

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 demolish industrial buildings and erect 4 dwellings with associated parking and amenity space - Erect garages and enlarge dormer to units 3 & 4, erect store for units 1 & 2, change in material finishes, alterations to fenestration, erect boundary wall to south-east boundary, erect bin stores and roadside collection point.

LOCATION: Cranwell House, Route Du Picquerel, St. Sampson.

APPLICANT: Hillstone Guernsey Ltd

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: 24/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/11/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture: 2063 02-03-B, 04-A, 06-B, 08-B, 10-B, 12-B, 14
2063 03.01, 03.04, 03.07-B & 03.13
2063 04.05

Application Ref: FULL/2022/2069

Property Ref: B01762A000

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 on or before 20/12/2024.

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. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 21/12/2021, issued under planning application reference FULL/2021/1200, and subject to the terms and conditions thereof.

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

5. The first floor windows in the east elevations of Units 3 & 4 shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) and shall be either fixed shut or fitted with measures to restrict the opening of the windows, all of which shall thereafter be retained at all times. If measures to restrict the opening of the windows are to be used, details of such measures shall be submitted to and agreed in writing prior to installation of the windows.

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

6. No part of the buildings or development hereby permitted shall be used or occupied until the cycle storage detailed on the approved plans, within the stores to the rear of Units 1 & 2 and within the garages associated with Units 3 & 4, has been fully implemented. The provision for cycles shall be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 20/12/2024 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/2022/2069
Property Ref: B01762A000
Valid date: 15/11/2022
Location: Cranwell House Route Du Picquerel St. Sampson Guernsey
Proposal: Variation to previously approved plans to demolish industrial buildings and erect 4 dwellings with associated parking and amenity space - Erect garages and enlarge dormer to units 3 & 4, erect store for units 1 & 2, change in material finishes, alterations to fenestration, erect boundary wall to south-east boundary, erect bin stores and roadside collection point.

Applicant: Hillstone Guernsey Ltd

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 on or before 20/12/2024.

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. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 21/12/2021, issued under planning application reference FULL/2021/1200, and subject to the terms and conditions thereof.

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

5. The first floor windows in the east elevations of Units 3 & 4 shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) and shall be either fixed shut or fitted with measures to restrict the opening of the windows, all of which shall thereafter be retained at all times. If measures to restrict the opening of the windows are to be used, details of such measures shall be submitted to and agreed in writing prior to installation of the windows.

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

6. No part of the buildings or development hereby permitted shall be used or occupied until the cycle storage detailed on the approved plans, within the stores to the rear of Units 1 & 2 and within the garages associated with Units 3 & 4, has been fully implemented. The provision for cycles shall be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

OFFICER'S REPORT

Brief Description of the site:

The site consists of commercial premises situated to the south-west of La Route Du Picquerel and within the L'Islet Local Centre. The site comprises of a single storey building along the north-west boundary with a two storey element to the rear (south-west) and is used for office and light industrial purposes.

The site is bounded by residential properties to the south-east and north-west with agricultural land to the rear (south-west).

Permission has previously been granted to demolish the industrial buildings at the site and to erect 4 dwellings, however works have not commenced on site.

Permission is sought under this application to vary the permission previously granted as follows:

- Enlarge dormers to west elevations of Units 3 & 4 and clad in zinc, initially enabling creation of a fourth bedroom at second floor level, however following deferral the floor plans have been amended to retain these units as 3 beds;
- Erect single garages for Units 3 & 4 at the rear of the site, one located between those two units and the other detached and located in the south-east corner of the site. This would increase the parking provision at the site by one space;
- Change in material finishes to all units from ground floor millboard and first floor render to ground floor render and first floor timber/composite cladding;
- Alterations to fenestration to all units;
- Erect 2m high boundary wall to south-east boundary, in place of previously approved fencing;
- Erect stores for Units 1 & 2, at the rear of the amenity spaces associated with those units;
- Erect bin stores to either side of the access road, to the rear of Units 1 & 2;
- Creation of roadside refuse collection point.

Relevant History:

FULL/2021/1200 Demolish industrial buildings and erect 4 dwellings with associated parking and amenity space. Approved 21/12/21

Existing Use(s):

Office (Use Class 15 and 16) – Rear two storey section of the building
Light Industrial (Use Class 24) – Front single storey section of the building

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

Policy LC2: Housing in Local Centres
Policy GP8: Design
Policy GP9: Sustainable Development
Policy IP6: Transport infrastructure and support facilities
Policy IP7: Private and Communal Car Parking
Policy IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The principle of the demolition of the industrial buildings at this site and the construction of residential units is established, and this application relates to variations to the approved plans, as outlined above. No representations were received from members of the public in relation to the original approval and none have been received to the current application.

The enlarged dormers windows would be located in the west elevations of the rear units, facing towards the open land to the rear of the site. In the proposed location, and notwithstanding the dominance of the dormers on the roofslopes, the enlarged structures would not have any adverse impacts on visual or neighbour amenity. As initially proposed, the proposal was to increase the number of bedrooms associated with Units 3 & 4 to 4 beds. This alteration would not however have reflected current identified housing needs and the application was deferred for amendment. The revised plans retain the units as 3 beds, in accordance with current housing needs.

The proposed garage structures are of simple, if unprepossessing, design. Situated to the rear of the site, the structures will be of limited impact within the wider character of the area and would not detract significantly from the character of the development. The low profile of the structures will limit any impact on neighbouring amenity, notwithstanding the location of that associated with Unit 4 immediately adjacent to the site boundaries.

Parking provision at the site would remain appropriate.

The proposed wall along the south boundary would be of an appropriate height and would have no adverse impacts.

The alterations to the finishing materials and fenestration, together with the creation of a refuse collection point at the roadside, would have no adverse impacts.

The rooflights proposed to the north elevation of Unit 1 and south elevation of Unit 2, and the east elevations of Units 3 & 4, remain as previously approved and the cill height would be controlled by Condition 8 of the previous decision. All first floor fenestration has been removed from the north elevation of Unit 1 and the south elevation of Unit 2, therefore there is no longer a requirement for that fenestration to be controlled, as required under Conditions 9 & 10 of the previous permission. The proposal does include variations to the first floor fenestration to the east elevations of Units 3 & 4 and it is therefore recommended that the requirements of Condition 9 & 10 are reiterated in respect of that fenestration.

The repositioning and extension of the stores within the rear amenity spaces of Units 1 & 2 would result in the reduction in the size of the amenity spaces associated with those units, but not to an extent which would require refusal. The stores themselves would have no other adverse impacts. Cycle storage for Units 3 & 4 would be

provided within the proposed garages. Provision of the cycle storage can be controlled by condition.

The approved boundary treatment to the rear amenity spaces of Units 1 & 2 is not entirely clear from the approved plans, however appears likely to have been fencing and are shown on the proposed elevation plans as fencing. The proposed alterations under this application, to construct bin stores to either side of the access drive, retaining only a short section of fencing, would not result in a significant difference in terms of visual impact. The bin stores would be located in close proximity to the rear elevations of Units 1 & 2, however the stores are to be entirely enclosed and are unlikely to impact on the amenity of those units.

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.

Recommendation:

Grant with Conditions



Date: 24/02/23

