

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: Install cladding and alterations to fenestration, excavations to driveway, erect retaining wall and raised terrace area to south-west (front) elevation.

LOCATION: Les Hirondelles, Rue Des Villets, Forest.

APPLICANT: Mr & Ms G Overstall

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: 13/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/11/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Langlois Architects: 2075/02 & /14D.

Application Ref: FULL/2022/2035

Property Ref: H003540001

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 12/02/2026 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/2022/2035
Property Ref: H003540001
Valid date: 03/11/2022
Location: Les Hirondelles Rue Des Villets Forest Guernsey GY8 0HP
Proposal: Install cladding and alterations to fenestration, excavations to driveway, erect retaining wall and raised terrace area to south-west (front) elevation.

Applicant: Mr & Ms G Overstall

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:

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

Planning permission is sought to install cladding and make alterations to the fenestration, excavate the driveway, erect a retaining wall and raised terrace area to the front (south-west) elevation.

Relevant History:

FULL/2021/0287	Demolish garage and erect single storey extension to north (rear) elevation, install rooflight to west (side) roofslope and erect pergola to north boundary.	Granted
FULL/2013/1989	Raise ridge height and install six rooflights in east elevation and five rooflights in west elevation. Install gable doors to front with Juliet balcony and gable window to rear. Demolish garage at side (north west) and erect replacement lean-to extension with two rooflights. Alter fenestration, extend terrace and balustrade at front with steps. Demolish driveway wall and erect new wall at front to create parking area.	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.

The painted larch feather edge cladding is an acceptable material that will not cause harm to the character or the appearance of the surrounding area, despite its application across the front and side (west) elevation.

Some concerns are raised in respect of altering the fenestration to the front of the house which will alter the balance of the property when viewed from the road. In addition, the creation of a terrace area to the front of the property does not overly respect the character of the surrounding area given that neighbouring properties typically feature soft landscaping to the front, with their private amenity space located to the rear. The proposal is also likely to encourage domestic paraphernalia to the front of the house which could also detract from the appearance of the area.

Notwithstanding these concerns, the degree of harm caused to the character and appearance of the surrounding area would not be so substantial to justify refusal. This is based on the fact that; the southern edge of the terrace would be similar to the forward building line of the property to the north-west (Okanti), is of a limited scale, will be setback from the road by a few metres, and most importantly will be screened by a mature hedge which runs along the south boundary of the site and therefore will only be visible in limited vantage points in the surrounding area.

The proposal would not result in a detrimental impact on the amenities of neighbouring residents in terms of overlooking when taking into account the finished level of the terrace area when viewed in context with neighbouring properties, coupled with existing boundary treatments and the level of privacy that they currently provide.

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: 09/02/23

