

**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 extensions and outbuildings, remove flue, erect single storey extension to south (rear) elevation, install external insulating render system and alterations to fenestration, erect shed to north-east boundary and widen vehicle access.

**LOCATION:** La Chasse, Route De La Foret, St. Martin.

**APPLICANT:** Mr & Mrs S J Rowe

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:** 24/01/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/12/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** The Drawing Room: 346/C1, /C2, /C3A, /C4, /C5A & /C6A.

**Application Ref:** FULL/2022/2232

**Property Ref:** J00130C000

**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 front/north boundary hedge must be retained at a height equal to or taller than the shed hereby approved for the lifetime of the shed being in situ, unless otherwise agreed in writing by the Authority.

Reason - To provide screening of the shed in the interests of visual amenity.

5.Within four weeks of the enlarged vehicular access being brought into use, the ends of the enlarged opening shall be finished off with rendered pillars in accordance with the hereby approved plans.

Reason - In the interests of visual amenity.

**Expiry Date: This permission will cease to have effect on 23/01/2026 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](http://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](mailto: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/2022/2232  
**Property Ref:** J00130C000  
**Valid date:** 05/12/2022  
**Location:** La Chasse Route De La Foret St. Martin Guernsey GY4 6UD  
**Proposal:** Demolish extensions and outbuildings, remove flue, erect single storey extension to south (rear) elevation, install external insulating render system and alterations to fenestration, erect shed to north-east boundary and widen vehicle access.

**Applicant:** Mr & Mrs S J Rowe

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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## **OFFICER'S REPORT**

### **Brief Description of the site:**

La Chasse is a detached bungalow with pitched roof situated to the south of Forest Road where other ribbon residential development exists. A hedge marks the roadside boundary and the frontage area is hardsurfaced for parking. A temporary ramp has been formed to the front door.

The application proposes to demolish existing extensions and outbuildings and to erect a single-storey flat roof extension with roof lantern and timber clad exterior to the rear of the dwelling. An existing flue is also proposed to be removed, insulating render installed, fenestration altered and for a shed to be constructed to the front of the dwelling. The vehicular access is to be widened and, as amended, 900mm high gate piers installed to either side of the access.

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

### **Relevant History:**

None recent.

### **Existing Use(s):**

01 dwellinghouse

**Assessment:** *(Tick as appropriate)*

|                     |                                     |                              |                                     |
|---------------------|-------------------------------------|------------------------------|-------------------------------------|
| no representation   | <input checked="" type="checkbox"/> | visual amenity acceptable    | <input checked="" type="checkbox"/> |
| accords with policy | <input checked="" type="checkbox"/> | no material neighbour impact | <input checked="" type="checkbox"/> |
| within curtilage    | <input checked="" type="checkbox"/> | traffic not affected         | <input checked="" type="checkbox"/> |
| design acceptable   | <input checked="" type="checkbox"/> |                              |                                     |

**Policies considered most relevant:**

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP9: Highway Safety, Accessibility and Capacity

**Conclusion/Brief comment:**

The demolition of extensions and outbuildings is considered acceptable as they are of no particular merit to warrant their retention. The extension represents a good standard of design that respects the local built environment. Being single-storey and with a flat roof the extension will not result in unacceptable overshadowing to the occupiers of the adjoining dwelling to the east. The east elevation is shown to be blank and the fenestration in the west elevation is set well away from the west boundary. The extension will not result in overlooking and loss of privacy to surrounding occupiers. The extension also offers accessible accommodation and enables the property to offer more flexible and adaptable accommodation that can respond to the needs of occupiers over time.

The removal of a flue, external render system and alterations to fenestration are also acceptable having regard to the relevant policies in the IDP.

The proposed shed is to be situated behind the roadside hedge and is modest in size and height. The hedge provides screening of the proposed shed and it is considered reasonable to require the hedge to be maintained at a height to screen the shed which is a matter that can be controlled by condition.

A section of roadside hedge is to be removed in order to provide a wider, 4.5m wide, vehicular access, with 900mm high piers to either side. The site is not situated in a Conservation Area and although a section of the boundary hedge would be lost, a large proportion will remain intact and will continue to provide an adequate boundary feature. In this particular instance it is considered therefore that any adverse impact on the character of the area as a result of the development is not so substantial to warrant the refusal of planning permission. This conclusion is reinforced by the preceding text to Policy IP9, which notes that, "the Authority will balance any impact on the character of the locality concerned with affording a

significant degree of flexibility so that reasonable development aspirations can be met.”

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 permission is granted for the proposed works.

**Recommendation:**

Grant with Conditions



**Date:** 23 January 2022