

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: Variation to previously approved plans to erect 1.5 storey pitched roof extension and rooflights to south elevation, 1.5 storey pitched roof extension to west elevation, raise ridge height to create first floor accommodation and covered area to north elevation - Raise roof ridge height, reposition dormer, install rooflight and alterations to fenestration.

LOCATION: Pardoo, Guilliard Lane, St. Andrew.

APPLICANT: Mr & Mrs J Burtenshaw

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: 03/01/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/09/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: G.E. Le Friec: 1909 / 1C

Application Ref: FULL/2022/1933

Property Ref: K00376D000

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 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.

3.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 27/06/2019, issued under planning application reference FULL/2019/1025, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

4.The cill height of the rooflight hereby approved to the side (east) elevation serving the bedroom shall be installed at no less than 1700mm above finished first floor level.

Reason - To protect the amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 02/01/2026 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/2022/1933
Property Ref: K00376D000
Valid date: 29/09/2022
Location: Pardoo Guilliard Lane St. Andrew Guernsey GY6 8YJ
Proposal: Variation to previously approved plans to erect 1.5 storey pitched roof extension and rooflights to south elevation, 1.5 storey pitched roof extension to west elevation, raise ridge height to create first floor accommodation and covered area to north elevation - Raise roof ridge height, reposition dormer, install rooflight and alterations to fenestration.

Applicant: Mr & Mrs J Burtenshaw

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 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.

3. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 27/06/2019, issued under planning application reference FULL/2019/1025, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

4. The cill height of the rooflight hereby approved to the side (east) elevation serving the bedroom shall be installed at no less than 1700mm above finished first floor level.

Reason - To protect the amenities of neighbouring residents.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow set back from and slightly elevated above the level of Guillard Lane, and located Outside of the Centres in the Island Development Plan. The parking area to the front of the property has been extended as previously approved.

Permission is sought to vary the approved permission FULL/2019/1025 to increase the ridge height of the dwelling, reposition dormer window, install a rooflight and make alterations to the fenestration.

Works have commenced on site.

Relevant History:

FULL/2019/1025	Erect 1.5 storey pitched roof extension and rooflights to south elevation, 1.5 storey pitched roof extension to west elevation, raise ridge height to create first floor accommodation and covered area to north elevation.	Granted
FULL/2017/0668	Variations to works previously approved to erect extensions on rear and side, form a front covered area adjacent to entrance and install dormer windows and rooflights on front and rear of dwelling - apply insulation/render system to all extensions, remove window and increase number of sliding/folding doors and reposition window and install door (rear elevation), remove door and install window (side/west elevation), omit roof lantern light and install dome light to rear flat roof extension, and increase width of garage extension.	Granted
FULL/2016/2774	Erect extensions on rear and side, form a front covered area adjacent to entrance and install dormer windows and rooflights on front and rear of dwelling.	Granted

Existing Use(s):

Residential

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:

GP8 Design

GP9 Sustainable development

GP13 Householder Development

Conclusion/Brief comment:

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.

Raising the ridge by 275mm, repositioning the dormer window, and fenestration alterations would have a negligible effect on the overall design of the scheme and the effect on visual amenity. There will be no noticeable change towards neighbour amenity.

The roof light to the east of the dwelling in the position proposed coupled with its close proximity to neighbouring properties would cause harm. The application was deferred in order to improve this relationship. The agent/applicant have confirmed that the roof light is to be raised to 1.7m above finished floor level to mitigate these overlooking concerns.

On this basis, the variations will not have a detrimental impact on the character of the area, visual amenity, or the amenities of neighbouring residents.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions

Date: 23/12/22

✓
