



Ref: JGA/2056/VauquiedorHouse/Planning/200821

20 August 2021

Development & Planning Authority
Sir Charles Frossard House
PO Box 43
La Charroterie
St Peter Port
GY1 1FH

Dear Planning Department

**PLANNING APPLICATION:
PROPOSED NEW BUILD POOLHOUSE AND STORAGE INCLUDING ADDITIONAL STRUCTURES AT:-
VAUQUIEDOR HOUSE, LE VAUQUIEDOR, ST ANDREW, GY6 8TT FOR MR & MRS K WRIGLEY**

Please find enclosed the following documents to aid the department in determining the above application for Full Planning Permission.

- 3 copies each of JG Architecture proposal drawing numbers: 2056/02.01 & 02.02
- 1 copy of completed Planning Application Form
- 1 copy of JG Architecture Ltd GP9 Statement: Sustainability
- Submission cheque to the value of £400.00 (Fee Category 3Aiii)
(Fee Calculation: New Build inc Balcony (51 + 28m2) + Sun Deck/Platform (4m2) + Pool Plant (4m2)+ Oil Tank (4m2) + Seating/Potting (8.0m2))
- We confirm that an e-Submission has been lodged

Our clients, Mr & Mrs Wrigley, wish to demolish the existing 1.5 storey Garage at Vauquiedor House and in its place construct a replacement 1.5 storey structure as shown on the enclosed plans.

The footprint of the proposed structure is slightly larger than the one it replaces in order to achieve the desired accommodation to compliment the existing swimming pool and provide the desired level of storage for the household. As such the ridge height of the proposed is circa 900mm higher than existing. In addition, a dormer window is proposed to maximise the useable floor area of the accommodation at first floor level. The position of this dormer overlooks our clients own land for the benefit of negating any concerns of overlooking.

All material finishes are noted on the enclosed plans, which have been largely influenced by the appearance of the structure it replaces. A glazed gable is proposed to the Western Elevation to allow our clients to maximise the evening sun for daylighting as it falls upon the building at this upper level, during the later parts of the day. The proposed Balcony to the Western Elevation has been designed to reflect an area broadly the same as the landing of the existing external staircase.

Structures to support the existing infrastructure of the property are also proposed as part of this application, namely the proposed Swimming Pool Plant Room and an enclosure for a new oil tank. The proposed seating/potting area to the south-east corner of the proposal area, is being formed to house a bin store enclosure, that doubles up for use as a raised decking area in the garden. Perimeter guarding is proposed to this area of design to match that serving the proposed balcony.

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Some of the other associated works involved in this project qualify under the Planning Exemption Ordinance. Please see below for reference, noting that the site lays outside of a conservation area:

E15: Hard Surfacing of Driveway and Path/Poolside no more than 50cm above the existing ground level

E16: Garden Walls less than 2m in height above land on either side (within 2m) and constructed of rendered blockwork or natural stone.

We trust that the above and enclosed provides sufficient information to allow you to determine this application and look forward to a prompt and favourable response.

Should you require any additional information, please do not hesitate to contact the undersigned at your convenience.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Miles Pengeley', with a long, sweeping flourish extending to the right.

Miles Pengeley ACIAT, BSc (Hons)
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JG Architecture Ltd
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Cc. – Mr & Mrs Wrigley
Encs.