

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: Sub-divide and extend existing dwelling to create two dwellings.

LOCATION: Roscrea, Les Quatre Vents Estate, Les Quatre Vents, St. Martin.

APPLICANT: Mr D Crouse

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: 01/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/08/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture Ltd: 2119-1/02.01.

Application Ref: FULL/2022/1552

Property Ref: J00628G000

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.

4.No development shall begin on site until a scheme for the treatment of the boundaries between the proposed dwellings has been submitted to and agreed in writing by the Authority. No occupation of the dwellings hereby permitted shall begin until the agreed scheme for boundary treatment has been fully completed.

Reason - In the interests of the amenities of the future occupiers of the dwellings and in the interests of visual amenity.

5.Any glazing in the door in the east elevation serving the lounge/kitchen of unit 1 shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 31/01/2026 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/2022/1552
Property Ref: J00628G000
Valid date: 19/08/2022
Location: Roscrea Les Quatre Vents Estate Les Quatre Vents St. Martin
Guernsey GY4 6ST
Proposal: Sub-divide and extend existing dwelling to create two
dwellings.
Applicant: Mr D Crouse

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.

4. No development shall begin on site until a scheme for the treatment of the boundaries between the proposed dwellings has been submitted to and agreed in writing by the Authority. No occupation of the dwellings hereby permitted shall begin until the agreed scheme for boundary treatment has been fully completed.

Reason - In the interests of the amenities of the future occupiers of the dwellings and in the interests of visual amenity.

5. Any glazing in the door in the east elevation serving the lounge/kitchen of unit 1 shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to sub-divide and extend the existing dwelling to create two, 2 bedroom dwellings. The works involve erecting small single storey flat roof extensions to the rear of both of the proposed dwellings, demolishing a detached garage and installing a door in the side (east) elevation of unit 1.

The site comprises of a single storey hipped roof dwelling situated on Les Quatre Vents Estate. The site is located Outside of the Centres.

Relevant History:

03/06/2021 – PREA/2021/0895 – Pre-application advice regarding sub-divide dwelling.

Existing Use(s):

Residential use class 1: dwelling house

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:

Policy OC1: Housing Outside of the Centres

Policy GP8: Design

Policy GP9: Sustainable Development

Policy IP6: Transport Infrastructure and Support Facilities

Policy IP7: Private and Communal Car Parking

Conclusion/Brief comment:

The development would result in a pair of semi-detached two bedroom dwellings. The overall footprint and plot sizes of the proposed dwellings is marginally smaller than the majority of properties on the estate but the layout of the site and the semi-detached form of the dwellings would remain compatible with the character and amenities of the surroundings.

The floor space of both of the dwellings would substantially exceed the Guernsey Technical Standards minimum internal space standards and meet the best practice minimum internal space standards which are published on the Authority's website. The dwellings are dual aspect and would have adequate daylight, sunlight, privacy and external space. No boundary treatment is indicated to separate the rear gardens of the dwellings but can be managed by planning condition to ensure the dwellings benefit from appropriate privacy to the rear and in the interests of the character and appearance of the streetscene . Overall, the proposal would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

The subdivision includes small single storey flat roof extensions to the rear of both dwellings. The size and nature of the extensions constitute a modest extension for the purposes of Policy OC1.

The external alterations to the building are relatively minor in nature and together with the demolition of the garage they would have no adverse effects on the character and appearance of the area.

An existing window in the east elevation serving a garage is proposed to be replaced with a door serving the living area of unit 1. The door is in close proximity to and faces towards a neighbouring property and to prevent privacy/intervisibility issues with the neighbouring property it is recommended that any glazing in the door is obscure glazed. The agent has agreed to a condition to this effect.

Both dwellings would provide adequate car parking and bicycle storage. The likely modest intensification of traffic movements from the site are unlikely to result in any significant road safety or traffic management concerns.

The single storey dwellings would provide flexible and adaptable accommodation, in accordance with Policy GP8. Information has been submitted to demonstrate that the design has taken into account the use of energy and resources and a storm barrier is included to provide resilience to flooding. The proposal accords with Policy GP9.

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.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 31/01/2023

