

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 single storey extensions to north and south elevations of the dwelling and shed to east of the dwelling.

LOCATION: Little Haven, Hougue Du Pommier, Castel.

APPLICANT: Mr R Rogers & Miss R Donaldson

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: 06/07/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/05/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A 7 Design - 20-1184-P3 PD/01 and PD/02

Application Ref: FULL/2022/1066

Property Ref: D01772A002

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 05/07/2025 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/2022/1066
Property Ref: D01772A002
Valid date: 12/05/2022
Location: Little Haven Hougue Du Pommier Castel Guernsey GY5 7FG
Proposal: Erect single storey extensions to north and south elevations of the dwelling and shed to east of the dwelling.

Applicant: Mr R Rogers & Miss R Donaldson

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.

OFFICER'S REPORT

Brief Description of the site:

Little Haven is a detached bungalow situated to the west of Route De La Hougue Du Pommier. The property is set back from the road behind a granite roadside wall which reduces in height adjacent to the vehicular access which is to the north of the dwelling. The rear garden of the property is secured by 1.8m high timber fences to the north and south of the dwelling and by a high mesh fence along the north and west boundaries. A wall exists to the south boundary. A detached outbuilding at Cherry Tree Cottage is situated adjacent to the common boundary and has two windows in the north elevation facing the application site.

The application relates to the erection of a single-storey flat roof link to a pitched roof timber clad extension incorporating a flue to the south of the dwelling and the erecting of a single-storey pitched and flat roof extension to the north of the dwelling. A timber cycle shed is proposed to the front of the property, behind the high granite roadside wall.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

None relevant.

The redevelopment of the site was undertaken following the approval of the conversion of a redundant building (GP16(A)) followed by the demolition and redevelopment of the approved dwellinghouse (GP16(B)).

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:

GP8: Design
GP9: Sustainable Development
GP13: Householder Development
IP6: Transport infrastructure and support facilities

Conclusion/Brief comment:

The proposed extensions have been designed to respect the existing dwelling and represent a good standard of design that respects the local built environment. The siting of the extensions is such that they will not result in overshadowing to the occupiers of adjoining dwellings. The single-storey nature of the development also ensures that the extension to the south does not result in unacceptable loss of light to the adjoining outbuilding with windows facing the application site. The blank south elevation and staggered relationship between Little Haven and the garden of La Rocque to the north, where a high fence is being erected along the boundary, ensures that the development will not result in unacceptable overlooking or loss of privacy to adjoining residential neighbours.

The development offers flexible and adaptable accommodation that can respond to the needs of occupiers over time and provides accommodation that is accessible for people of all ages and abilities.

The proposed cycle shed is modest in size and will not be highly visible from outside the site. The structure will provide occupiers with secure and covered cycle storage offering them the opportunity to travel by alternative modes of transport. The structure will not have an unacceptable adverse impact on the character and appearance of the locality nor the amenities of surrounding neighbours.

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: 06 July 2022