

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: Variation to previously approved plans to demolish conservatory and walls to the kitchen and erect a flat roof single storey extension with terrace over, install dormer windows, alteration to fenestration and internal alterations (Protected Building) - increase floor area of extension and balcony at first floor level, reconstruct existing dormer and install balcony at second floor level.

LOCATION: Delancey Park House, Rue Des Monts, St. Sampson.

APPLICANT: Quartet Limited

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: 10/06/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/03/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD: 3179 30E, 51B, 52B, 53B, 54B, 55C & 56B

Application Ref: FULL/2022/0463

Property Ref: B005960000

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 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.

3.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 28/04/2017, issued under planning application reference FULL/2017/0646, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

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/2022/0463
Property Ref: B005960000
Valid date: 24/03/2022
Location: Delancey Park House Rue Des Monts St. Sampson Guernsey GY2 4HT
Proposal: Variation to previously approved plans to demolish conservatory and walls to the kitchen and erect a flat roof single storey extension with terrace over, install dormer windows, alteration to fenestration and internal alterations (Protected Building) - increase floor area of extension and balcony at first floor level, reconstruct existing dormer and install balcony at second floor level.

Applicant: Quartet Limited

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 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.

3. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 28/04/2017, issued under planning application reference FULL/2017/0646, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Brief Description:

The application site comprises a detached property (Delancey Park House) with large gardens situated to the west of Rue Des Monts. The property is a protected building, which includes the building in its entirety and the roadside wall and railings.

Surrounding the site, the area is predominantly residential with mixed building types and design.

The property is situated within a Main Centre Outer Area and a Conservation Area as designated in the Island Development Plan.

Relevant History:

FULL/2019/0502	Demolish and rebuild section of roadside boundary wall	Granted 07/06/2019
FULL/2018/1134	To erect a pavilion building for the use as a library (protected building)	Granted 13/07/2018
FULL/2017/0646	Demolish conservatory and walls to the kitchen and erect a flat roof single storey extension with terrace over, install dormer windows, alteration to fenestration and internal alterations (protected building)	Granted 28/04/2017
FULL/2015/2434	Demolish conservatory and erect flat roof single storey extension with terrace over (rear elevation), demolish chimney, install three dormers, alterations to fenestration and internal alterations (Protected Building).	Granted 29/01/2016
FULL/2014/1806	Demolish existing store, alter and extend store to create changing room and install three sets of entrance gates.	Granted 23/07/2014
FULL/2014/0756	Erect single storey extension to side (north) of property (protected building).	Granted 04/04/2014
HAPP/2007/2473	Demolish lean to conservatory. Create first floor balcony and extend and alter dwelling.	Granted 20/12/2007

Existing Use(s):

Residential – Use Class 1

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:

GP4 – Conservation Area

GP5 – Protected Buildings

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

Conclusion/Brief comment:

Planning permission was granted in 2017 to demolish an existing conservatory and walls to the kitchen and erect a flat roof single storey extension with terrace over, to install dormer windows, alterations to the fenestration and internal alterations (Ref: FULL/2017/0646). The conservatory which formed part of the approval (which was included in the description of development and required permission in its own right) has been demolished on site and the permission has therefore been implemented in part. The proposed alterations can be treated as a variation to the approved scheme.

The variations include:

- An increase in the size of the proposed extension and the balcony above;
- To reconstruct an existing dormer; and
- To install a small balcony at second floor level.

The variations proposed are in-keeping with the design of the approved scheme and would not cause a detriment to the visual character or appearance of the surrounding area. The proposal would not harm the special interest of the protected building or the historic character of the surrounding Conservation Area.

The variations proposed would not cause any significant harm on the amenities afforded to the occupiers of any neighbouring residential properties with regard to overshadowing or privacy.

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.

For the reasons contained within this report it is considered that the variations proposed are acceptable and accord with the above mentioned Policies of the Island Development Plan.

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: 09/06/2022