

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, erect two-storey extension to south-east (rear) elevation, install rooflight to north-east elevation.

LOCATION: Maison De Murier, La Route De Sausmarez, St. Martin.

APPLICANT: Mr & Mrs R & S Hopcroft

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: 17/06/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/05/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Matt's Architectural Technology Ltd: 21-177-04C, -05C, -06D & 07.

Application Ref: FULL/2022/0783

Property Ref: J000200000

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.Prior to the commencement of works on site, 1:20 scale sections through the South-East elevation wall showing the materials and component parts of the external wall and its junction with the roof shall be submitted to and approved by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed elevation. This condition is imposed to ensure the proposed development is of sufficient design quality to preserve or enhance the Conservation Area.

Expiry Date: This permission will cease to have effect on 16/06/2025 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/2022/0783
Property Ref: J000200000
Valid date: 04/05/2022
Location: Maison De Murier La Route De Sausmarez St. Martin
Guernsey GY4 6SF
Proposal: Demolish extension, erect two-storey extension to south-east
(rear) elevation, install rooflight to north-east elevation.
Applicant: Mr & Mrs R & S Hopcroft

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).

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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.

4. Prior to the commencement of works on site, 1:20 scale sections through the South-East elevation wall showing the materials and component parts of the external wall and its junction with the roof shall be submitted to and approved by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed elevation. This condition is imposed to ensure the proposed development is of sufficient design quality to preserve or enhance the Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

Maison de Mûrier, La Route De Sausmarez is a two and a half-storey semi-detached dwelling with multi-pane sash windows in the front elevation. The property is set back from the road with a low wall marking the roadside boundary. The property is close to the junction with Route de Jerbourg. Maison de Murier is identified on page 215 of Designating Conservation Areas (Environment Department, March 2015) as a building that contributes to the Conservation Area as "Row of grand dwellings; constructed pre-1898". The rear of the building is visible over a tall boundary wall when approached from Le Route De Blanches.

The application relates to the demolition of existing extensions to the rear and the erection of a single-storey and two-storey flat roof extension to the rear/south east of the dwelling. A rooflight is proposed to the existing flat roof to the northeast of the dwelling and a rooflight is proposed in the northeast roofslope however this constitutes exempt development and does not require the specific grant of planning permission.

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

Relevant History:

Pre-application advice was sought in this case.

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:

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics are preserved.

The existing extension to the rear of the dwelling is not of particular merit to warrant its retention and its removal is accepted.

The scheme has been developed to provide a contemporary style, flat roof extension with render and timber clad exterior to the rear of the dwelling, with large areas of glazing facing primarily to the southeast. The scheme has been designed to be subservient to the main house so as not to affect the decorative eaves detail across the rear of the property. The extension represents a high standard of architectural design that will respect the local built environment and will not have a detrimental impact on the character and appearance of the Conservation Area when considering Policies GP4, GP8 and GP13 of the IDP. In order to ensure a high standard of design it is considered reasonable to require a section of the southeast elevation to be provided that shows the materials and component parts of the external wall and its junction with the roof. This will ensure that the completed development will preserve or enhance the character and appearance of the Conservation Area.

The extension is shown to be set away from the common boundary with the semi-detached neighbour La Croix Bertrand. There is an existing wall between the two properties which will ensure that the ground floor kitchen window will not result in unacceptable overlooking or loss of privacy to the occupiers of this adjoining dwelling. The first floor secondary study window is shown to be high level, providing light and ventilation but not outlook thereby preserving the privacy enjoyed by the occupiers of this adjoining dwelling. Large areas of glazing proposed on the rear

elevation of the extension have been set in from the end wall of the extension thereby directing views across the applicants own garden and maintaining private amenity space to serve La Croix Bertrand in accordance with Policies GP8, GP9 and GP13 of the IDP.

The proposed development will be situated to the southwest of Redleaf which extends and forms part of the common boundary with the application site. This neighbouring property has a one and a half storey element adjacent to the common boundary, in the vicinity of the proposed extension and there are no windows facing into the application site from this part of the adjoining dwelling. Given the staggered relationship between the adjoining dwelling and proposed extension and the flat roof design of the proposed extension, which keeps the overall height down, the proposed development will not result in unacceptable overshadowing or loss of light to the windows at Redleaf facing northwest towards the road. The projection of Redleaf into its own plot is such that the extension will not have a detrimental impact on the private amenity space to the rear of the property in terms of privacy or loss of light and the scheme accords with Policies GP8, GP9 and GP13 in this respect.

The extension is to be situated to the northeast of La Croix Bertrand and will not result in overshadowing or loss of light. The siting of the extension, away from the common boundary combined with its design to sit lower than the eaves of the main house, will ensure that the development does not represent an overbearing and unneighbourly form of development and meets the requirements of Policies GP8, GP9 and GP13 of the Plan.

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.

In view of the above, it is recommended planning permission is granted for the proposed development.

Recommendation:

Grant with Conditions



Date: 15 June 2022

