

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: Raise and alter roof ridge height to create accommodation at 1st floor level and extend and alter at ground floor level. Alter wall to widen vehicle access.

LOCATION: La Parconnerie, Rue De Haut, Vale.

APPLICANT: Mr & Mrs Grierson

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: 09/09/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/05/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Turnstone Architecture - 316-02, -03, -04, -05, -06 & -09.

Application Ref: FULL/2022/1004

Property Ref: C021350000

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.For the avoidance of doubt, the vehicle access hereby approved shall not exceed 4m in width.

Reason - in the interests of visual amenity and to respect the character of the area.

5.Notwithstanding the information submitted, within 2 months of the vehicular access being widened, the roadside wall shall be made good in materials to match that of the existing wall.

Reason - in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 08/09/2025 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/2022/1004
Property Ref: C021350000
Valid date: 30/05/2022
Location: La Parconnerie Rue De Haut Vale Guernsey
Proposal: Raise and alter roof ridge height to create accommodation at 1st floor level and extend and alter at ground floor level. Alter wall to widen vehicle access.

Applicant: Mr & Mrs Grierson

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 - in the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow located to the south of Rue De Haut.

Planning permission is sought to raise and alter roof ridge height to create accommodation at first floor level and to extend and alter the property at ground floor level. The application also seeks to alter the roadside wall in order to widen the vehicle access.

Relevant History:

PREA/2022/0513	Raise ridge height and extend and alter dwelling	Pre-application enquiry
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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
IP9 Highway Safety, Accessibility and Capacity

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 surrounding residential properties adopt a mix of building scales and forms. Policy GP8 encourages development to make the most effective and efficient use of land where it respects the surrounding built environment. Consequently, increasing the ridge height and extending the property at first floor level in the manner adopted is considered to comply with the provisions of Policy GP8.

The proposal adopts a good standard of design by virtue of its scale, form, massing, siting and materials. Due to its position and design, the proposal will not have a detrimental impact on the character of the area or visual amenity which is considered to be sympathetic and respectful to the surrounding built environment.

Careful consideration has been given to the overlooking effect of the development on the amenities of neighbouring residents. The north gable window will overlook the front garden, road and a neighbouring field beyond. The roof lights to the west elevation of the property appear to serve a staircase and two bathrooms at first floor level and is sufficiently setback from the neighbouring property to the west to not cause undue overlooking. Whilst the proposed south elevation features a dormer window and Juliet balcony, the windows serve bedroom accommodation and the degree of overlooking would not be substantial enough to have an unacceptable adverse effect on the amenities of neighbouring residents given the distance to south boundary (circa 28m). Overall, the proposed works to the dwelling-house would not adversely affect the amenities of neighbouring residents.

With regards to the alterations to the front of the site, the area of hard surfacing would comprise exempt development and the widening of the vehicle access to 4m would not have a detrimental effect on the character or appearance of the area, subject to appropriate planning conditions. There would be no impact on highway safety or traffic management (Policy IP9).

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: 08/09/22