

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: Erect 1.5 storey domestic outbuilding to south elevation.

LOCATION: Glenwood, Rohais De Bas, St. Andrew.

APPLICANT: Mr & Mrs A Burgess

I refer to the application referred to below received as valid on 10/05/2022 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 28/12/2022

Drawing Nos: Jason Hobbs Architectural Services Ltd - 6275/A/1a

Application Ref: FULL/2022/1058

Property Ref: K00012B001

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 flat roofed area and the eaves design, together with the overall size of the proposed extension would not be well designed or in sympathy with its setting, and would be out of keeping with the established character of the locality. The first floor of the extension by virtue of its bulk, massing and design, would be detrimental to the visual amenities of the locality contrary to Policy GP8 a) 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/2022/1058
Property Ref: K00012B001
Valid date: 10/05/2022
Location: Glenwood Rohais De Bas St. Andrew Guernsey GY6 8YZ
Proposal: Erect 1.5 storey domestic outbuilding to south elevation.
Applicant: Mr & Mrs A Burgess

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The flat roofed area and the eaves design, together with the overall size of the proposed extension would not be well designed or in sympathy with its setting, and would be out of keeping with the established character of the locality. The first floor of the extension by virtue of its bulk, massing and design, would be detrimental to the visual amenities of the locality contrary to Policy GP8 a) of the Island Development Plan.

OFFICER'S REPORT

Site Description:

The property known as 'Glenwood' is a one and a half storey detached dwelling which is set back from and faces southwest onto Rohais de Bas. To the northwest are six other detached dwellings all facing the road; to the northeast and east is woodland belonging to the neighbouring house. The property is located Outside of the Centres 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 is to erect a one and a half storey domestic extension perpendicular to the front façade, which sits very close to the south boundary.

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.

As originally submitted, the scale and mass of the proposed garage was considered excessive, being almost the same size as the dwelling itself, and projecting close to the south boundary it was considered an over-development of the site. The application was therefore deferred to request more information on;

- the ground levels at the front of the property
- Impacts on the trees
- a landscaping scheme

and to seek a;

- Reduced footprint

Amended drawings were received, however there has been no change to the footprint of the proposals which has remained the same. Instead a small amount of the first floor has been omitted, leaving an unusual detail around the south end of the proposed extension at eaves level. Essentially the scale and massing of the extension has not been sufficiently addressed.

The south wall of the proposed structure is still only 1.1m away from a granite boundary wall, which although not protected, is a dominant feature in the area and contributes to the character of the area. The scheme would be removing around 500mm of earth to lower the ground level on site, which could undermine the structure of the boundary wall, especially if the wall does not have any foundations. How the lowered ground level relates to the slope leading up to the road is also not clear, as ground level details have only been given along the west elevation of the proposed extension.

The drawing now shows that 6 trees are to be removed, but there is no landscaping plan to show how the loss of these trees is to be mitigated or how the proposed structure is to be screened from the road.

The scheme remains of excessive scale and is not subservient to the main dwelling; the proposed extension is too close to the south boundary wall and no landscaping plan has been submitted, therefore the scheme has not been amended sufficiently to mitigate the concerns.

The proposal does not represent a good standard of architectural design and would not contribute in a positive way to the Island's built environment nor respect the established character of the surrounding built development. The scheme is therefore contrary to Policy GP8 a): Design of the Island Development Plan.

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: 22/12/2022