

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: Extend and alter roof form at 2nd floor level, erect single storey extension with 1st floor terrace and install dormer window at 1st floor level to south (rear) elevation, erect porch to north (front) elevation, install external insulating render system and alterations to fenestration.

LOCATION: Southlands, Les Hurettes, St. Martin.

APPLICANT: Mr & Mrs A Pikett

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: 31/12/2021

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/10/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Chris Workman AP:21:14 05D, 06A, 07C & 08C.

Application Ref: FULL/2021/2227

Property Ref: J008050000

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 obscure glass balustrade hereby approved to the east and west edges of the first floor balcony shall be a minimum height of 1.8m above the finished floor level of the balcony, shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall be installed prior to the balcony being brought into use. The balustrade shall thereafter be retained at all times.

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

5.The west facing dormer cheek of the dormer serving the second floor bedroom 5 and the east facing dormer cheek of the dormer serving the first floor bedroom 4 shall be finished with obscure glass to a minimum level 3 on the Pilkington scale (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 30/12/2024 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/2021/2227
Property Ref: J008050000
Valid date: 21/10/2021
Location: Southlands Les Hurettes St. Martin Guernsey GY4 6QS
Proposal: Extend and alter roof form at 2nd floor level, erect single storey extension with 1st floor terrace and install dormer window at 1st floor level to south (rear) elevation, erect porch to north (front) elevation, install external insulating render system and alterations to fenestration.

Applicant: Mr & Mrs A Pikett

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:

Southlands is a detached two-storey dwelling set back from the road and with the roadside boundary marked by a bank and hedge. The garden to the adjoining dwellings is marked by trees, hedges and fencing. The south boundary with the field in the same ownership is open. A greenhouse is situated to the southeast of the dwelling, on agricultural land but aerial photographs of the site show that this has been in situ for many years.

The application relates to an extension to the existing roof at Southlands in order to provide accommodation within the roofspace served by rooflights and a pitched roof dormer in the front roofslope and flat roof dormers with Juliette balconies in the rear roofslope. The sun lounge is shown to be demolished and replaced with a single-storey extension with a balcony terrace over and enclosed with 1.8m high obscure glazed screens to the east and west edges. First floor windows are to be replaced with doors to provide access to the roof terrace. A replacement porch is proposed to be constructed to the front of the dwelling along with the application of an insulating render system to the property.

The application was deferred for clarification regarding the glazed dormer cheeks and a window in the west gable which has subsequently been omitted from the scheme. Although reservations were expressed regarding the glazed dormer cheeks

and potential for overlooking and loss of privacy the agent has drawn attention to the potential for overlooking from the existing captains dormer in the rear/south roofslope of the dwelling. The position of the southern balcony balustrade has also been amended and set in 0.5m from the southern edge of the flat roof to provide greater privacy to the adjoining dwelling by directing views across the applicants own property.

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

Relevant History:

FULL/2015/0841 - Remove fenestration and roof from conservatory and replace with timber fenestration, solid roof and roof lantern to form sunlounge – granted

FULL/2021/1966 - Demolish shed and erect 1.5 storey detached garage/studio to east boundary - granted

Existing Use(s):

01 dwellinghouse

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:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The character of the locality is varied with no uniform property style or design and Southlands is situated between a hipped roof bungalow and a pitched roof one and a half-storey dwelling with dormer to the front and rear roofslopes. The proposed roof extension from a hip to a pitched roof represents a good standard of design, in keeping with the property and locality. The replacement porch represents an appropriate addition to the property, in keeping with the house and locality. The existing single-storey rear extension is of no particular merit to warrant its retention

and its demolition is accepted. The erection of a single-storey flat roof extension across the rear of the property with timber effect boarding will not be highly publicly visible and represents a good standard of design when considering the aims of the Island Development Plan.

The roof extension will increase the bulk of Southlands adjacent to the single-storey bungalow to the west however, given the overall height of the eaves at Southlands the alteration to the roof form will not significantly impact on light and daylight to the obscure glazed ground floor windows of the east elevation of the adjoining dwelling. The main bulk of Southlands is set away from the east site boundary by the one and a half-storey extension and as a result the proposed roof extension will not have a detrimental impact on sunlight or daylight to the occupiers of the dwelling to the east. The single-storey, flat roof nature of the rear extension is such that it will not result in overshadowing or loss of light to the occupiers of any surrounding dwellings and the scheme is satisfactory in this respect. A single door is proposed in the east elevation of the rear extension and will serve the utility/boot room. This additional door opening will not result in unacceptable overlooking or loss of privacy to the occupiers to the east.

The dormers proposed in the rear roofslope of the property have been designed to sit well below the ridge and will not dominate the roofslopes and represent appropriate additions to the dwelling. The introduction of rooflights to the front roofslope is also considered acceptable as these will appear as incidents in the roof.

The proposed dormer to the main roof incorporates glazed ends to both the east and west. At present a Captains dormer exists in the rear roofslope of the dwelling however it is central in the roof, away from site boundaries and would offer only oblique views of the adjoining properties/gardens. Although views from the eastern end would be across the roof of Southlands itself the glazing in the western end could result in overlooking and loss of privacy to the occupiers of the adjoining bungalow. It is also noted that the new dormer in the south elevation of the one and a half-storey element of the dwelling would have a glazed end facing east which could result in overlooking and loss of privacy to the occupiers of the one and a half-storey dwelling. It is appropriate therefore, to require by condition for the western glazed end of the main dormer and the eastern end of the full height dormer to be obscure glazed in order to preserve the privacy of the adjoining residents.

The proposed balcony has been designed to incorporate 1.8m high obscure glazed screens to the east and west edges and with the southern balustrade inset in order to direct views across the applicants own garden and land, away from the adjoining gardens. As a result the use of the balcony should offer only oblique views of parts of the adjoining gardens, away from the most private areas to the immediate rear of the adjoining properties. A condition should be imposed requiring the side screens to be installed and retained in order to preserve the privacy of adjoining occupiers. The replacement of a first floor window with a door to serve the balcony represents an acceptable change that will not result in harm to the character of the area or the amenities of adjoining residents.

The extensions and alterations to Southlands will provide occupiers with ample sunlight and daylight and offer flexible and adaptable accommodation that can respond to the needs of occupiers over time.

The scheme also incorporates the application of insulating render to the property which is an acceptable change to this detached property that will not result in harm to the character and appearance of the locality.

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 development.

Recommendation:

Grant with Conditions



Date: 22 December 2021