

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 single storey extension and replacement porch to north elevation, erect extension, install rooflights to south elevation and install external insulating render - install cladding to garage and porch and alteration to fenestration.

LOCATION: Lone Pine, Route De La Mare De Carteret, Castel.

APPLICANT: Mr C Parkinson

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: 10/01/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/11/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Grey Bear Chartered Architect: 074-3-001C, 002D, 003D & 004E (elevations only)

Application Ref: FULL/2022/2123

Property Ref: D01881B000

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.

4.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 08/01/2020, issued under planning application reference FULL/2019/2325, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 09/01/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The 1.8m high trellis to the south of the dwelling, to the west of the drive and in between Lone Pines and Route de la Mare de Carteret does not appear to benefit from planning permission. Please either ensure that the trellis is removed or an application is submitted for this development within 28 days otherwise the matter may be referred to Planning Enforcement.

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/2022/2123
Property Ref: D01881B000
Valid date: 23/11/2022
Location: Lone Pine Route De La Mare De Carteret Castel Guernsey GY5 7FW
Proposal: Variation to previously approved plans to erect single storey extension and replacement porch to north elevation, erect extension, install rooflights to south elevation and install external insulating render - install cladding to garage and porch and alteration to fenestration.
Applicant: Mr C Parkinson

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).

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 variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 08/01/2020, issued under planning application reference FULL/2019/2325, and subject to the terms and conditions thereof.

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

INFORMATIVES

The 1.8m high trellis to the south of the dwelling, to the west of the drive and in between Lone Pines and Route de la Mare de Carteret does not appear to benefit from planning permission. Please either ensure that the trellis is removed or an application is submitted for this development within 28 days otherwise the matter may be referred to Planning Enforcement.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow situated to the north of Route De La Mare De Carteret and to the west of Les Grandes Rocques.

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

Relevant History:

FULL/2019/232 - Demolish garage, conservatory and porch, erect single storey extension and replacement porch to north elevation, erect extension, install rooflights to south elevation and install external insulating render. Erect 1.2m high fence and gate to east of dwelling and erect shed and infill vehicular access to south boundary – granted

FULL/2020/1637 - Variations to plans previously approved to erect single storey extension and replacement porch to north elevation and erect extension and install rooflight to south elevation - increase size of extension attached to the east elevation – granted

FULL/2021/0147 - Demolish and rebuild chimney - granted

Existing Use(s):

01 dwellinghouse

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:

Planning permission is sought for variations to plans previously approved under planning application ref: FULL/2019/2325. The variations relate to a replacement flat roof porch with timber clad exterior and for the existing flat roof garage to have a timber clad exterior. The window proposed in the rear/west elevation of the garage constitutes exempt development.

The variations proposed are in-keeping with the design of dwelling and approved scheme and would not cause a detriment to the visual character or appearance of the surrounding area. The variations would not negatively affect the amenities afforded to the occupiers of any neighbouring residential properties with regard to overshadowing or privacy.

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.

For the reasons contained within this report it is considered that the proposal accords with the above mentioned Policies of the Island Development Plan.

Recommendation:

Grant with Conditions

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Date: 05 January 2022

