

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: Alter roof form to mansard, create ground floor extension to south east (front) elevation, alter roof to ground floor lean to (rear) north west elevation, alter fenestration to rear (north west) and install roof light.

LOCATION: 8 Bruce Lane, St. Peter Port.

APPLICANT: Mr J Black & Mr T Daish

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: 11/11/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/06/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Habitat Ltd - 2021007/BC01_A, BC02, BC03_A, BC04, BC05, BC06_A, BC07, BC08_A, BC09_A, BC10_A, BC11_A & BC12

Application Ref: FULL/2022/1402

Property Ref: A110800000

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 10/11/2025 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/2022/1402
Property Ref: A110800000
Valid date: 30/06/2022
Location: 8 Bruce Lane St. Peter Port Guernsey GY1 2LU
Proposal: Alter roof form to mansard, create ground floor extension to south east (front) elevation, alter roof to ground floor lean to (rear) north west elevation, alter fenestration to rear (north west) and install roof light.

Applicant: Mr J Black & Mr T Daish

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:

The property known as '8 Bruce Lane' is a narrow three and a half storey attached dwelling, with a single storey extension to the rear. The property is set back high, and faces south east, above Bruce Lane which runs northeast to southwest; the property is reached by a narrow set of external steps. The attached properties are to the southwest and northeast, the northeast property is attached to the single storey extension at the rear. There is a neighbouring building to the northwest, which is set at a much higher level, accessed from Les Cotils, further up the hill. The property is located in the St Peter Port Main Centre and is within the Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2021/1916 – Demolish extension, erect extension at ground and first floor level with balcony at first floor and install rooflights to northwest rear elevation and install captains dormer window to southeast roof slope – Approved November 2021.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP4: Conservation Areas
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

This application is to alter the roof form to a mansard roof, create a ground floor extension to the southeast front elevation, alter roof to ground floor lean-to on the rear northwest elevation, alter fenestration and install roof light.

Initially the proposals also asked for a first floor balcony above the front extension. However, this would have caused overlooking of both neighbours front (and only) private amenity spaces, therefore the application was deferred to request the balcony be omitted.

The changes to the rear elevation are minimal and would not be seen from any public vantage points and therefore are considered appropriate.

The existing roof has a flat roof dormer, replacing it with a mansard roof and three dormer windows would conserve the special character of the surrounding Conservation Area, in this respect it is noted that mansard roofs are a typical style of roof within this part of the Conservation Area. The rear roof lights are considered to be acceptable, will not detract from the character and appearance of the Conservation Area and will look out to a retaining wall of the neighbouring property to the northwest.

The front ground floor extension is considered acceptable because the ground floor level cannot be seen from any public vantage points due to the topography of the land and height of properties to the southeast. Long views of the property from further afield do not include the ground floor.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 03/11/2022