

D 1416/A

PLANNING SERVICE
31 AUG 2021

SAP Code: 250060 / DP2123



STATES OF GUERNSEY
E-DOCS RECEIVED
31 AUG 2021

Sir Charles Frossard House
La Motte
St. Peter Port Guernsey
GU98 1FH
Tel: (01481) 717200
www.gov.gg
planning@gov.gg

APPLICATION FOR PLANNING PERMISSION

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

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: MR. R.A. & MRS. S.C. LIHOU	Name:	
	Address: LA CUISSÉE, ROUTE DE COBO, CASTEL, GUERNSEY	Address:	
	Postcode: GY5 7RX	Postcode:	
	Tel: 01481 257446 07781 428873	Tel:	
	Email: robliau@cwgsy.net	Email:	
	Ref:		

APPLICATION SITE	
B	Address: LA CUISSÉE, ROUTE DE COBO, CASTEL, GUERNSEY
	Postcode: GY5 7RX Cadastre ref (if known): D0/1416/A000
	Site Area in either vergées/acres/hectares/square metres: 1638 m ²

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: CHANGE OF USE FROM AGRICULTURAL LAND TO DOMESTIC CURTILAGE ERECT A SUMMERHOUSE AND CREATE A WILDLIFE POND
	Has the proposal been the the subject of pre-application discussion with the Authority? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
	If yes, reference: FULL / 2021 / 0706. Case officer's name: A. J. ROWLES
	Does the proposal require an Environmental Impact Assessment? ? ATTACHED Yes <input type="checkbox"/> No <input type="checkbox"/>
Has the development already commenced? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

FEES			
CATEGORY	NUMBER OF	FEE PER ITEM	TOTAL(£)
10A	1	£ 390	£ 390
3Ai	1	£ 150	£ 150
3G	1	£ 150	£ 150
Total Floor area of new building or extension (if roofspace, divide that floor area by 50%):			Sqm 14.0125
Fee enclosed:			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

E TREES AND HEDGES

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

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

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"/>

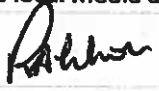
H PEDESTRIAN AND VEHICULAR ACCESS & PARKING

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

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

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): R. A. LIHOV
Date: 30/8/2021	Company Name (if applicable)

APPLICATION FOR PLANNING PERMISSION - PART 2
 For all non-householder applications please complete pages 3 & 4 of the form.

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 m ²	Proposed GIFA m ²
	• Retail convenience		
	• Retail other		
	• Food/drink		
	• Offices		
	• Industry/Storage & Distribution		
	• Sport/Recreation/Leisure		
	• Education/Community/Health		
	• Agriculture/Horticulture	930 m ²	0 m ²
	• Infrastructure/Harbour/Airport		
		Existing bed spaces	Proposed bed spaces
	• Visitor Accommodation – Serviced		
	• Visitor Accommodation – Non-serviced		
• Staff accommodation			
	Existing GIFA m ²	Proposed GIFA m ²	
• 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

