

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: Raise, extend and alter roof ridge height, erect single storey extension to east (rear) elevation, install cladding and alterations to fenestration.

LOCATION: Beauvoir House, Coin Colin, St. Martin.

APPLICANT: Mr M Morris

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: 03/03/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/12/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 339 C3, C4, C5A, C6A, C7, C8, and C15

Application Ref: FULL/2023/0054

Property Ref: J017340000

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 occupied, the vertical louvres shall be installed to the exterior window serving the second floor bedroom in the east (rear) elevation, as shown in plan 339 C15, and shall be retained as such thereafter.

Reason- In the interests of neighbouring amenity.

Expiry Date: This permission will cease to have effect on 02/03/2026 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/2023/0054
Property Ref: J017340000
Valid date: 21/12/2022
Location: Beauvoir House Coin Colin St. Martin Guernsey GY4 6AQ
Proposal: Raise, extend and alter roof ridge height, erect single storey extension to east (rear) elevation, install cladding and alterations to fenestration.

Applicant: Mr M Morris

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. Before the development hereby approved is first occupied, the vertical louvres shall be installed to the exterior window serving the second floor bedroom in the east (rear) elevation, as shown in plan 339 C15, and shall be retained as such thereafter.

Reason- In the interests of neighbouring amenity.

OFFICER'S REPORT

Brief Description of the site:

The property comprises a two-storey dwelling, with attached single storey garage, facing on to Coin Colin to the west. The curtilage of the property was extended under a previous application to include all of the land within the property ownership. The property is bounded by residential properties to the north and south. The site is elevated from the road by approx. 1m.

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

Permission is sought to raise the roof and alter the design from hip to gable at each end, introducing dormers and rooflights to the front and rear. The proposal also involves the demolition of the existing conservatory and erection of single storey extensions across the width of the rear, install cladding and alterations to fenestration.

Relevant History:

FULL/2017/0604 – Replace conservatory roof with solid roof and remove block wall, install bi-fold doors.

FULL/2016/2422- Permit to extend curtilage, demolish existing conservatory and erect replacement extension at rear of dwelling, alter fenestration to rear and side elevations.

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 alterations raise the ridge by approx. 1m and change the form from fully hipped to gable ended resulting in an increase in the ridge line from 9m to 10m across to allow for the introduction of two ensuite bedrooms in the roof. The proposed design includes two small dormers to the front elevation and a large projecting dormer to the rear. The conservatory will be demolished, and a flat roof glazed link proposed to connect into a hipped roof single storey extension. The garage is extended to the rear with a hipped roof which connects into the hipped roof rear extension.

The proposal includes a new rooflight to the north (side) elevation which is located adjacent to the side boundary with the neighbour, Cappuccino. This is not expected to be harmful as it is high level, with a sill height of approx. 2.2m above floor level, and so no harmful overlooking will occur. The side window at second floor to the north elevation is also not anticipated to result in any harm as it is high level glazing.

The first floor glazing at the rear is very similar to the existing, and the introduction of the second floor rear window is acceptable given the proposed use of exterior fitted fixed vertical louvres to prevent any harmful views of the neighbours rear amenity space. Details of which have been provided in additional plans submitted February 2023 at the request of the Planning Officer and have provided assurance that the development will not result in unacceptable levels of overlooking.

The proposal increases the bulk and mass of the dwelling, but this is not considered to be harmful, and the gable design is similar to that of the neighbouring dwelling and so will not appear incongruous in the streetscene. The rear extension adjacent to the neighbour has a 3.5m hipped roof where the roof slope is pitched away from the neighbour, this means that despite being immediately south and adjacent to the shared boundary, the proposal is not expected to result in a level of harm which could substantiate a reason for refusal in terms of overshadowing.

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: 02/03/2023