

Our Ref: PGD/BT/AW/lc/2121/210817planningservice

States of Guernsey
Planning Service
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey
GY1 1FH

17th August 2021

FTAO Ruth Wilkes

Dear Ruth

PLANNING APPLICATION FOR THE SUBDIVISION AND ALTERATIONS TO THE FORMER AFM BUILDINGS, GARENNE PARK, RUE DE LA CACHE, ST SAMPSON, GUERNSEY – PREA/2021/1085.

On behalf of our client, Joint Investment Properties Ltd, we wish to make a full planning application for the subdivision and subsequent alterations to the Former AFM Buildings, Garenne Park, Rue de la Cache, St Sampson, Guernsey.

To assist the Planning Department with its consideration, please find attached the following documents: -

- 3 no. copies of our proposal drawings
- Completed application form
- Accompanying application fee

This application follows pre-application discussions with the Planning Service with regard to occupancy and subdivision under use class 24 – light industrial, ref: PREA/2021/1085.

Our client is proposing to subdivide the existing AFM Building located at the above-mentioned address into 3 smaller, light industrial units. All 3 units will remain as light industrial use class 24.

The proposal will see the existing 818m² unit subdivided into 3 units of differing sizes. Unit 1 is proposed as 270m² of usable floor area, Unit 2 as 276m² and Unit 3 as 255m². Internal alterations as can be seen on the attached floor plan. Minor internal modifications will be carried out in order to provide satisfactory toilet and kitchenette facilities for each unit.



Externally, in order to provide adequate access for the subdivided use requirements, we are proposing minor external alterations as follows:

- Removal of existing window and replacing with glass access doors to Unit 3 along northwest elevation
- Relocation of existing roller shutter doors from Unit 1 and relocation to Unit 1 workshop along northeast elevation
- Installation of new window along southeast elevation to Unit 1
- Removal of existing window and replacing with two smaller toilet windows along northeast elevation
- Removal of existing garage door to Unit 2 and replaced with window to match along southwest elevation
- Replacing existing double sliding doors with sidelights to workshop of Unit 2 with FD30 rated double doors and window along southwest elevation

Policy GP9 - Sustainable Development:

In accordance with Policy GP9, we have addressed the requirements as follows:-

- a) This proposal has been designed to take into account the use of energy and resources and any adverse impact on the environment by paying particular regard to the location, orientation and appearance of the building. The proposal has carefully considered the form of construction and use of materials and fully complies with current Guernsey Technical Standards (Building Regulations). Consideration has also been given to climate change and flood risks;
- b) This proposal will not have an unacceptable impact on the amenities of neighbouring properties. Careful use of renewable materials provides a considered approach to this structure and does not have an impact on the open environment and adjacent landscaping.
- c) The proposal does accord with all other relevant policies of the island Development Plan.

We trust that the above and attached all clearly explains our proposals and addresses the items raised in your pre-application response. Should you wish to discuss this application further, please do not hesitate to contact us and we look forward to hearing from you in due course.

Yours sincerely



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for and on behalf of
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Encl.