0

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

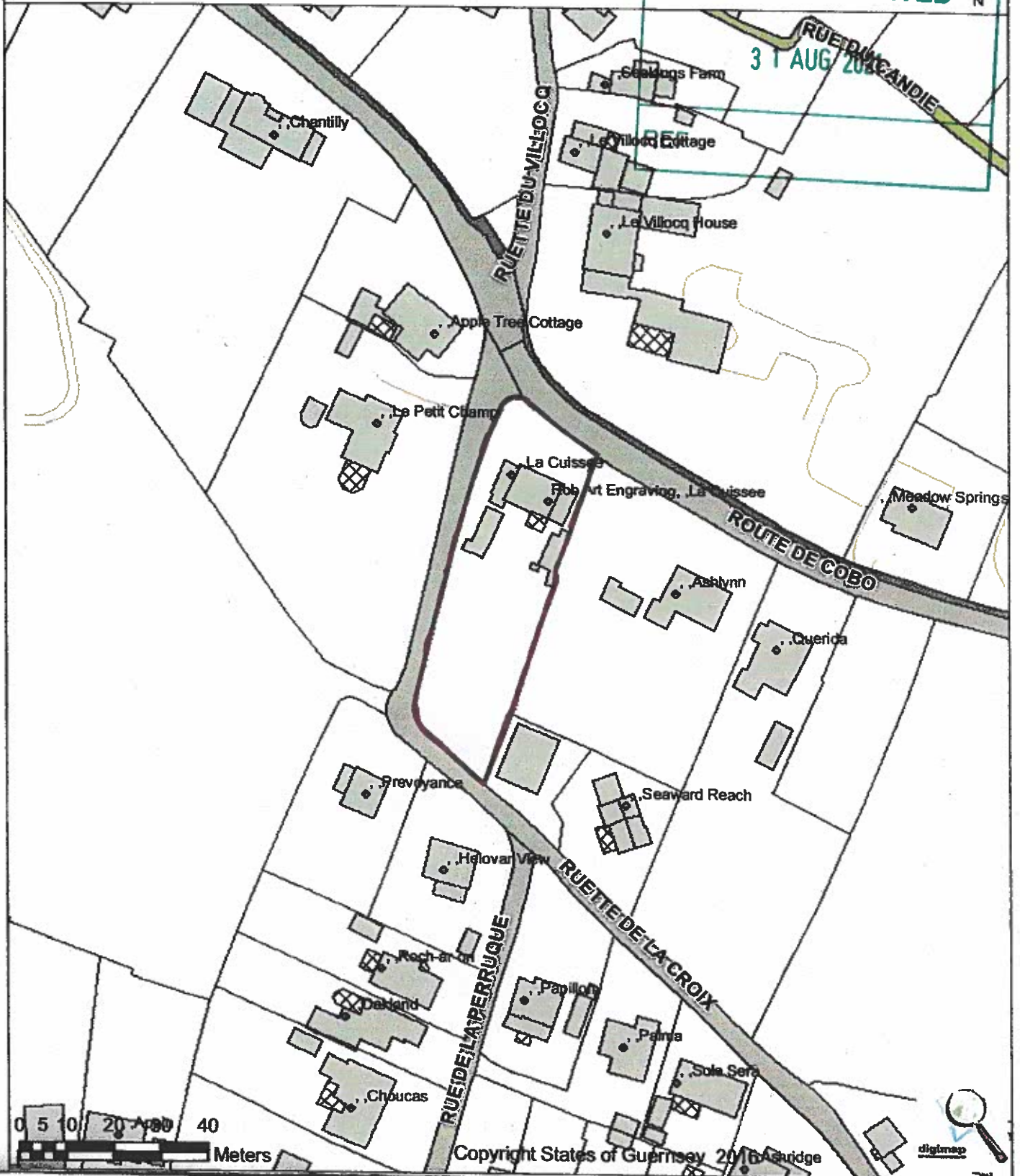
Application Forms x2	<input checked="" type="checkbox"/>
Site Location Plan x 4	<input checked="" type="checkbox"/>
Block Layout Plan x 4	<input checked="" type="checkbox"/>
Drawings x 4	<input checked="" type="checkbox"/>
Fee - See Fees for Planning Applications	<input checked="" type="checkbox"/>

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

<p>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.</p>	<input checked="" type="checkbox"/>
<p>Waste Management Plan – for more significant applications, including demolition. Guidance is being drawn up on how to meet the requirements of IDP Policy GP9.</p>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>
<p>Dower Units – details of relationship between dower and principal dwelling. See Planning Advice Note No1 – Dower Units.</p>	<input type="checkbox"/>
<p>Traffic Impact Assessment (TIA) – See the Supplementary Planning Guidance on Parking Standards and Traffic Impact Assessment, section 9 for more guidance.</p>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>
<p>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.</p>	<input type="checkbox"/>
<p>Telecommunications Certificate – A radiation certificate should accompany any applications for mobile phone masts.</p>	<input type="checkbox"/>
<p>Statement of Significance – For work to Protected Buildings.</p>	<input type="checkbox"/>
<p>Survey Plans – Required for work to Protected Buildings and conversions.</p>	<input type="checkbox"/>
<p>Agriculture Priority Areas – Report on suitability of land for farming purposes.</p>	<input type="checkbox"/>

ENVIRONMENTAL IMPACT ASSESSMENT

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.

