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THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Demolish existing garage, alter and extend existing dwelling including first floor extension and extension to rear of property and garage.

LOCATION: East Lynne, Le Pre Hacse, Vale.

APPLICANT: Mr & Mrs S Smith

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 28/01/2011

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/12/2010 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: G E Le Friec - 1004/1, 2, 3.

Application Ref: FULL/2010/3944

Property Ref: C013710000-P06

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Environment Department under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of the Building Regulations, 1992 (as amended) as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Environment Department and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Environment Department when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.The rooflights hereby approved shall not exceed 780 x 980mm (Velux size MO4 or equivalent product).

Reason - To ensure a satisfactory external appearance in the interests of visual amenity.

5.The additional accommodation hereby permitted shall remain an integral part of and incidental to the principal dwelling presently known as East Lynne, to which it is attached, and shall not at any time be severed from that dwelling to provide a self contained unit of accommodation separate from the principal dwelling.

Reason - To prevent the establishment of a separate dwelling or other independent accommodation.

6.The proposed parking spaces located within domestic garages shall be provided in accordance with the approved details as an integral part of the residential development of the site and shall not at any time be converted to any other use, including any other ancillary domestic use, without the express prior written consent of the Environment Department. The Department requires the above condition laid down as a Condition of Sale to each individual purchaser.

Reason - To ensure that adequate provision for car parking is retained within the site.

7.No development shall take place until there has been submitted to and approved by the Environment Department a comprehensive scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, details of measures for the retention and protection of

existing trees during the course of the development and details of the type, number and size of new trees/shrubs at the time of planting.

Reason - To ensure that a satisfactory form of development is achieved in the interests of amenity.

8.All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or completion of the development, whichever is the sooner. Any trees or plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Environment Department gives written approval to any variation.

Reason - To ensure that a satisfactory form of development is achieved in the interests of amenity.

9.No trees shall be lopped, topped or felled without the express prior written consent of the Environment Department.

Reason - To protect existing trees at or adjoining the site in the interests of amenity.

10.Notwithstanding the provisions of The Land Planning and Development (Exemptions) Ordinance, 2007, no development within Class 14 of that Ordinance, shall be undertaken unless expressly granted permission by the Environment Department.

Reason - In order that separate consideration may be given to the effect on the landscape character of the area of a freestanding outbuilding within the curtilage of the dwellinghouse.

Expiry Date: This permission will cease to have effect on 27/01/2014 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Department made this decision. The official Appeal Notice Forms are available on the Department's website at www.gov.gg/planning-appeals and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Department took into account any written representations arising from consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any representations made to the Department under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Should the development abut the public highway you should ensure that any access/es to the development are constructed to meet the existing road/footway levels. Any changes required to the existing road/footway levels will need the prior approval of the States Public Services Department.

This document is not a Building Licence and confers no approval under the Building Regulations.

A J ROWLES
Director of Planning Control Services