

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: Extend and alter at ground floor and 1st floor level and install rooflight to south (rear) elevation and install external insulating render system.

LOCATION: Tra Mor, Route De Plaisance, St. Pierre Du Bois.

APPLICANT: Mr & Mrs C Osborough

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: 21/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/01/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Vaudin & Associates drawing no's: 21-037-04 & 05C

Application Ref: FULL/2023/0040

Property Ref: F000110000

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.Before the development hereby approved is first brought into use, the window serving Bedroom 1 in the east (side) elevation shall have a cill height of no less than 1.7m above the floor of the room in which the window is installed; and this window shall be retained as such thereafter.

Reason: To protect amenity and privacy.

Expiry Date: This permission will cease to have effect on 20/02/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Tra Mor.

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/2023/0040
Property Ref: F000110000
Valid date: 13/01/2023
Location: Tra Mor Route De Plaisance St. Pierre Du Bois Guernsey GY7 9AA
Proposal: Extend and alter at ground floor and 1st floor level and install rooflight to south (rear) elevation and install external insulating render system.
Applicant: Mr & Mrs C Osborough

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.

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Reason: To protect amenity and privacy.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Tra Mor.

OFFICER'S REPORT

Brief Description of the site:

The site is long and narrow, occupied by a large, two storey detached dwelling situated towards the front of the site, with vehicular access onto Route de Plaisance and parking located at the front and rear of the dwelling. There are a number of outbuildings to the rear of the dwelling.

The site is located Outside the Centre as designated by the Island Development Plan (IDP).

Relevant History:

No relevant history

Existing Use(s):

01- Residential Dwelling house

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:

The proposed extensions and alterations include a first floor side extension above the existing lean to extension, a new porch to the front elevation and a two storey rear extension. These are considered appropriate in scale, design, and height in relation to the main dwelling.

The impact of the proposal on the neighbour to the west is considered acceptable as the neighbouring dwelling to the west is located at a similar position within the adjacent plot and the additional first floor Juliette balcony windows will not therefore result in a significant change in the existing relationship between these two dwellings.

With regard to the impact of the extension on the neighbours to the east, the proposed Juliette balcony windows face directly southwest and the rear of the neighbouring bungalow is set approx. 5m further back than the rear of Tra Mor, which means that the most sensitive area to the rear of the neighbours will not be visible from these windows.

The existing dwelling has one side facing window at first floor, the proposal extends this area above the existing lean to side extension and introduces a study at first floor. The two side facing windows are not considered to significantly alter the existing relationship as a separation distance of approx. 9m remains and these windows face the side of the neighbouring bungalow where overlooking is less harmful. The south (rear) facing window proposed to the study introduces new overlooking, however this is directly down the application site, with only more oblique views into the neighbours garden and where the neighbours pitched roof will prevent significant views to the rear of the neighbours dwelling.

The side facing window to Bedroom 1 has been revised to have a sill height of 1.7m due to Officer concerns regarding the potential for harmful direct overlooking of the neighbour to east's private amenity space and it is considered necessary to condition this requirement.

The proposed rooflight results in no harm as it serves the stairs/landing and is high level preventing any overlooking.

The proposal includes the installation of new 90mm insulated cladding to the existing main house and front wall of existing attached wing and raises no concerns in terms of design.

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: 21/02/2023

