**ONLINE VERSION**

**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 extension and erect single storey flat roof extension to south (rear) elevation and install rooflights on south (rear) roofslope.

**LOCATION:** Liberty, 5 Croutes Havilland, St. Peter Port.

**APPLICANT:** Mr & Mrs N Herring

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: 19/02/2020**

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/01/2020 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** ArcTECH: NH-19-968-02A.

**Application Ref:** FULL/2020/0097

**Property Ref:** A409430000

**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 Authority 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 (Guernsey) Regulations, 2012 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 Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority 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.

**Expiry Date: This permission will cease to have effect on 18/02/2023 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 Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel 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 Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

**Other Remarks:**

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

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

**A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.**

**A J ROWLES**
Director of Planning
Planning Service

**ONLINE VERSION**

States of Guernsey
Planning Service

**PLANNING APPLICATION REPORT**

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| **Application No:** | FULL/2020/0097 |
| **Property Ref:** | A409430000 |
| **Valid date:** | 23/01/2020 |
| **Location:** | Liberty 5 Croutes Havilland St. Peter Port Guernsey GY1 1EX |
| **Proposal:** | Demolish extension and erect single storey flat roof extension to south (rear) elevation and install rooflights on south (rear) roofslope. |
| **Applicant:** | Mr & Mrs N Herring |

**RECOMMENDATION -** Grant: Planning Permission with Conditions:

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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 Authority 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.

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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.

**OFFICER'S REPORT**

**Brief Description of the site:**

The property known as 'Liberty' is a detached single storey cottage, which is one of 13 in a row facing south onto Croutes Havilland. The road is at a lower level with a pedestrian pathway servicing the front of the houses. To the east and west are neighbouring properties and to the south a garden and fields beyond. To the north is another row of houses across the road. The property is located Outside of the Centres as defined in the Island Development Plan.

**Relevant History:**

There is no relevant history pertaining to this application.

**Existing Use(s):**

Residential use class 1: dwelling house.

**Assessment:** *(Tick as appropriate)*

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| no representation | ✓ | visual amenity acceptable | ✓ |
| accords with policy | ✓ | no material neighbour impact | ✓ |
| within curtilage | ✓ | traffic not affected | ✓ |
| design acceptable | ✓ | | |

**Policies considered most relevant:**

GP8 – Design
GP9 – Sustainable Development
GP13 – Householder Development

**Conclusion/Brief comment:**

This application is to demolish the existing extension and erect a single storey flat roof extension, with large roof light in its place to the rear (south) of the building. Plus add three roof lights to the southern roof slope.

The existing extension is not considered to be of particular merit to warrant its retention. The proposals will be the full width of the house and approximately 7m long, which is in line with the neighbours' extensions. The extension has been designed with a flat roof and with materials and finishes to match the existing property. The extension will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The proposed extension will not be visible by the public and it is concluded that the proposals will not have an adverse impact on the visual amenity of the locality nor will it impact on the neighbours' amenity in regards to overlooking.

Policy GP9: Sustainable Development seeks to ensure all new development takes into account the use of energy and resources and any adverse impacts on the environment. There has been sufficient information provided with the application to comply with the requirements of this policy.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

**Recommendation:**
Grant with Conditions ☑

**Date:** 18/02/2020