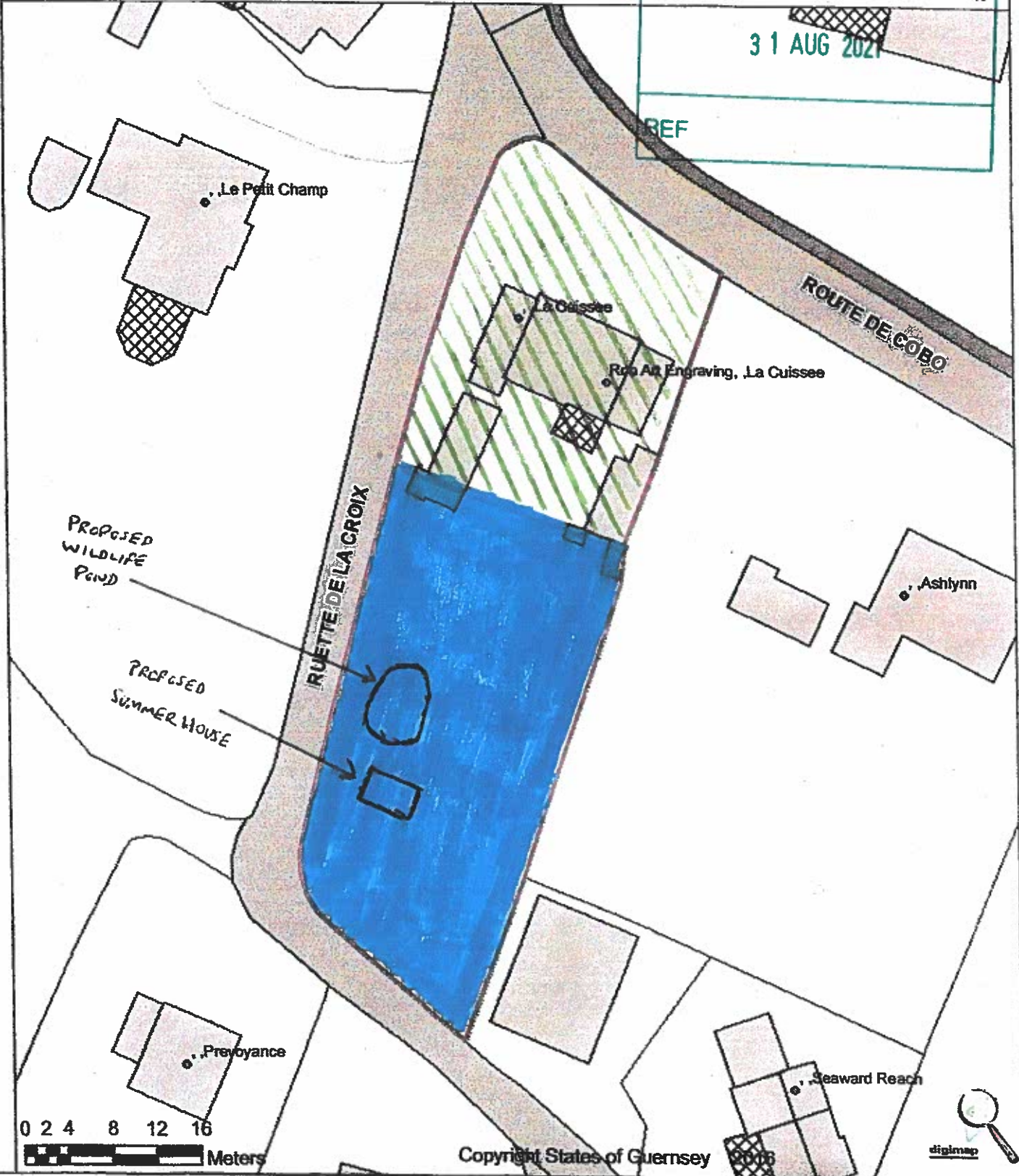


R.A. & S.C. LIHOV
LA CUISSÉE
ROUTE DE COBO
CASTEL
GUERNSEY
GY 5 7RX

SCALE 1:1,156
PERRY'S REG 1593
CADASTRE DO/1416/A000

31 AUG 2021

REF



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SCALE 1:500

PERRY'S REF 1593

CADASTRE DO/1416/A000



PROPOSED EXTENSION OF DOMESTIC CURTILAGE

EXISTING DOMESTIC CURTILAGE

R.A. & S.C. LIHOU

LA CUISSEE, ROUTE DE COBO CASTEL GUERNSEY GY5 7RX

Environmental Impact Assessment for land at La Cuissee, Route de Cobo, Castel, Guernsey GY5 7RX

This forms part of an application to change 930m² of Land recognised as Agricultural Land to Domestic Curtilage, Erect a Summerhouse and Create a Wildlife Pond.

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The land area concerned has for the past 29 years formed part of the property of La Cuissee (formerly Le Villocq, Le Villocq, Route de Cobo), before this the previous owners had used the land for growing flowers and tomatoes, (not in the 10 years prior to our ownership but more than 40 years ago).

In the 29 years since we have owned the property we have used the land in part occasionally to grow a few vegetables for our own consumption with excess sold "on the hedge". We have also used the land to keep our dwindling herd of Pygmy Goats on. Apart from this we have tried to keep the area reasonably tidy.

We admit that we were unaware that the land concerned within our application was zoned as Agricultural, particularly as our Cadastre Assessment states that all of our property is rated as Domestic Usage except for the Workshop from where I carry out my Engraving business.

With reference to IDP Policy OC5(B) & in accordance with Policy GP15, you will note that the land is located outside of the Agricultural Priority Areas and is enclosed by surrounding development. As such a small parcel of land, it is no longer practical to look at it as commercially and agriculturally viable.

Reference to IDP Policy GP9. Within our application we are applying to erect a Summerhouse for us to enjoy during our retirement without detrimental effect to the existing surrounding area. We are also applying to create a Wildlife Pond along with associated planting to encourage natural visitors to our land.

The whole area will be managed to enhance the area for wildlife. There will also be some tree planting to encourage birds and insects.

There will be no possibility of pollution or flooding etc. The proposed pond will have a circulating pump system to keep the water from stagnating along with oxygenating plants, any loss of water will be from natural evaporation.

Especially in view of a proposed housing development in the lane adjacent to our property, we believe that we will be creating an inviting and environmentally friendly habitat within our curtilage with no negative impact on the current usage of the land or the surrounding area.

Under IDP Policy GP1 there will be no loss of distinctive landscape features and our proposal will enhance the visual aspect of the area.

Under Policy GP8. Our proposal will be an effective and efficient use of the land, whilst at the same time respecting the character of the local environment, and enhancing the landscape by creating a Conservation Area, thus increasing biodiversity.

