

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: Raise roof ridge height and extend to create first floor accommodation. Erect single storey extension and install solar panels to west (rear) elevation. Install external insulating render system and alterations to fenestration. Remove hedge, erect wall to south and east boundary and widen vehicle access.

LOCATION: Holly Tree, Highfield Estate, Rue Des Pres, St. Pierre Du Bois.

APPLICANT: Mr T Le Sauvage & Miss K Allen

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: 07/02/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/11/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Evans Architecture: 2105 01.01A, 03.01B, 03.02A & 03.03B

Application Ref: FULL/2021/2373

Property Ref: F01203J000

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 cill of the southernmost dormer window in the rear (west) elevation serving the main bedroom shall be set a minimum of 1.7 metres above the finished first floor level.

Reason - To protect the reasonable amenities of neighbouring residents.

5.The cill of the rooflights in the rear (west) elevation serving the main bedroom shall be set a minimum of 1.7 metres above the finished first floor level.

Reason - To protect the reasonable amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 06/02/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance 2012 and the 2020 Strategy for Nature, and the need to comply with their provisions. The hedge may be used by nesting birds or other wildlife. You are therefore requested to remove the hedge outside of the main bird breeding season (March-July inclusive). If removal during the breeding season is considered essential, it is recommended that you contact La Societe Guernesiaise so that the site can be inspected prior to removal to ensure that any protected species present are not impacted by the works. La Société can be contacted on 07781 166924 or email info@societe.org.gg

Whilst it is unlikely that bats would be roosting in the roof space, there is a possibility that they could be encountered during the works. It is therefore recommended that the roof renovations be undertaken with due vigilance and that expert advice be sought if bats are found. If an inspection of the roof is required prior to commencement of the project, this can be organized through La Société by emailing info@societe.org.gg

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/2021/2373
Property Ref: F01203J000
Valid date: 16/11/2021
Location: Holly Tree Highfield Estate Rue Des Pres St. Pierre Du Bois
Guernsey GY7 9AG
Proposal: Raise roof ridge height and extend to create first floor
accommodation. Erect single storey extension and install solar
panels to west (rear) elevation. Install external insulating render
system and alterations to fenestration. Remove hedge, erect
wall to south and east boundary and widen vehicle access.
Applicant: Mr T Le Sauvage & Miss K Allen

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.

4. The cill of the southernmost dormer window in the rear (west) elevation serving the main bedroom shall be set a minimum of 1.7 metres above the finished first floor level.

Reason - To protect the reasonable amenities of neighbouring residents.

5. The cill of the rooflights in the rear (west) elevation serving the main bedroom shall be set a minimum of 1.7 metres above the finished first floor level.

Reason - To protect the reasonable amenities of neighbouring residents.

INFORMATIVES

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance 2012 and the 2020 Strategy for Nature, and the need to comply with their provisions. The hedge may be used by nesting birds or other wildlife. You are therefore requested to remove the hedge outside of the main bird breeding season (March-July inclusive). If removal during the breeding season is considered essential, it is recommended that you contact La Societe Guernesiaise so that the site can be inspected prior to removal to ensure that any protected species present are not impacted by the works. La Société can be contacted on 07781 166924 or email info@societe.org.gg

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OFFICER'S REPORT

Brief Description of the site:

The property known as 'Holly Tree' is the southern most detached bungalow of a row of nine detached dwellings built in the 1970's. To the north are the other bungalows, to the south are 2 two storey dwellings and to the west is another one and a half storey dwelling. To the east is the access road to the other bungalows and a vinery beyond. The property is located Outside of the Centres and is within an Agriculture Priority Area 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)*

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 raise the roof height, by approx. 800mm, to create first floor accommodation with two dormers to the east and west roof slopes and four rooflights to the rear west roof slope. Erect a single storey flat roof extension with solar panels on the roof to the west elevation. Install external insulating render system and alterations to fenestration. Remove hedge and erect boundary wall to the south and east boundaries and widen existing vehicular access to 4.5m.

Policy GP8, amongst other things, expects new development to achieve a good standard of architectural design, to make the most effective and efficient use of land and to respect the character of the local built environment. It highlights that multi-storey buildings are a more efficient use of land than single storey buildings and it states that development proposals should consider a multi-storey design from the outset unless there are overriding reasons why this design approach would be unacceptable within a particular locality.

The proposals achieve a good standard of design, using materials which complement the existing materials. The extensions will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

Although none of the other bungalows have raised their roofs, the neighbouring properties to the south and west are two storey and one and a half storey respectively, so raising the roof line in this location is not considered to be out of character and would be an effective and efficient use of land.

The scale and massing of the proposed development is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it

have any impact on the immediate neighbours. The neighbour to the west is at a distance not to be significantly affected by overlooking (approximately 15m to the boundary and 23m to the dwelling). Due to the high cill level of the rooflights and southern most dormer window to the rear (west) elevation, the impact on the privacy of the neighbouring property to the south would be largely protected, with only oblique views from the northern most dormer towards the end of the neighbour's garden. As a result, the proposal is unlikely to have a material adverse effect on the amenities of neighbouring residents.

The rear extension would not be seen from public vantage points and is considered acceptable, as is the installation of solar panels, the external insulating render system, removal of hedge and construction of the south boundary wall.

The existing vehicular opening onto the property is limited at approximately 3m. The proposed opening of 4.5m is considered appropriate for a residential dwelling within the context of this residential estate and would have no significant adverse effects on the character and appearance of the area.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

La Société Guernesiale has requested an informative be added to the decision regarding the removal of the hedge to reduce the risk of disturbing or destroying birds and other wildlife. They also advise that although bats are unlikely to be roosting in the roof, they recommend that renovations are undertaken with due vigilance in case bats are present.

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: 04/02/2022