

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 1st floor and single-storey extensions and install external insulation render system to east (side) elevation.

LOCATION: Jacaranda, 29 Sables D'Or, Les Grandes Rocques, Castel.

APPLICANT: Mr & Mrs Colley

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: 09/06/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/04/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Grey Bear Architects - 118-3-301, 302 (floor plans only), 303 & 304.

Application Ref: FULL/2022/0462

Property Ref: D01789C029

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 08/06/2025 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/2022/0462
Property Ref: D01789C029
Valid date: 04/04/2022
Location: Jacaranda 29 Sables D'Or Les Grandes Rocques Les Grandes
Rocques Castel Guernsey GY5 7FS
Proposal: Erect 1st floor and single-storey extensions and install
external insulation render system to east (side) elevation.

Applicant: Mr & Mrs Colley

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 - 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:

The application site comprises a two storey detached dwelling located within Sables D'Or estate. The property is located Outside of the Centres as defined in the Island Development Plan.

Planning permission is sought to erect a first floor extension over the garage with single-storey extension to the front of the garage and to install an external insulating render system to east (side) elevation. The existing garage will be used as a utility and snug area, with a bedroom at first floor level above.

Relevant History:

PAPP/2001/4510 Maree Haute, No.28	Extend dwelling at first floor level.	Granted
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Existing Use(s):

Residential

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:

GP8 Design
GP9 Sustainable Development
GP13 Householder Development
IP7 Private and Communal Car Parking

Conclusion/Brief comment:

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.

The proposed extensions adopts a good standard of design by virtue of their scale, form, massing, siting and materials. The proposed first floor extension is similar to that observed at a neighbouring property to the west of the application site, and

therefore the proposal will respect the surrounding built environment and visual amenity.

Despite the inclusion of windows at first floor level to the front and rear of the extension, a degree of overlooking already exists between the application site and neighbouring properties. Consequently, the additional level of overlooking that is likely to be experienced from these windows is not considered to cause undue harm to the amenities of neighbouring residents and would not warrant the refusal of planning permission.

The increase in mass, bulk and scale of the dwelling will result in an additional shadowing effect towards neighbouring properties, particularly to those residents to the east of the application site. Although the degree of harm caused would not lead to any significant impact on the amenities of neighbouring residents when taking into account the position of the extension, the form of the roof, and that the majority of the overshadowing would affect a relatively blank gable with one ground floor window facing the application site. The degree of overshadowing towards the neighbour's outdoor amenity space to the rear of their property would be limited.

For comparative purposes, the effect from overshadowing and overlooking is likely to be similar to that of the first floor extension to the west of the application and therefore this recommendation would be consistent with the existing built development.

Despite the loss of the garage, sufficient car parking provision exists to the front of the house.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 09/06/22