

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 extension to south-west (front) elevation, install rooflights and alteration to fenestration to north-east (rear) elevation and widen vehicle access.

LOCATION: Field behind Jezero, Rue Des Crabbes, St. Saviour.

APPLICANT: Mr & Mrs R Green

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: 21/07/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/06/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH Freelance Architecture - RG-21-1016-03A

Application Ref: FULL/2022/1173

Property Ref: E011560000

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 20/07/2025 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/2022/1173
Property Ref: E011560000
Valid date: 20/06/2022
Location: Field behind Jezero Rue Des Crabbes St. Saviour Guernsey
Proposal: Erect single storey extension to south-west (front) elevation, install rooflights and alteration to fenestration to north-east (rear) elevation and widen vehicle access.

Applicant: Mr & Mrs R Green

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.

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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:

The land behind Jezero is currently being developed. An 'L' shape garage was erected on the site which has subsequently been granted planning permission to be used as a self-contained dwelling and work is underway on this conversion. The garage doors remain in the west and north elevations of the building however, a glazed gable has been installed to the west elevation. Internally there is evidence of works relating to the use of the building for residential purposes including insulating the ceiling and various spotlights to a vaulted ceiling.

The roadside boundary to the north and dividing boundary with properties to the east are marked by a wall and hedge. The south boundary is marked by a timber fence and the west boundary is landscaped. The area to the west of the property is substantially hardsurfaced with hardcore in connection with the development being undertaken. The application drawings show that a paved driveway is to be installed. A greenhouse exists to the south of the dwelling and what appears to be a contractor's cabin exists to the west of the site. The existing access is flanked by brick pillars and high timber gates.

The application relates to the erection of a pitched roof extension to the west of the building to house a proposed kitchen dining area. The plans show rooflights to both the north and south roofslopes and a wood burning stove to be installed however, no external flue or chimney has been shown to serve this. Rooflights are also proposed to the rear/east roofslope to provide the two bedrooms with additional light and ventilation in addition to the main windows that already exist in the north and south elevations. The vehicular access is shown to be widened from 3.5m to 4m and with high timber gates installed. The justification to widen the access is given as the narrow nature of the lane which makes manoeuvring vehicles, particularly large vehicles, in and out of the site.

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

Relevant History:

FULL/2012/3253 - Change of Use of land to domestic curtilage (retrospective) and increase pedestrian access to create vehicular access – granted

FULL/2014/2884 – erect triple garage – granted

FULL/2016/0335 - Erect extension to garage block – granted

FULL/2017/1680 - Convert garage to dwelling house - Alter fenestration (revised scheme) – granted 2021

FULL/2017/2917 - Erect a garage (south elevation) - granted

Existing Use(s):

01 dwellinghouse

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:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The development of the site for a single dwelling has, as the planning history outlines, been considered through the redundant building policies of the Island Development Plan. Now that the dwelling is substantially complete however, Policies GP16(A) and GP16(B) no longer apply.

The proposed single-storey extension and rooflights have been designed to complement the existing dwelling and represents a good standard of design. Although the extension will project forward of the main house its single storey nature, with pitched roof sloping away from the roadside boundary is such that it will not appear unduly obtrusive in the streetscene.

The alterations to the dwelling will not result in overshadowing or loss of light to adjoining occupiers and given the position of the property in its plot will not result in unacceptable overlooking or loss of privacy to the residential neighbours to the east.

The site is not situated in a Conservation Area and although a section of the boundary wall would be lost, a large proportion will remain intact and will continue to provide an adequate boundary feature. It is also noted that the lane is narrow and the widening of the access as indicated will provide safer access to the site. In this

particular instance it is considered therefore that any adverse impact on the character of the area as a result of the development is not so substantial to warrant the refusal of planning permission. This conclusion is reinforced by the preceding text to Policy IP9, which notes that, *“the Authority will balance any impact on the character of the locality concerned with affording a significant degree of flexibility so that reasonable development aspirations can be met.”*

The scheme therefore meets the aims of Policies GP8, GP9 and GP13 of the Island Development Plan.

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 alterations to the dwelling.

Recommendation:

Grant with Conditions



Date: 19 July 2022

