

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Demolish chimney and extensions, erect 1.5 storey pitched roof and single storey flat roof extensions to east (side) elevation.

LOCATION: Sepilok, Route De Carteret, Castel.

APPLICANT: Mr M Gaudion

I refer to the application referred to below received as valid on 03/05/2022 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 30/08/2022

Drawing Nos: DLM: 1186-9A, 10A, 11A,12A, 13A,14A

Application Ref: FULL/2022/1042

Property Ref: D015640001

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. The proposal is not considered to represent 'good' design due to the massing of the proposed extension which is out of proportion with the main dwelling and due to the prominent location of the property the proposals are not considered to respect the character of the local built environment. Therefore the proposal does not comply with Policy GP8 a) and c) of the Island Development Plan.

OTHER REMARKS:-

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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2022/1042
Property Ref: D015640001
Valid date: 03/05/2022
Location: Sepilok Route De Carteret Castel Guernsey GY5 7YS
Proposal: Demolish chimney and extensions, erect 1.5 storey pitched roof and single storey flat roof extensions to east (side) elevation.
Applicant: Mr M Gaudion

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposal is not considered to represent 'good' design due to the massing of the proposed extension which is out of proportion with the main dwelling and due to the prominent location of the property the proposals are not considered to respect the character of the local built environment. Therefore the proposal does not comply with Policy GP8 a) and c) of the Island Development Plan.

OFFICER'S REPORT

Site Description:

The property known as 'Sepilok' is a 1970's bungalow which is set back from and faces north onto Route de Carteret. The land rises gently from south to north, so the property is at a slightly higher ground level than the road and the neighbouring property to the south is slightly higher again. The location of the property on Route de Carteret means that the property is very prominent when viewed from the east or from the west. There are neighbouring properties to the west, south and across the road to the north, to the east is a footpath and then a commercial garage. The property is located within the Cobo Local Centre as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application was originally to demolish the chimney and extensions and erect a two-storey flat roof extension and a single storey flat roof extension to the east side elevation.

The two-storey flat roof element was very prominent and was out of character in the area, where dwellings are generally single storey with some one and a half storey properties.

Following deferral, the application was amended to provide a pitched roof over the first-floor element.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

None

Consultations:

None

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Policy GP8 expects proposals to achieve a good standard of design which respects and where possible enhances the character of the environment.

The initial design for this scheme was for a two-storey flat roof extension attached to the 1970's shallow pitched bungalow, which on such a prominently located property

was not considered appropriate. The massing of the extension was out of proportion with the original part of the property and out of character with the surroundings.

It was suggested that the proposed extension may be softened by using a pitched roof. The agent issued amended drawings which show a pitched roof over the first-floor element, with a large flat roofed dormer to the east elevation. However, the scale and design of the extension remain at odds with that of the original dwelling, the issue of proportion has not been successfully addressed and the initial concerns are still relevant.

Although the scheme would not have any overlooking impacts on neighbouring properties the massing of the extension is overbearing in such a prominent location. The proposals would have a detrimental impact on the character and appearance of the area.

The proposals do not comply with parts a) or c) of Policy GP8 and it is recommended that the application be refused.

3 - General material considerations set out in the General Provisions Ordinance.

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. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 30/08/2022