

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 roof height to create accommodation at first floor level.
Alter/replace roofs at ground floor level, install rooflights to south (rear) elevation, demolish and rebuild wall to north (front) elevation and alterations to fenestration (Revised Scheme).

LOCATION: La Rocquette, La Rocquette, Vazon, Castel.

APPLICANT: Mr J Robilliard

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: 02/03/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/01/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture Ltd: 2229 02.01B & 02B

Application Ref: FULL/2023/0204

Property Ref: D008180000

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 landing windows (main window and fanlights) in the south elevation of the dormer shall be glazed with obscure glass a minimum of Pilkington Level 3, or equivalent. The lower panes shall be fixed shut in accordance with the approved plans and both the fixed and obscure glazing shall thereafter be retained 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 01/03/2026 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/2023/0204
Property Ref: D008180000
Valid date: 24/01/2023
Location: La Rocquette La Rocquette Vazon Castel Guernsey GY5 7AU
Proposal: Raise roof height to create accommodation at first floor level.
Alter/replace roofs at ground floor level, install rooflights to south (rear) elevation, demolish and rebuild wall to north (front) elevation and alterations to fenestration (Revised Scheme).

Applicant: Mr J Robilliard

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. The first floor landing windows (main window and fanlights) in the south elevation of the dormer shall be glazed with obscure glass a minimum of Pilkington Level 3, or equivalent. The lower panes shall be fixed shut in accordance with the approved plans and both the fixed and obscure glazing shall thereafter be retained 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:

La Rocquette is a detached bungalow with single-storey flat roof extensions to both sides and to the rear. The neighbouring properties to the immediate northwest and east are one and a half-storey dwellings with dormers in the front roofslopes. The tiles have been removed from the roof and the roof structure is currently exposed, under scaffolding.

The application proposes to raise the roof ridge of the existing dwelling to provide first floor accommodation served by pitched roof dormers and rooflights to the front roofslope and a catslide dormer and rooflights to the rear. The front wall of the northern extension is shown to be demolished and replaced. The existing flat roofs are shown to be replaced, including the provision of roof lanterns to the rear extension and alterations to fenestration are also proposed.

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

Relevant History:

FULL/2022/2105 - Raise roof ridge height to create accommodation at first floor level. Alter/replace roofs at ground floor level, install rooflights to south (rear) elevation, demolish and rebuild wall to north (front) elevation and alterations to fenestration – refused:

The proposed catslide dormer in the south roofslope of La Rocquette would, by virtue of its proximity to and relationship with adjoining properties be likely to result in an unacceptable degree of overlooking and consequent loss of privacy to those properties, detrimental to the amenities enjoyed by the occupiers thereof and contrary to Policies GP8 a., GP9 b and GP13 a. of the Island Development Plan.

Pre-application advice was sought in this case.

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

Conclusion/Brief comment:

The design and appearance of the proposed increase in ridge height, dormers, alterations to fenestration and rebuilding of part of the front wall of the dwellinghouse represent a good standard of design that respects the local built environment and which will not result in harm to the amenities of the occupiers of adjoining dwellings with regard to overshadowing and overlooking.

The proposed dormer to the rear has been reduced in size since the earlier refusal and will not be highly publicly visible from outside the site. It would sit well below the roof ridge and away from the eaves and verges of the property and would make more efficient and effective use of the site by offering multi-storey development and more flexible and adaptable accommodation that can respond to the needs of occupiers over time.

The rear dormer of the development proposed would face the two-storey development and northeast facing amenity space associated with properties in La Mare Estate. It is noted that an element of mutual overlooking currently exists between properties in this adjoining estate however the scheme would introduce first floor windows where none currently exist. The scheme incorporates obscure glazed landing windows in the rear dormer which therefore reduces the potential for mutual overlooking to occur between the site and properties at La Mare Estate. The drawings show only the lower section of the landing windows obscure glazed however, as the cill of the fanlights would not be 1.7m above the finished first floor level it is reasonable to also require this part of the windows to be obscure glazed. The rooflights proposed serving the first floor bedrooms are to be situated at high level and will not provide views to neighbouring properties and gardens.

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 that planning permission is granted for the proposed development.

Recommendation:

Grant with Conditions



Date: 02 March 2023