

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 2 storey extension to south-east (side) elevation, extend at 1st floor level with raised terrace to north (rear) elevation, create 1st floor balcony and alterations to fenestration.

LOCATION: Le Villocq, Route Des Adams, St. Pierre Du Bois.

APPLICANT: Mr & Mrs D Arblaster

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: 24/06/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/05/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room - 312 C1, C2, C3, C4 & C5.

Application Ref: FULL/2022/0861

Property Ref: F001480000

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 23/06/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Le Villocq.

Any garden furniture, parasols etc that are currently situated on the agricultural land should be relocated to within the recognised domestic garden for Le Villocq within 28 days of this permission otherwise the matter may be referred to Planning Enforcement for further investigation.

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/2022/0861
Property Ref: F001480000
Valid date: 25/05/2022
Location: Le Villocq Route Des Adams St. Pierre Du Bois Guernsey GY7 9LH
Proposal: Erect 2 storey extension to south-east (side) elevation, extend at 1st floor level with raised terrace to north (rear) elevation, create 1st floor balcony and alterations to fenestration.
Applicant: Mr & Mrs D Arblaster

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).

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.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Le Villocq.

Any garden furniture, parasols etc that are currently situated on the agricultural land should be relocated to within the recognised domestic garden for Le Villocq within 28 days of this permission otherwise the matter may be referred to Planning Enforcement for further investigation.

OFFICER'S REPORT

Brief Description of the site:

Le Villocq is a detached dwelling to the north of Route Des Adams. The property is two storeys in height with accommodation in the roofspace served by existing rooflights to the front and rear.

Planning permission is sought for the erection of a one and a half storey extension to the side/southeast elevation of the dwelling with a timber clad first floor to provide a garage to the ground floor and dressing room and ensuite at first floor. A balcony is proposed to the existing flat roof northwest of the dwelling. A first-floor pitched roof extension with balcony to the northeast is proposed to the rear of the dwelling with an oak frame and timber clad exterior. Various alterations to existing fenestration are also proposed with the infilling of a number of windows and doors. A new window proposed in the northwest elevation constitutes exempt development and does not require the specific grant of planning permission.

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

Relevant History:

FULL/2012/2500 - Widen driveway and erect replacement driveway wall with pedestrian entrance – granted

FULL/2012/2502 - Install three rooflights at front and two rooflights at rear – granted

FULL/2013/0271 - Erect stable block / tack room / garage, erect retaining walls and alter ground levels. Demolish existing greenhouse and shed - granted

Existing Use(s):

01 dwellinghouse
28 agriculture

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

Island Development Plan policies:

GP6: Protected Monuments

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The proposed extensions and alterations to Le Villocq represent a good standard of design that respects the local built environment and the surrounding open land. The extensions are subservient to the main dwelling and whilst have a more contemporary design appearance will not have a detrimental impact on the locality.

The extensions and alterations are set away from all site boundaries and will not result in overshadowing or loss of light to adjoining occupiers to the southeast. The balcony and first floor windows proposed in the southeast elevation of the extension are set sufficient distance from this adjoining dwelling so as not to result in unacceptable overlooking and loss of privacy. The balcony to the northwest of the proposed dwelling is set back from the road frontage and away from residential properties to the south of Route Des Adams, west of the application site and will not result in unacceptable overlooking or loss of privacy to these adjoining residential occupiers.

The extensions and alterations proposed offer more flexible and adaptable accommodation that can respond to the needs of occupiers over time. The ground floor accommodation is on a single level and although access to the first floor is via a staircase this is to be replaced, meeting current Building Control regulations and offering access to those with reduced mobility. The scheme also considers the health and well-being of occupiers of the dwelling by providing accommodation that will be served by adequate sunlight and daylight.

The demolition of walls within the front garden area is considered acceptable and will not result in harm to the character and appearance of the locality. The changes to the driveway and parking layout constitutes exempt development and does not require the specific grant of planning permission.

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.

The proposed works will not have a detrimental impact on the setting of the nearby Protected Monument in accordance with Policy GP6.

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 extensions and alterations proposed.

Recommendation:

Grant with Conditions



Date: 23 June 2022