

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 detached garage, extend and alter at ground and first floor to east (side) and north (rear) and erect shed to east boundary.

LOCATION: Kassiope, Clos De Petit Etat, Sous Les Courtils, Castel.

APPLICANT: Mr & Mrs D Blondel

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: 05/11/2021

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/08/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 274 C1, C2, C3, C4, C5A & C6

Application Ref: FULL/2021/1757

Property Ref: D012290003

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.

4.The ensuite bathroom dormer window in the north elevation shall be glazed with obscure glass to a minimum of Pilkington Level 3, or equivalent, and shall thereafter be retained in perpetuity.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 04/11/2024 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



PLANNING APPLICATION REPORT

Application No: FULL/2021/1757
Property Ref: D012290003
Valid date: 27/08/2021
Location: Kassiope Clos De Petit Etat Sous Les Courtils Castel Guernsey
GY5 7HT
Proposal: Demolish detached garage, extend and alter at ground and first
floor to east (side) and north (rear) and erect shed to east
boundary.
Applicant: Mr & Mrs D Blondel

RECOMMENDATION - Grant: Planning Permission with Conditions:

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.

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Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Brief Description of the site:

Kassiopi is a detached one and a half storey dwelling to the north of Clos de Petit Etat. A detached garage is located to the east of the dwelling. The rear garden is enclosed by walls and fences approximately 1.5m high to the north and east and 1.8m high to the west. The garage serving Castaways to the east is located adjacent to the east site boundary. Stratton, to the north is set away from the common site boundary but has various windows facing the application site.

The application relates to the demolition of the detached garage and erection of a one and a half storey side extension to the east of the dwelling with flat roof dormer to the rear/north roofslope and one and a half storey pitched roof extension incorporating a high level glazed gable to rear/north elevation. A single-storey flat roof extension is proposed to the west of the dwelling. A pitched roof shed is proposed to be situated to the front/south of the dwelling, adjacent to the east site boundary.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

None.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The existing garage is of no particular merit to warrant its retention and its removal is considered acceptable. Although the proposal will result in the loss of off-road parking there is adequate off-road parking available at the site and with the opportunity to create additional spaces through exempt development if required.

The proposed extensions have been designed to reflect the appearance of the existing dwelling and represent a good standard of design that is in keeping with the surrounding built development. The proposals offer flexible and adaptable accommodation that can respond to the needs of occupiers over time and consider the health and well-being of occupiers in this respect and in view of the large areas of glazing to offer natural light and ventilation to the accommodation.

The proposed extensions will not result in unacceptable overshadowing or loss of light to the occupiers of adjoining dwellings. All new ground floor windows and doors will be partially obscured by the existing boundary treatments which can be enhanced by additional planting or exempt boundary treatments if considered necessary.

A single, small gable window currently exists in the rear elevation of the dwelling and as originally submitted would have been substantially enlarged and situated closer to the boundary. Concerns were expressed regarding the impact of the enlarged area of glazing on the privacy enjoyed by the occupiers of Stratton, the windows in the south elevation and external amenity space serving this property. The gable window was amended to be high level only offering light rather than outlook and this proposed gable window will not result in unacceptable overlooking and loss of privacy to the occupiers of the adjoining properties. The dormer proposed in the rear roofslope of the side extension serves a bathroom and can reasonably be conditioned to be obscure glazed in order to manage the potential for overlooking and loss of privacy.

The outbuilding proposed to the front of the property has been designed as a domestic timber outbuilding that is not out of keeping in a residential location. Although more prominent in the street due to its position the development would not result in unacceptable harm to the character and appearance of the locality or the amenities enjoyed by the occupiers of surrounding dwellings in terms of

overlooking or loss of light. The building has been set back from the roadside boundary and will not unacceptably impede visibility from the driveway of the site or the adjoining driveway immediately to the east.

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.

In view of the above it is considered the scheme accords with all relevant policies in the Island Development Plan and it is recommended planning permission is granted for the proposals.

Recommendation:

Grant with Conditions



Date: 03 November 2021