

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 two-storey extension, install Juliet dormer window and rooflight to east (rear) elevation, install rooflight to north (side) elevation, and remove section of wall to widen vehicle access.

LOCATION: Sefton, The Close, Doyle Road, St. Peter Port.

APPLICANT: Mr J Peree & Mrs S Haddow

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: 06/03/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/01/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Turnstone Architecture: 321-02, -03, -04, -05, -06, -07, -08, & -09.

Application Ref: FULL/2023/0134

Property Ref: A114770000

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.

Expiry Date: This permission will cease to have effect on 05/03/2026 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/2023/0134
Property Ref: A114770000
Valid date: 11/01/2023
Location: Sefton The Close Doyle Road St. Peter Port Guernsey
Proposal: Erect two-storey extension, install Juliet dormer window and rooflight to east (rear) elevation, install rooflight to north (side) elevation, and remove section of wall to widen vehicle access.

Applicant: Mr J Peree & Mrs S Hadow

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.

OFFICER'S REPORT

Site Description:

Sefton is a two-storey hipped roof property occupying a corner plot of Doyle Road and The Close, part of a pre-1938 housing estate. The property has a boundary wall with hedge behind that wraps around from the front along the side with an existing vehicular access to the side.

The site is located in the Main Centre and Conservation Area as designated in the Island Development Plan.

Relevant History:

PREA/2022/2274- Advice sought on the erection of a two storey extension and dormer.

FULL/2020/1770- Remove section of hedge and wall and lower wall to create vehicular access (revised scheme) - Approved

FULL/2019/1992 - Reduce roadside wall height, demolish section of wall to create vehicular access – refused

FULL/2019/0646 - Remove section of wall and hedge to create vehicular access to north-west boundary – refused

PAPP/2002/1292 – Remove section of roadside wall to create vehicular access - refused

PAPP/2002/0337 - Remove section of roadside wall to create vehicular access - refused

Existing Use(s):

01 Dwellinghouse

Brief Description of Development:

The application proposes the erection of a two-storey rear extension, installation of a Juliet dormer window and rooflight to the rear (east) elevation and removal of a 0.7m section of wall to widen the existing vehicular access. A small existing front window is also to be replaced. The two storey rear extension and rear dormer are contemporary in design and proposed to be clad in zinc.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP4: Conservation Area

GP8: Design

GP13: Householder Development

Representations:

One neighbour letter was received, the contents of which have been summarised:

- Proposed use of zinc cladding relates poorly to surrounding brick/render dwellings in vicinity and will have a harmful impact on Conservation Area and nearby Protected Buildings.
- Site notice displayed on The Close frontage only, not visible from Doyle Road.

Officer Note- A second site notice has subsequently been displayed on the Doyle Road boundary and expires 01/03/2023.

Consultations:

None

Summary of Issues:

- The principle of the development
- The impact on neighbours
- The impacts on local character and the Conservation Area.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The proposal includes a two-storey zinc clad flat roof extension to the rear of the existing dwelling. The application also includes a rear dormer, rear rooflight and side facing rooflight, along with the removal of 0.7m of boundary wall to enlarge the existing access.

The contemporary two-storey rear extension is well considered and there is no objection to the position, design of the extension or use of materials. The proposed dormer is acceptable in scale and bulk, and is not considered to have a harmful impact on the visual amenities of the locality or harm the Conservation Area.

Whilst not characteristic of the surrounding traditional palette of materials, the proposed zinc cladding is not expected to harm the character or special interest of the Conservation Area as the cladding is located to the rear of the dwelling and provides a clear distinction between the contemporary addition and existing dwelling. Overall, the design of the proposal achieves a good standard of design for the purposes of Policy GP8.

There are existing extensions to the rear of the adjoining property and the proposed extension is stepped away from the shared boundary and located to the north of the neighbour. As a result, the proposed extensions should not result in an unacceptable loss of sunlight or daylight to the occupiers of the adjoining dwelling.

The windows proposed to the rear extension replace existing windows, and it is not considered that the proposal will significantly alter the existing level of overlooking. The use of a Juliette balcony is acceptable given that it is located to the northern side of the extension, away from the shared boundary. The dormer will introduce new overlooking at second floor level, however an element of mutual overlooking between the semi-detached properties does currently exist and it is unlikely that the second-floor windows in the rear elevation of the proposed extension will unacceptably worsen this situation, it is not unusual in the town centre location where residential development is of a tighter grain.

The neighbours to the rear are located at a sufficient distance away that no harmful overlooking will be possible.

The removal of a 0.7m section of boundary wall resulting in a total access width of 4.9m is considered appropriate and will have a limited visual effect on the character and appearance of the Conservation Area.

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.

The proposal is therefore considered to comply with relevant IDP policies including GP13, GP8 and GP4 and it is recommended that planning permission be granted, subject to conditions.

Date: 03/03/2023