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Mr M Robbins
Scrutiny Officer
Scrutiny Office
Morier House
St Helier JE1 1DD

15th January 2007

Dear Mr Robbins

We are writing to you regarding the problems we have encountered with the Planning Department in respect of our wish to extend our property.

We bought our property in 1986 as a three bedroomed detached property. Since that time we have had a family and need extra living space. The smaller third bedroom is actually under the size now required for a bedroom and in fact we keep the computer and book shelves in there as there is no room for a bed and bedroom furniture. In view of this we decided to extend our property and put in an application to Planning in July 2005 to build another bedroom with en suite shower room over our garage. We thought this was an ideal solution as our son will need a double bed in a couple of years and we would not be able to fit one in his existing bedroom. At the moment he can hardly move in his room (he has a small single bed, wardrobe, chest of drawers and bookcase) and at night we have to leave the bedroom doors open to enable enough air to circulate as the noise during the night from the traffic prevents the windows from being left open.

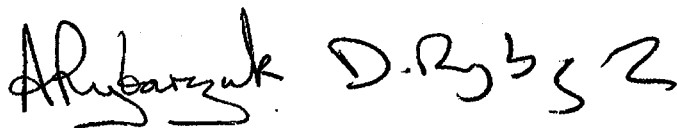
Unfortunately our plans were rejected solely on the grounds of the PPN3 guidelines regarding parking. As we have parking in our garage, on our driveway and we own a 1/20th share of the private roadway in the estate, we

asked Planning to reconsider. They therefore looked at our plans again in December 2005 stated that the original application was assessed on the basis that it would be unusual for the property when extended to function with 2 double bedrooms and as such the proposal was assessed as a 5 person property for which PPN3 - Parking Guidelines - requires 3 parking spaces to be available. We don't understand what they mean as 'unusual' for a property to function with 2 double bedrooms, as far as we are concerned it is still our home and it will remain as such. We need extra space to enable us to improve our quality of living.

We cannot afford to move and take on another mortgage so surely, with a growing family, it would be in the best interests of everyone if people like us could extend our existing property. Surely the Island cannot sustain the building of more houses if everyone had to move each time they needed more living space.

We would be grateful if there is anything your Scrutiny Panel could do to assist us with regard to this problem. For reference purposes, if required by you, our Planning Application Number was P/2005/1374.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mr & Mrs D Rybarczuk'. The signature is written in a cursive, somewhat stylized font.

Mr & Mrs D Rybarczuk