

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: Raise roof ridge height, extend and alter at ground and 1st floor level and add an external insulating render system. Alter roof form to detached garage.

LOCATION: Winterfell, Rue Des Francais, Castel.

APPLICANT: Mr J & Mrs K Jordan

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: 19/12/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/08/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Brian R Martel drawing no's: 4200.01.02A, 4200.02.01A, 02.03A, 02.04A& 02.05

Application Ref: FULL/2022/1517

Property Ref: D01784B000

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 18/12/2025 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/2022/1517
Property Ref: D01784B000
Valid date: 16/08/2022
Location: Winterfell Rue Des Francais Castel Guernsey GY5 7FH
Proposal: Raise roof ridge height, extend and alter at ground and 1st floor level and add an external insulating render system. Alter roof form to detached garage.

Applicant: Mr J & Mrs K Jordan

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

Site Description:

The property known as 'Winterfell' is a mid-20th century one and a half storey detached dwelling, which is located behind the ribbon development along the west side Rue des Francais. The dwelling faces south onto the access road leading to a neighbouring property to the west, there is also an access road to the east leading to a neighbouring property to the north. There is also a neighbouring property's garden to the south. 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 raise the ridge height, extend and alter at ground and first floor levels, and alter the roof form of the detached garage.

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

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

There has been one letter of representation and the issues are:

- The two first floor windows will overlook the property to the north, thereby affecting our internal and external amenity.
- It is requested that the two-bedroom windows serving the flat roof extension be omitted or the windows are re-sized to become high level windows, with a cill level of 1.7m from finished floor level.
- The roof lights for bedroom 5 are shown at a height of 1m on plan and 1.5m on elevation, which is correct?
- There are some inaccuracies of the drawings and application description.
- The increase in the thickness of the external wall once the external insulating render has been applied will reduce the width of the driveway to the east, which will only compound manoeuvrability issues that already exist.

- Is there sufficient access and turning for emergency service vehicles with the addition of an external insulating render system?

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, amongst other things, expects new development to achieve a good standard of architectural design, to make the most effective and efficient use of land and to respect the character of the local built environment. It highlights that multi-storey buildings are a more efficient use of land than single storey buildings and it states that development proposals should consider a multi-storey design from the outset, unless there are overriding reasons why this design approach would be unacceptable within a particular locality.

Raising the roof and extending the property is considered appropriate and complies with policy. The ground floor extension is minimal, the addition of a ground floor WC, and the first floor extension will house four bedrooms and a bathroom by extending over the existing flat roof side extension and over the rear flat roof extension.

There are already first floor windows on the north elevation, even with the extension the windows will still be approximately 12m from the north boundary which would still maintain an adequate level of neighbour amenity to the neighbour to the north. The height of the rooflights in the extension over the side extension is around 1.2m from finished floor level, but the windows look north, approximately 16m from the northern boundary, and south, approximately 10m to the neighbours boundary. The possibility for overlooking from these rooflights is not considered significant given the proposed distances and would accord with policy.

Although the ridge height is being raised there will not be a detrimental increase in overshadowing due to the orientation of the property and the location of the

neighbours. The property to the west may have a little additional shade, but only for a short time in the mornings. The property's own garden will be in shade during the day and the shared driveway to the east will be in shade in the evenings. In this instance overshadowing is not considered to be an issue.

Re-roofing the detached garage is considered appropriate and adding 100mm of external insulating render system to the exterior of the property is not thought to compromise the driveway to the side as it will still be over 4m wide.

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.

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: 30/11/2022