



Our Ref: AP:21:14

31st August 2021.

Planning Service
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey

Dear Sir

RE: PROPOSED DOUBLE GARAGE AND STUDIO AT:
SOUTHLANDS, LES HURETTES, ST MARTINS,
FOR: MR AND MRS A PIKETT.

Please find enclosed on behalf of Mr and Mrs A Pikett the following:-

- 3 copies of our Planning application drawings Nos. AP:21:14.01 and 02.
- 2 copies of completed application form.
- Signed consent form from my client.
- A cheque for £400 to cover application fees under fee scale 3Aiii with a total floor area of ground and first floor of 60 sq.metres.

The proposals are to construct a 2-bay garage with studio over in the front garden/parking area of Southlands. The property is Open Market and at present there are no garage facilities or bike storage for this property. There is a small shed in the front garden and this will be removed when the garage is constructed.

The garage will be constructed in oak framing with treated external shiplap boarding, hardwood timber doors and windows fitted with double-glazed units. The roof will be finished in natural slate with two velux rooflights at high level. The entrance will be via a hardwood staircase from the existing tarmac drive.

In positioning the proposed garage/studio we have ensured that it is as far enough away from the Les Hurettes Lane as possible, giving sufficient space between the garage/studio and the house. The dimension from Les Hurettes Lane to the garage is 3.095metres. The proposed garage is also shielded by the existing high hedge which runs on top of the existing bank bordering Les Hurettes Lane. There is no change to the existing entrance at present. The garage is also shielded by high conifer trees from the property to the east which is a considerable distance away. Because of the position of Southlands there is no easy access to the rear of the property to site the garage in a different position away from the road frontage.

The garage will be constructed in all-natural environmentally resourced materials and will blend in with the natural surroundings.

The Policies that this application has to adhere to are Policy GP9 Sustainable Development and Policy GP13 Household Development.

Policy GP9 Sustainable Development.

When designing the proposed garage and studio I have taken into account the environmental impact the construction will take, along with the energy saving, resourcing of materials and recycling. The drawings will also meet fully with the requirements of the Building Regulations when applied form. This statement addresses Policy GP9 for sustainable development.

Policy GP13 Household Development.

There are three sections to this a), b) and c).

- a) There will be no adverse effects on the amenities of the neighbouring properties as the property to the east along Les Hurettes Lane is some distance away, and with the high conifers on the east boundary of Southlands this will shield the proposed garage significantly. I have also positioned the velux rooflights at high level so there is no overlooking of that property.
- b) The design, scale and massing has been taken into account and this is not an open location. There are many buildings of the same design in the same position constructed around the island which have all been approved and erected. Keeping the building over 3 metres away from the road and with the high hedge bordering the road, this softens the impact on the local street scene.
- c) The property is not located in a Conservation Area of an Area of Bio-diversity and is not a Protected Building.

This proposals has been designed to blend in with the surroundings as much as possible and is constructed in all natural materials or sustainable resourced materials to keep its environmental impact down to a minimum. During the assessment of this application if there are items that need further clarification or discussion, please do not hesitate to contact this office.

Yours sincerely



Chris Workman. MCIAT. MRICS. MCIQB.

Encs.

cc: Mr & Mrs A Pikett.