

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, erect single storey extension to south-east (side) and south-west (rear) elevation, extend dormer window to south-west (rear) and install rooflight to north-east (front) elevation (revised scheme).

LOCATION: Ranmoor, Le Croute Lane, St. Martin.

APPLICANT: Mr & Mrs A Richards

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: 10/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/01/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Create drawing no's: 933-3-009A, 010 & 011A

Application Ref: FULL/2022/2347

Property Ref: J009400000

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.Notwithstanding the detail shown on the approved plan, the fence hereby approved to the front of the dwelling shall be no more than 1.2m in height (measured from the ground level) and shall only be constructed between the north elevation of the dwelling and to the rear (south) of the roadside earth bank.

Reason - The height of the proposed fence as indicated on the drawings submitted (1.7m) is not considered to respect the character and appearance of the surrounding area and therefore shall be lowered to secure a satisfactory appearance of the completed development and be more in keeping with the surrounding boundary treatments.

Expiry Date: This permission will cease to have effect on 09/02/2026 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/2022/2347
Property Ref: J009400000
Valid date: 06/01/2023
Location: Ranmoor Le Croute Lane St. Martin Guernsey GY4 6QE
Proposal: Demolish extensions, erect single storey extension to south-east (side) and south-west (rear) elevation, extend dormer window to south-west (rear) and install rooflight to north-east (front) elevation (revised scheme).

Applicant: Mr & Mrs A Richards

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. Notwithstanding the detail shown on the approved plan, the fence hereby approved to the front of the dwelling shall be no more than 1.2m in height (measured from the ground level) and shall only be constructed between the north elevation of the dwelling and to the rear (south) of the roadside earth bank.

Reason - The height of the proposed fence as indicated on the drawings submitted (1.7m) is not considered to respect the character and appearance of the surrounding area and therefore shall be lowered to secure a satisfactory appearance of the completed development and be more in keeping with the surrounding boundary treatments.

OFFICER'S REPORT

Brief Description of the site:

The application site, known as Ranmoor, comprises a semi-detached property located south of La Croute Lane.

The property is located Outside of the Centres as defined in the Island Development Plan.

Planning permission is sought to demolish an existing conservatory and extension and erect a single storey extension to south-east (side) and south-west (rear) elevation. The proposal also includes extending the rear dormer and installing a rooflight to north-east (front) elevation with new fence to east boundary of the dwelling.

This is a revised scheme to previously approved application FULL/2021/1529.

Relevant History:

FULL/2021/1534	Infill existing vehicular access with earthbank, remove section of earthbank and remove hedge to form new vehicular access.	Granted
FULL/2021/1529	Demolish extensions, erect single storey extension to SE (side) elevation and SW (rear) elevations. Extend dormer window and	Granted

Existing Use(s):

Residential (01)

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:

Policy GP13 (Householder Development) states that proposals for the alteration and/or extension of residential properties within the residential curtilage, will be supported where there are no significant adverse effects on the amenities of neighbouring properties; the design, scale, mass and form would not detract from the open character of open locations; and they do not affect the special interest of Conservation Area, Area of Biodiversity Importance, protected building or protected monument.

In this instance Policy GP8 (Design) is also relevant. In addition, the preceding text to this policy refers to the need to consider the material planning considerations as specified in Part IV, Section 13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and its likely effect on the reasonable enjoyment of neighbouring properties.

The proposed extensions represent modest sized additions to the property and achieve a good standard of design (Policy GP8 – Design) in terms of their scale, mass, form, siting and materials. The extensions to the side and rear of the dwelling are not considered to have a detrimental effect on the built form of the surrounding area and visual amenity, when taken into account the degree of flexibility afforded to the householder in terms of design matters.

The proposed fence to the front of the property should be restricted to 1.2m in height to prevent the introduction of a discordant feature in the streetscene and to reflect boundary treatments in the area.

Careful consideration has been given to the effect of the development on the amenities of neighbouring residents. Whilst the extension is sited close to the neighbouring boundary the flat roof design means it is not likely to result in harmful

overshadowing or loss of amenity. The front facing rooflight which serves the stairs/landing is acceptable due to its small scale, and any views would only be over the front garden and road which is less sensitive in terms of overlooking.

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.

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: 10/02/2023