

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: Erect 1.5 storey extension to north elevation of unit 15.

LOCATION: Clos Carre, Route Des Clos Landais, St. Saviour.

APPLICANT: Guernsey Housing Association

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: 22/04/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/03/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: bhp - G4658 01 01 Rev B

Application Ref: FULL/2022/0360

Property Ref: E010170015

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 21/04/2025 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/2022/0360
Property Ref: E010170015
Valid date: 25/03/2022
Location: Clos Carre Route Des Clos Landais St. Saviour Guernsey GY7 9TP
Proposal: Erect 1.5 storey extension to north elevation of unit 15.
Applicant: Guernsey Housing Association

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.

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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.

OFFICER'S REPORT

Brief Description of the site:

15 Clos Carre is an end of terrace one and a half-storey dwelling with first floor accommodation served by rooflights. A modest amenity space is provided to the side and rear of the dwelling and six parking spaces associated with the Clos is situated to the north of the dwelling.

The application relates to the erection of a one and a half storey extension to the north of the dwelling projecting across part of the parking area serving the Clos. The accommodation proposed will comprise a ground floor bedroom and enhanced living area on the ground floor and bedroom with eaves storage at first floor. At present the gable end of no.15 is blank however a ground floor window and door and first floor window would be proposed in the north elevation of the extension proposed. The Clos parking would be rearranged to provide five spaces, including one accessible space adjacent to no. 15.

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

Relevant History:

FULL/2016/1735 - Erect 17 dwellings with associated access road, car parking and landscaping – granted

FULL/2017/1317 - Variations to plans previously approved to erect 17 dwellings - Alteration to layout of site including position and size of proposed dwellings, erection of sheds and car parking layout - granted

Existing Use(s):

01 dwellinghouse

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

Conclusion/Brief comment:

The proposed extension has been designed to be subservient to the main house and to match the external appearance of the terrace of properties. The scheme therefore represents a good standard of design that respects the built environment concerned and which will not have a detrimental impact on the open landscape to the south and east of the Clos.

The extension is set away from all neighbouring properties and will not result in overshadowing or loss of light to adjoining occupiers. Although new windows and doors are proposed in the north elevation of the extension there is adequate distance separation between the development and dwellings in Le Courtil Michele to ensure that the scheme will not result in unacceptable overlooking and loss of privacy.

The scheme considers the health and well-being of the occupiers of no. 15. It will offer occupiers good levels of sunlight and daylight, flexible and adaptable accommodation that can respond to the needs of occupiers over time and will not unacceptably reduce the level of external amenity space associated with this dwelling.

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.

Policy IP7 of the Plan relates to the provision of off-road parking for developments with regard to the adopted Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment (December 2016). This identifies that Outside of the Centres development is generally of lower density and there tends to be less pressure for development and less congestion caused by it. Within these areas therefore, general car parking requirements are assessed on a case by case basis taking into consideration the type of development proposed and its impact on the character of the area, surrounding uses and the existing road network as well accessibility to public transport. As the site is owned and managed by the Guernsey Housing Association the allocation of parking to serve occupiers will be managed by them. Although one off-road parking space will be lost as a result of the development this will not have an unacceptable adverse impact on the Clos or surrounding road network.

It is noted that an area of Clos/estate road parking would be lost in connection with the development which would represent a deviation from the approved scheme (see Planning History above). Nonetheless, an adequate landscape buffer is retained between the parking area and adjoining dwellings in Le Courtil Michele and the

change will not have an unacceptable detrimental impact on the overall layout and quality of the Clos development.

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 considered the scheme accords with all relevant policies in the Island Development Plan and that permission should be granted for the proposed development.

Recommendation:

Grant with Conditions



Date: 22 April 2022