

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: Erect single storey extension to north-west (side) elevation, erect pool plant and extend raised decking to north-east (rear) elevation, install cladding to south-west (front) elevation and remove a section of hedge to widen vehicular access.

LOCATION: Hookipa, Port Soif Road, Vale.

APPLICANT: Mr & Mrs D Bradley

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 28/09/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arctech drawing no: DB-21-1041-02B

Application Ref: FULL/2021/2039

Property Ref: C02348A000

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 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/2021/2039
Property Ref: C02348A000
Valid date: 28/09/2021
Location: Hookipa Port Soif Road Vale Guernsey GY6 8AH
Proposal: Erect single storey extension to north-west (side) elevation, erect pool plant and extend raised decking to north-east (rear) elevation, install cladding to south-west (front) elevation and remove a section of hedge to widen vehicular access.

Applicant: Mr & Mrs D Bradley

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.

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:

Hookipa is a detached dwelling situated to the northeast of Port Soif Lane.

The application relates to the erection of a pitched roof extension to the northwest of the existing dwelling to provide a garage and the erection of a single-storey flat roof extension with rooflights and solar panels to the northeast of the proposed pitched roof extension, adjacent to the northwest site boundary. A pool plant building is proposed to be erected to the rear/northeast of the dwelling, attached to the rear of the existing single-storey extension adjacent to the southeast site boundary and a section of roadside hedge is shown to be removed in order to widen one of the two vehicular access points serving the property.

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

Relevant History:

None.

Existing Use(s):

01 Dwelling houses

Assessment: *(Tick as appropriate)*

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
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The proposed pitched roof side extension has been designed to reflect the appearance of the existing dwelling and the substantial single-storey flat roof extension and pool plant building proposed will also reflect the appearance of the existing dwelling but being situated to the rear of the property will not be highly visible from outside the site. The timber cladding proposed to the front of the dwelling will provide relief and interest to the property. All these aspects of the development represent a good standard of design and will not result in harm to the character and appearance of the locality.

The shallow pitched roof design of the side extension and single-storey nature of this and the flat roof extension is such that the development will not result in unacceptable overshadowing or loss of light to the occupiers of adjoining dwellings. The ground floor window and door openings proposed in the extensions would not, given their elevated position, be entirely screened by existing and exempt boundary treatments. Nonetheless, the windows will face the side elevation of the adjoining dwelling which is blank with the exception of a single, ground floor obscure glazed window. As a result, the development will not result in unacceptable overlooking or loss of privacy to the occupiers of adjoining dwellings.

With regard to the widening of an existing access, as originally submitted the access would have increased in width from 3.8m to 8.5m. Concerns were expressed regarding the impact of this significant enlargement, without evidence of overriding highway safety justification, on the character and appearance of the locality.

The scheme was amended to show the access enlarged to 4.5m. The site is not situated in a Conservation Area and although a section of the boundary hedge would be lost, a large proportion will remain intact and will continue to provide an adequate boundary feature. In this particular instance it is considered therefore that any adverse impact on the character of the area as a result of the development as amended is not so substantial to warrant the refusal of planning permission. This conclusion is reinforced by the preceding text to Policy IP9, which notes that, "the Authority will balance any impact on the character of the locality concerned with affording a significant degree of flexibility so that reasonable development aspirations can be met."

The two garage parking spaces indicated along with parking to the front of the property demonstrate that adequate parking is available to serve the property as extended. The scheme accords with the maximum standard and therefore complies with Policy IP7.

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 recommended planning permission is granted for the proposed developments.

Recommendation:

Grant with Conditions



Date: 03 November 2021