



Our ref: 6192/A/1

Your ref:

Planning Services
Sir Charles Frossard House
Charroterie
St. Peter Port
Guernsey.

Date: 19th August 2021

Dear Sir,

Ref: **Extend domestic curtilage at Le Marais, Rue du Marais, Vale**

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

Our proposal is to extend the domestic curtilage of the property known as "Le Marais".

This area of land has been identified as "Undesignated" in the Island Development Plan 2016.

The land is not currently used for anything in particular, although the grass is maintained. There are very mature trees throughout the land. The land can be accessed from the front of the property and to the rear.

"Le Marais" has adequate garden. This application will mean that this land can be further used for the residential purposes of the house to the east.

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.

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 the existing trees create a good nature area to compliment the Le Marais reserve near-by.

There will be no adverse affect 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 to be viable to farm in a cost effective manor. This land measures approx. 2,140sqm, we recognise that this will now need to be discussed at an open planning meeting as the area is over 1000sqm.

The picture below shows the mature trees/planting:



The picture below shows more of the mature planting:



We trust this application complies with your policy and await your decision in due course.

Yours sincerely

Jason Hobbs

Reputation is all that matters