

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 extension and outbuilding, erect two storey extension, pergola and rooflights to north (rear) elevation and single storey outbuilding to west boundary.

LOCATION: Les Haguets, Route De Vaugrat, St. Sampson.

APPLICANT: Mr J Reeve & Ms C Pee

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: 10/02/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/12/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Langlois Architects - 2150/09 & 2150/10E.

Application Ref: FULL/2022/0061

Property Ref: B019370000

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.Written details and a finished sample of the timber cladding proposed to be used in the development hereby permitted shall be submitted to and agreed in writing by the Authority before any such timber cladding is brought onto the site or installed on the building. Any finish to be applied to the cladding shall be applied within 28 days of the cladding being installed.

Reason - To secure the satisfactory appearance of the completed development in order to preserve the character and appearance of the locality.

Expiry Date: This permission will cease to have effect on 09/02/2025 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/2022/0061
Property Ref: B019370000
Valid date: 24/12/2021
Location: Les Haguets Route De Vaugrat St. Sampson Guernsey GY2 4TA
Proposal: Demolish extension and outbuilding, erect two storey extension, pergola and rooflights to north (rear) elevation and single storey outbuilding to west boundary.
Applicant: Mr J Reeve & Ms C Pee

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 secure the satisfactory appearance of the completed development in order to preserve the character and appearance of the locality.

OFFICER'S REPORT

Brief Description of the site:

Les Haguets, Route De Vaugrat is a detached two-storey dwelling with single-storey extensions to both sides and a conservatory and flat roof extension to the rear. A detached outbuilding/garage is situated adjacent to the west site boundary.

The application relates to the demolition of the flat roof extension, conservatory and outbuilding and the erection of a two-storey pitched and catslide roof extension with valley gutter between the extension and main house and single-storey flat roof element to the east. The extension has been designed with a timber clad exterior and zinc roof and a timber pergola structure is proposed to the north of the extension. Rooflights are also proposed in the rear/north roofslope of the main house and existing western extension as the rooms will no longer be double aspect as a result of the extension. A replacement, detached pitched roof garage is proposed adjacent to the west boundary.

The site is located Outside of the Centres as designated in the Island Development Plan. The property is a pre-1900 building.

Relevant History:

None.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP7: Private and Communal Car Parking

Conclusion/Brief comment:

The existing garage, conservatory and extension are of no particular merit to warrant their retention and their removal is accepted.

The proposed contemporary style extension is proposed to the rear of the existing dwelling and has been designed to be subservient to it. The extension represents a good standard of design that respects the local built environment. The proposed extension is to be set away from the site boundaries and will not result in overshadowing or loss of light to the occupiers of the adjoining dwelling. No first floor windows are proposed in the east elevation of the extension thereby preserving the privacy of the occupiers of this adjoining dwelling. The ground floor windows can be screened by the existing boundary landscaping or alternative exempt boundary fence or wall.

The extension has been designed with large areas of glazing to both ground and first floor level to offer adequate daylight and sunlight to the existing and proposed accommodation. The ground floor accommodation is on a single level allowing for accessibility for people of all ages and abilities. Although the first floor accommodation is on multi-levels the extension does allow for the building to adapt over time to the changing needs of occupiers.

The detached garage has been designed to reflect the appearance of the extension to the rear of the property. The building represents a good standard of design that will respect the local built environment. Being situated to the rear of the property it will not be highly publicly visible from outside the site. Its position adjacent to the west boundary is such that it will not result in overshadowing or overlooking to the occupiers of any neighbouring dwellings. The level of off-road parking provision is acceptable.

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 the scheme accords with the aims of the Island Development Plan and is recommended planning permission is granted for the proposed development.

Recommendation:
Grant with Conditions



Date: 09 February 2022