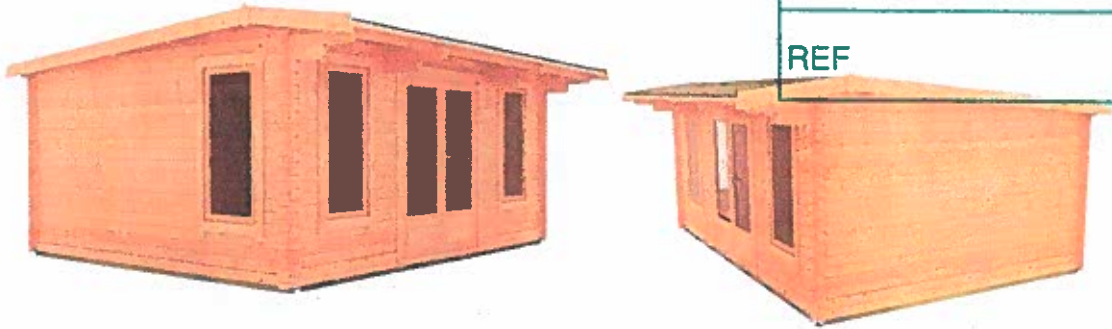
R.A. & S.C. LIHOV

LA CUISSEÉ, ROUTE DE COBO, CASTEL, GUERNSEY, GY5 7RX

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REF



- 44mm Interlocking Logs
- 58mm x 44mm Tanalised Joists
- 19mm T&G floor and roof
- Roof overhang
- Full length glazed double doors
- ¾ length glazed Full pane opening front & 1 side window
- Lockable windows
- Mortice lock
- Toughened glass
- Polyester Green felt
- Double glazing option
- Felt shingles option

16x10:



TIMBER SUMMERHOUSE MAXIMUM SIZE

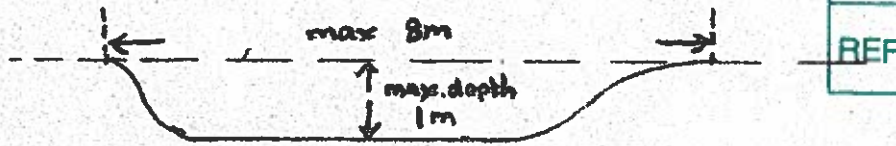
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LA CUISSEÉ, ROUTE DE COBO, CASTEL, GUERNSEY GY5 7RX

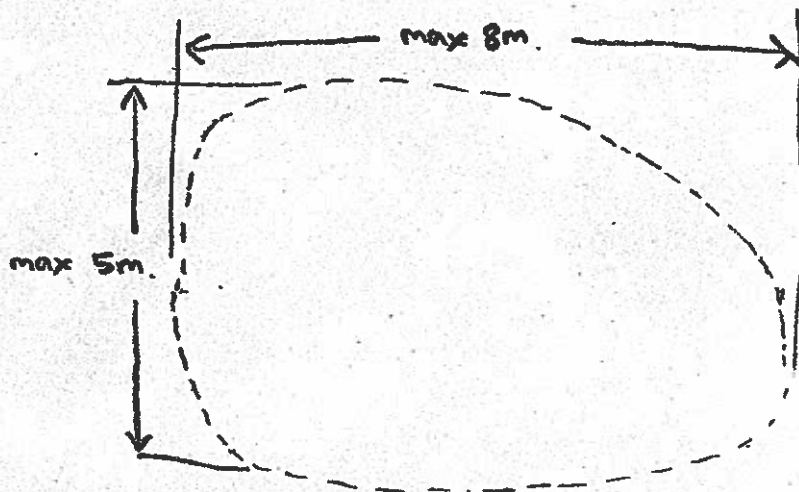
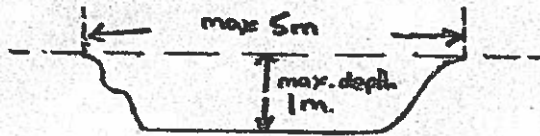
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LENGTH PROFILE



WIDTH PROFILE



WILDLIFE POND

LENGTH MAXIMUM 8 METRES X WIDTH MAXIMUM 5 METRES

DUG TO MAXIMUM DEPTH OF 1 METRE

LINED WITH BUTYL OR HDPE LINER

MARGINS PLANTED WITH SUITABLE AQUATIC PLANTS

EDGES SECURED WITH TURF, SOIL, GRANITE & SHINGLE

LANDSCAPED & PLANTED AROUND