

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 outbuilding, alter roof form and erect 1st floor extension and terrace, erect ground floor extension to north-west and south-west and alter north-east elevation.

LOCATION: Le Collina Verde, Les Villets, Forest.

APPLICANT: Dr L Van Blerk & Dr C Fleischmann

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: 05/01/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/11/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room drawing no's: 270 C1, C2, C3, C4, C5 & C6.

Application Ref: FULL/2021/2553

Property Ref: H003350000

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 04/01/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the local Strategy for Nature and the need to comply with their provisions. The building is located in an area where bats and other wildlife may be roosting/nesting and measures may therefore need to be taken (including a preliminary survey, consideration of the timing of the works and provision to support wildlife in the long term incorporated into the development) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email societe@cwgsy.net.

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/2021/2553
Property Ref: H003350000
Valid date: 25/11/2021
Location: Le Collina Verde Les Villets Forest Guernsey GY8 0HR
Proposal: Demolish outbuilding, alter roof form and erect 1st floor extension and terrace, erect ground floor extension to north-west and south-west and alter north-east elevation.

Applicant: Dr L Van Blerk & Dr C Fleischmann

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

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the local Strategy for Nature and the need to comply with their provisions. The building is located in an area where bats and other wildlife may be roosting/nesting and measures may therefore need to be taken (including a preliminary survey, consideration of the timing of the works and provision to support wildlife in the long term incorporated into the development) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email societe@cwgsy.net.

OFFICER'S REPORT

Brief Description of the site:

La Collina Verde, Les Villets is a detached one and a half storey hipped roof dwelling set back from the road. Neighbouring properties are situated to the north and east whilst land to the south and west is open and undeveloped agricultural land. A detached garage is situated adjacent to the boundary with the neighbouring dwelling, Pres De La Mer.

The application relates to the demolition of an outbuilding to the northwest of the dwelling and the erection of a single-storey extension to the side and rear of the dwelling (northwest and southwest). A roof extension is also proposed to provide a two-storey dwelling served by a pitched and flat roof incorporating a balcony to the southwest of the property. The scheme proposes the use of vertical timber cladding, granite stonework, render and a standing seam zinc roof.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

None recent and relevant.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation

☒

visual amenity acceptable

☒

accords with policy
within curtilage
design acceptable

x
x
x

no material neighbour impact
traffic not affected

x
x

Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Consultation:

La Societe Guernesiais - highlight that buildings of this type can be used by roosting bats and other wildlife. This likelihood can increase when the property is located within a variable landscape with habitats such as large gardens, farmland or woodland nearby. An inspection of the building for current or recent use by bats or other wildlife is recommended and should be carried out by a suitably qualified person prior to demolition works. This would reduce the risk of disturbing or destroying animals protected under the Animal Welfare Ordinance, 2012 and an informative note is recommended.

Conclusion/Brief comment:

The existing outbuilding is of no particular merit to warrant its retention and its removal is accepted.

Given the siting of the dwelling in its plot, away from all residential neighbours the proposed extensions and alterations will not result in unacceptable overlooking or loss of privacy to the occupiers of surrounding dwellings. The balcony to the rear is situated away from the common boundary with Pres De La Mer. Views from this balcony will be primarily to the southwest and to the northwest will be towards the frontage area of the adjoining dwelling. The existing garage on the site will deflect views away from the rear garden area of the adjoining dwelling.

The scheme has been designed to offer a two-storey dwelling in place of a one and a half-storey property which makes more efficient and effective use of the land. The scheme offers flexible and adaptable accommodation that is able to respond to the needs of occupiers over time and, through the provision of large areas of glazing, balcony and Stoep or verandah for sheltered seating for the garden and exempt pool demonstrates that the scheme considers the health and well-being of the occupiers of the development.

There is no uniform style of development in the locality and the Island Development Plan "adopts a supportive position with regard to building design ... to enable the

property owner to exert personal choice in design matters". The scheme has developed to have a somewhat agricultural or industrial feel with the box dormer breaking through the eaves of the main building and introduction of timber cladding. The use of granite to face the single-storey side extension is also a common material used and will complement the contemporary style of development proposed.

Although the scheme incorporates substantial areas of flat roof, both at ground and first floor level, which would be publicly visible given the open nature of the surrounding landscape the proposal represents a good standard of design that will respect the character of the local built environment and the open landscape.

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.

Recommendation:

Grant with Conditions



Date: 04 January 2022

