

**Re: Planning Application – change of agricultural land to domestic garden**

**Prop Ref: E00437A001**

Dear Sirs

We would be seeking permission to extend our domestic curtilage to encompass the small parcel of land to the rear of our property.

We purchased the property in March 2006 and the entire site we understood to be garden amenity affiliated to the property and has not been used for any horticultural purposes since the house was built. Please find enclosed photos of when we purchased the property which shows the domestic sheds already in the top of northwest corner. We received a letter from yourselves on 25<sup>th</sup> June 2015 UCU/2015/00145 asking us to remove a climbing frame which we complied with – this was when we first found out that the land was classed as agricultural and since then we have complied with the restriction as per the letter.

Since we have owned the property, the adjacent commercial garage, workshop and showroom has expanded immediately adjacent to our property and the land subject matter of this request. In September 2015 permission was granted to “change of use of agricultural land to garage and car sales, installation of gridforce surface and reposition gateway”. They have also just had permission to build a structure on the above said land in the North east corner adjacent to the sheds mentioned above.

With reference to Policy GP15 we would like to confirm the following:

- A. The parcel of land is approx. 400sqm (less than 0.1 of an acre) to the rear of a private residence (Le Mont Saint Cottage) and comprises of hedgerows to the east and west boundaries. To the north, the boundary is defined by conifer tree stumps that belong to the neighbour with a low block-built wall beyond that. Access is solely over the private driveway of Le Mont Saint Cottage. There is also a significant change in level with the land adjoining to the west with the forecourt of the neighbouring Le Mont Saint Garage being approximately 2m lower than the land in question. The neighbouring land to the north and the east is of domestic nature. We are of the opinion that should the land be granted domestic status it would have no negative impact upon the landscape character of the area.
- B. The site is not within an area of biodiversity interest

- C. The site does fall within an Agricultural Policy Area however, due to its size and fragmentation from the wider landscape and access constraints listed above makes it of no value for commercial agricultural interest.
- D. As part of the application, we can confirm there will be no loss of existing boundary features. All hedging and trees will remain in situ. See photos
- E. There would be no negative impact on neighbouring amenity. Land to the north and east has become domesticated and a commercial premises occupies the entirety of the western boundary.

Please find enclosed two application forms, four copies of the block, site, proposed and existing plans along with a fee for the sum of £390.

We hope this provides some justification for our proposals and look forward to hearing from you in due course.

Yours faithfully,

Handwritten signatures of Scott and Lisa Ingrouille. The signature for Scott is on the left and the signature for Lisa is on the right.

Scott and Lisa Ingrouille

### Application Site Location Plan

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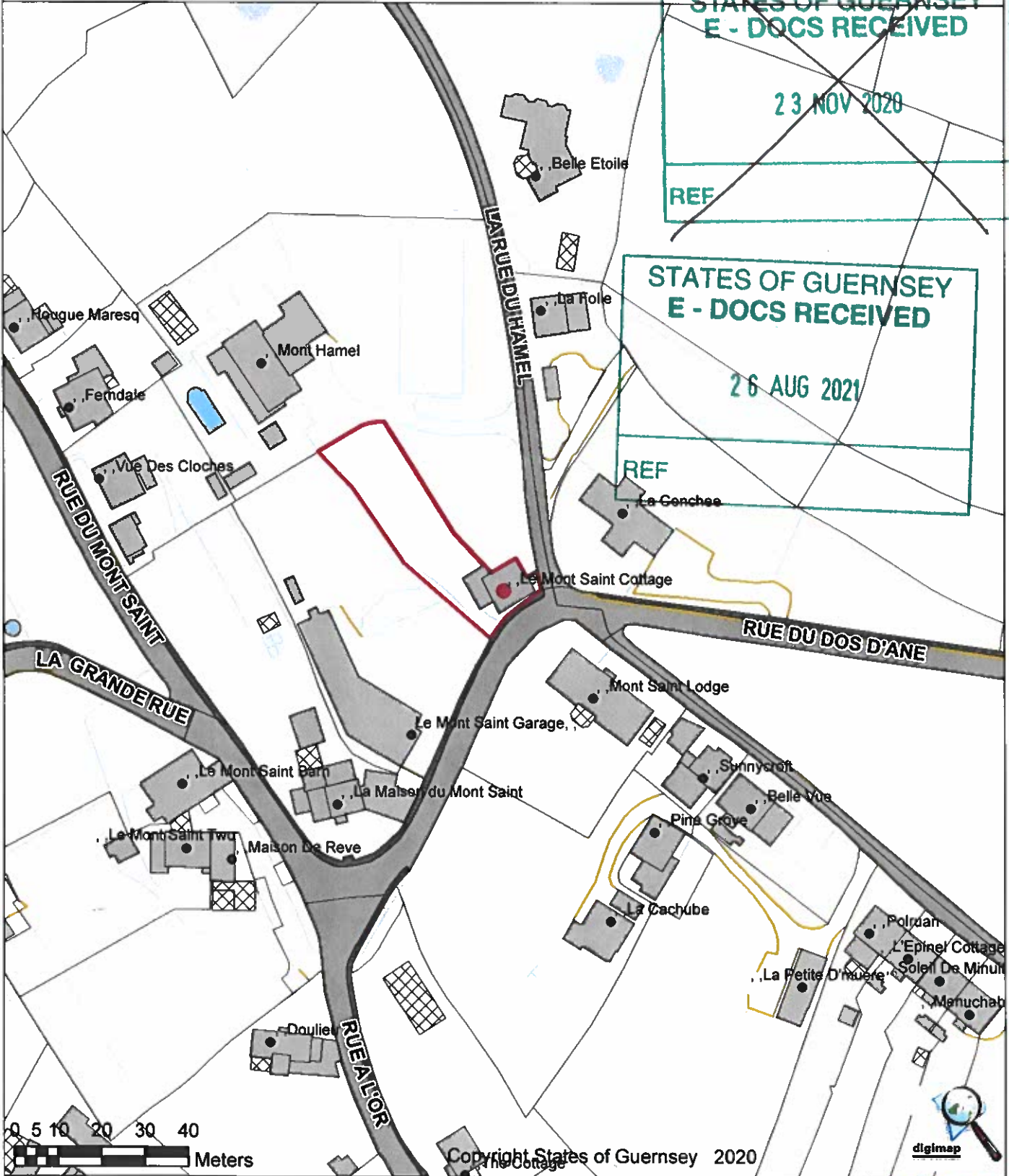
23 NOV 2020

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Le Mont Saint Cottage  
La Rue Du Hamel  
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Applicants Name .....  
NB Please indicate any amendments required to the address shown :-

Scale 1:1,250



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AREA SUBJECT TO  
APPLICATION  
APPROX 4800 sqm

LA RUE DU HAMEL

Le Mont Saint Cottage

RUE DU DOS D'ANE

RUE DES HOUGUES

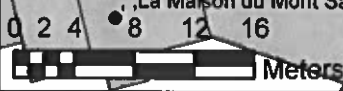
LE MONT SAINT

Le Mont Saint Garage

Mont Saint Lodge

Sunnycroft

La Maison du Mont Saint



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Scale 1:500

Le Mont Saint Cottage  
La Rue Du Hamel  
St. Saviour  
GUERNSEY  
GY7 9XX

Applicants Name : .....  
NB Please indicate any amendments required to the address shown :-





THE PROPERTY DETAILS FROM  
ENLARGED PHOTO FROM WHEN  
WE PURCHASED IN 2006  
SHOWING AGRICULTURAL AREA

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PHOTO 13/11/2020

AREA BEING PROPOSED FOR CHANGE

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