

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: Demolish and alter section of wall and install balustrade and alter external steps to widen vehicle access.

LOCATION: Longueville & Salvation Army, Clifton, St. Peter Port.

APPLICANT: Mr & Mrs Doble

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: 09/01/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/10/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3061 SV-01 & SK-13B

Application Ref: FULL/2022/1609

Property Ref: A30091A0000+A300920000

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 08/01/2026 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/2022/1609
Property Ref: A30091A0000+A300920000
Valid date: 12/10/2022
Location: Longueville & Salvation Army Clifton St. Peter Port Guernsey
GY1 2PH
Proposal: Demolish and alter section of wall and install balustrade and
alter external steps to widen vehicle access.

Applicant: Mr & Mrs Doble

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 'Longueville' is a modern dwelling which is nestled into the southeast facing part of St Peter Port's hill town. The vehicular access is from Clifton, which is at a higher level to the west. There are neighbouring properties higher up to the west and lower to the east and on the same level to the north and south following the topography of the land.

The Salvation Army building is not protected and is located directly south of the driveway to Longueville, it faces northwest onto Clifton and there is a triangular paved area in front of the building created as the road turns from the north to the southwest. The wall which is part of this application runs along the north of the parking area.

The properties are located within the St Peter Port Main Centre and Conservation area as defined in the Island Development Plan. Many of the surrounding properties are Protected Buildings.

Relevant History:

FULL/2021/2479 - Alterations to parking area, resurfacing, erect retaining wall and fence. (Protected Tree and Protected Building) – Approved March 2022.

PAPP/2007/2831 – Variations to works previously approved – erection of a garage, omit stairway, increase gate width and alterations to materials – Approved February 2008.

Existing Use(s):

Residential use class 1: dwelling house/Public Amenity Use Class 19

Brief Description of Development:

This application is to demolish and alter a section of wall adjacent to the Salvation Army, install a balustrade and alter external steps to widen the vehicular access to Longueville.

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

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

There was one letter of representation which queried the ownership of the space below the driveway, where oil tanks and boilers are located, some of which belong to the occupants of Clifton House, the property to the north of the driveway.

The agent sent over some extracts of the title deeds of Longueville, which specify that the service room below the drive is indeed within Longueville's ownership and that owners/occupiers of Clifton have rights of access to maintain tanks/boilers within that area. The grant of planning permission would not override any such legal rights and privileges.

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.

The alteration to the steps leading to the service room and the widening of the driveway are considered to be appropriate requests, as both elements are modern in design and construction, built during the construction of the property in 2006.

These two elements of the proposals are not considered to have any detrimental impacts on the character and appearance of the surrounding Conservation Area, on the setting of the nearby Protected Buildings, or on neighbourhood amenity.

The wall adjacent to the Salvation Army Hall, is half original (the section closest to the building), the realigned lower section was rebuilt in 2006 when the driveway was put in.

The proposal is now to take down a section of the original wall and rebuild the lower section 500mm to the south, this is to allow the wall to be scalloped as before, but at a slightly lower height.

The wall will remain in situ, albeit at a different height and the lower section in a slightly different location, but its retention complies with policy GP4 and keeps the character and appearance of the surrounding Conservation Area intact.

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: 09/01/2023