

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 extensions, erect single storey extension to north (rear), install external insulating render system and alterations to fenestration to Westwinds and erect extension to north and porch to south (front) to Le Vallet.

LOCATION: Westwinds & Le Vallet, Ruelle Du Vallet, St. Pierre Du Bois.

APPLICANT: Mrs S Kelly

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: 11/11/2021

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/10/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Design Ltd - 21-1299 PD/01, PD/02 & PD/03.

Application Ref: FULL/2021/2200

Property Ref: F00474A000+F004740000

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 10/11/2024 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwellings presently known as Le Vallet and West Winds. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

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/2021/2200
Property Ref: F00474A000+F004740000
Valid date: 04/10/2021
Location: Westwinds & Le Vallet Ruelle Du Vallet St. Pierre Du Bois
Guernsey GY7 9EX
Proposal: Demolish extensions, erect single storey extension to north
(rear), install external insulating render system and alterations
to fenestration to Westwinds and erect extension to north and
porch to south (front) to Le Vallet.

Applicant: Mrs S Kelly

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.

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.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwellings presently known as Le Vallet and West Winds. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

OFFICER'S REPORT

Brief Description of the site:

West Winds and Le Vallet are a pair of single-storey semi-detached dwellings with pitched and flat roofs situated on the corner of Rue de L'Ardaine and Rue du Vallet. The site is sloping/terraced and vehicular access to the site is via Rue Du Valet and the boundary with Rue De L'Ardaine is marked by a high granite wall.

The application relates to extensions and alterations to both dwellings. The vehicular access is to be retained and hardsurfacing is to be laid to the east and north of Le Vallet to serve both dwellings. The hardstanding constitutes exempt development and does not require the specific grant of planning permission.

West Winds

Demolition of pitched roof extension to north of dwelling, erection of a single-storey pitched and flat roof extensions and retaining wall to the north and south of the dwelling, a new chimney stack to the south elevation, raised decking to west of dwelling, alterations to fenestration, the insertion of rooflights and the application of an external insulating render system to the west, south and east elevations of the retained structure. It is noted that the insulating render to the east elevation projects beyond the boundary line for this dwelling as shown on the application drawings but the two dwellings fall within the same ownership.

Le Vallet

Demolish extensions to north of dwelling and erect a pitched and flat roof extension to the north of the dwelling (incorporating rooflights) along with a retaining wall with glass balustrade over to secure the elevated parking area. A retaining wall structure is also proposed to the south of the dwelling where the lawn is elevated above the patio area, this links into the same retaining structure to the south of

West Winds. A canopy is proposed to the north of the extension and attached to the east elevation of West Winds and a pitched roof porch is proposed to the south elevation of Le Vallet.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan. The eastern part of the building is a pre-1900 building.

Relevant History:

None.

Existing Use(s):

01 dwellinghouse

28 agriculture

Assessment: *(Tick as appropriate)*

no representation

☒

accords with policy

☒

within curtilage

☒

design acceptable

☒

visual amenity acceptable

☒

no material neighbour impact

☒

traffic not affected

☒

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 extensions are of no particular merit to warrant their retention and their removal is accepted.

The design and appearance of the proposed extensions and external alterations to both dwellings represent a good standard of design that respects the existing dwellings and layout of this site. The proposed works will not result in harm to the character and appearance of the valley and rural location or the amenities of occupiers of surrounding dwellings beyond the application site. The scheme has been developed to consider the health and well-being of occupiers by providing residents with good levels of daylight and sunlight to the new accommodation. The

extensions also offer flexible and adaptable accommodation that allow the dwellings to respond to the needs of occupiers over time. The scheme therefore meets the aims of Policies GP8, GP9 and GP13 in this respect.

The single-storey flat roof extension to the north of West Winds could impact on outlook from the windows proposed in the north elevation of Le Vallet however, the internal layout of Le Vallet is such that the windows and door that may be affected by the extensions at West Winds serve a utility room and bathroom. As a result, the potential harm with regard to the outlook and amenities of the occupiers of Le Vallet is limited. A shared access from the parking area is proposed to the north of Le Vallet which could result in a degree of overlooking to the east facing window at West Winds across the courtyard which falls within the boundary of Le Vallet and also to the north facing door and window in the flat roof extension at Le Vallet. In this instance the potential for overlooking and loss of privacy between the properties associated with the use of the main entrance at West Winds and the likely use of the utility room door to serve as the everyday access for Le Vallet is not considered so significant to warrant the refusal of planning permission. The scheme therefore satisfies the requirements of the relevant policies in the Island Development Plan.

The area of parking and turning on site is adequate to meet the needs of occupiers of West Winds and Le Vallet in accordance with Policies IP7 and IP9 of the Plan.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has taken into account the use of energy, resources and any adverse impact on the environment.

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 extensions and alterations.

Recommendation:

Grant with Conditions



Date: 10 November 2021

