

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: Erect extension at first floor level to south (rear) elevation, install dormer windows and rooflight to north (front) elevation (Revised Scheme).

LOCATION: Le Petit Menages, Les Grandes Mielles Lane, Vale.

APPLICANT: Mrs E Le Roi

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: 14/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/01/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Martel Design Ltd - 20-0988 02B

Application Ref: FULL/2023/0092

Property Ref: C022920000

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 first floor bathroom rooflight in the west roofslope shall be glazed with obscure glass to a minimum of Pilkington Level 3, or equivalent, and shall thereafter be retained as such in perpetuity.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 13/02/2026 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/2023/0092
Property Ref: C022920000
Valid date: 04/01/2023
Location: Le Petit Menages Les Grandes Mielles Lane Vale Guernsey
GY6 8ES
Proposal: Erect extension at first floor level to south (rear) elevation,
install dormer windows and rooflight to north (front)
elevation (Revised Scheme).
Applicant: Mrs E Le Roi

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.

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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 first floor bathroom rooflight in the west roofslope shall be glazed with obscure glass to a minimum of Pilkington Level 3, or equivalent, and shall thereafter be retained as such in perpetuity.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Brief Description of the site:

Le Petit Menage, Les Grandes Mielles Lane is a detached pitched roof cottage with flat roof extension to the rear. Vehicular access is along the east site boundary and leads to an area of hardstanding to the south of the dwelling along with a number of timber outbuildings. The land/garden to the south and southeast of the dwelling is currently open with walls, fences, hedges and earthbanks to the outer site boundaries.

Historically the land to the southeast of the dwelling was covered in glasshouses however these were cleared between 1979 and 1990 and consent was granted in 2019 for the change of use of the whole site to domestic curtilage.

Properties in the locality do benefit from accommodation in the roofspace served by catslide, pitched roof and flat roof dormers which are proportionate to the roofslope.

The application relates to the installation of two catslide dormers and a rooflight to the front roofslope of the dwelling and the erection of a first-floor extension with pitched, double gable roof, with flat roof in-between, to rear/south of the dwelling. The west/east elevation titles have been transposed on the plans and have been corrected by annotation on the final document.

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

Relevant History:

FULL/2019/0625 - Change of use of agricultural land to domestic garden - granted

FULL/2022/1922 - Erect extension at first floor level to south (rear) elevation, install dormer windows and rooflight to north (front) elevation – refused due to the flat roof design of the first floor extension contrary to Policy GP8 a) of the Island Development Plan.

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

Representation:

One letter has been received commenting on the application and raising concerns about the position of an upstairs window on the west elevation of the extension. The window appears to be in a bedroom and would overlook the neighbouring living space (house and garden). If the window is not obscure glazed then an objection is raised in relation to the scheme.

Conclusion/Brief comment:

The installation of catslide dormers and a rooflight in the front roofslope of the dwelling represent a good standard of architectural design that respects the local built environment. With regard to the rear extension it is noted that this has been designed so as not to exceed the ridge of the existing dwelling. The pair of gables, with subservient flat roof between represents a satisfactory standard of design. The gable design reflects the character of other development in the locality and the flat roof will be substantially screened from public view.

The position of the rear extension is such that the private area to the immediate rear of Palm Lodge (noted as Chanson Des Arbres on the submitted plan) to the west will be protected. It is noted that some views would be gained across the wider adjoining garden area however this is not considered so significant as to warrant the refusal of permission. The dwelling is set away from both the east and west site boundaries and although the height and bulk of the rear of the dwelling will increase given the driveway to the east and separation to the west the proposed rear extension will not result in unacceptable overshadowing to the occupiers of adjoining dwellings. The single rooflight proposed in the west roofslope facing Palm Lodge will serve a

bathroom (and is shown on the floor plans as serving the bathroom) and, subject to a condition requiring that rooflight to be obscurely glazed, will not result in unacceptable overlooking or loss of privacy. All other windows in that elevation are existing.

The provision of further first floor accommodation at the property offers both efficient and effective use of land and flexible and adaptable accommodation that can respond to the needs of occupiers over time. The windows proposed in both the front and rear of the first floor accommodation as extended will offer adequate sunlight and daylight to the occupiers.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has taken into account the use of energy, resources and any adverse impact on the environment.

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 planning permission is granted for the proposed extensions and alterations.

Recommendation:

Grant with Conditions



Date: 14 February 2023

