

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 rebuild chimneys, erect 1.5 storey extension to east (side) elevation, extend and alter at ground floor and 1st floor level to north (rear) elevation, install rooflights to south (front) elevation.

LOCATION: La Croute Mainguy, Rue Mainguy, Vale.

APPLICANT: Mr & Mrs S Glencross

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: 28/10/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/09/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Steve De Vial & Co - 2022-764-1 & -2A.

Application Ref: FULL/2022/1723

Property Ref: C023060000

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 27/10/2025 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/2022/1723
Property Ref: C023060000
Valid date: 14/09/2022
Location: La Croute Mainguy Rue Mainguy Vale Guernsey GY6 8NL
Proposal: Demolish and rebuild chimneys, erect 1.5 storey extension to east (side) elevation, extend and alter at ground floor and 1st floor level to north (rear) elevation, install rooflights to south (front) elevation.

Applicant: Mr & Mrs S Glencross

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).

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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:

La Croute Mainguy, Rue Mainguy is a detached cottage with granite front elevation and painted side and rear elevations. A single-storey monopitch roof and catslide dormer exist to the rear of the property along with two rooflights in the rear roofslope. A detached, pitched roof garage is situated adjacent to the south/roadside boundary.

The application relates to the demolition and replacement of the existing chimney stacks, the removal of the dormer and rear rooflights and erection of a first floor pitched roof extension along with the replacement of the monopitch roof over the remaining rear extension with a flat roof and associated rooflights. A one and a half-storey pitched roof extension is proposed to the side/east of the dwelling with glazed gable and incorporating single-storey flat roof extension to the rear/north. Three rooflights are also proposed in the front/south roofslope of the dwelling.

A rooflight in the west roofslope of the extension was omitted following concerns being raised in relation to the potential for overlooking from this window to the adjoining residential neighbour.

The replacement roof covering in natural slate with associated insulation constitutes exempt development and does not require the specific grant of planning permission.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

None relevant.

Existing Use(s):

01 Dwelling houses

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

Conclusion/Brief comment:

The design and appearance of the extensions and alterations proposed represent a good standard of design that respects the local built environment. The development offers occupiers with adequate sunlight and daylight to the accommodation and offers more flexible and adaptable accommodation that can respond to the needs of occupiers over time. The provision of bedrooms and bathrooms on the ground floor and with ground floor accommodation being on a single level also provides accommodation that is accessible to people of all ages and abilities. Although the first floor accommodation is accessed only via a staircase it would remain accessible by ambulant disabled.

The extensions and alterations will not result in overshadowing to the occupiers of any adjoining dwelling. The position of fenestration in relation to site boundaries ensures that the development will not result in unacceptable overlooking and loss of privacy to the occupiers of adjoining dwellings.

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 development.

Recommendation:

Grant with Conditions



Date: 27 October 2022