

285
25 August 2021

Environment Department - Planning
Sir Charles Frossard House
PO Box 43
La Charroterie
St Peter Port
Guernsey
GY1 1FH

Dear Sir/Madam

RE: Proposed subdivision of Seaplane Bungalow, La Moye Lane, Route Du Jerbourg, Guernsey, GY4 6BN.

Please find enclosed two copies of the completed application form together with three copies of Survey Plans A1-A5 and Proposed Plans B1-B5 and a cheque for £680 as required under category 2B for your consideration.

'Seaplane Bungalow' is a detached house at Jerbourg point with an existing, generously sized dower unit. My clients wish to subdivide the existing house and dower unit to form two separate dwellings.

In relation to Policy OC1: Housing Outside of the Centres, we respond as follows:

- a. No alterations to the existing dwelling will be made. The only proposed changes to the site are the addition of a bike shelter, and additional landscaping, including a patio, a lawn and planting. These are all common domestic features and are compatible with existing amenities of the site and the surrounding area.
- b. There are already provisions for two separate dwellings, due to the existing dower unit. This makes full use of the existing housing stock, not requiring the development of any open land. The driveway is suitable for the provision of car parking and bin storage for two dwellings and the site provides ample space for domestic features such as clothes drying areas and amenity space. Proposed Unit B makes use of a garage for bike storage and has a basement for further storage. Each unit is well lit with comfortable living areas which provide satisfactory living environments. There will be no changes to existing boundary treatments, thus no impact on neighbouring properties.
- c. The subdivision does not require any extension to the existing building as there is already adequate accommodation. The only proposed new structure is an external bike shelter for Unit A which is at the rear of the dwelling and is modest in size.

GP9 statement

Regarding policy GP9 we would like to confirm that the current Building Regulations have been considered in the design, including insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power.

The proposed dwelling, Unit A, will be thermally upgraded to comply with Guernsey Technical Standards Part L.



ARCHITECTURE

E: INFO@THEDRAWINGROOM.GG

T: 01481 756173 • M: 07781 448361

NOBLE HOUSE, LES BAISSIERES

ST PETER PORT, GUERNSEY, GY1 2UE

285
25 August 2021

RE: Proposed subdivision of Seaplane Bungalow, La Moye Lane, Route Du Jerbourg, Guernsey, GY4 6BN.

We will also submit an electronic version of this application via email, and we look forward to hearing from you in due course.

Yours faithfully
for and on behalf of The Drawing Room Limited

Tom Bourgaize
Director



cc: Mr and Mrs A McLaren



ARCHITECTURE

E: INFO@THEDRAWINGROOM.GG

T: 01481 756173 • **M:** 07781 448361

NOBLE HOUSE, LES BAISSIERES

ST PETER PORT, GUERNSEY, GY1 2UE