

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: Variations to previously approved plans to demolish existing and erect replacement dwelling, erect 1.5 storey detached garage and alter pedestrian and vehicular accesses - Alter detached garage/carport to single storey double garage with existing conservatory retained and alter hard surfacing.

LOCATION: Le Courtillet Du Bas, Le Mont Durand, St. Martin.

APPLICANT: Mr & Mrs J Hodder

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: 19/04/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/03/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: G. E Le Friec: 2302 / R.G.

Application Ref: FULL/2023/0419

Property Ref: J015420000

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 on or before 17/11/2023.

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). In this case, as the application is for variations, the time period corresponds with the original permission under application reference FULL/2020/1338.

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 permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 17/11/2020, issued under planning application reference FULL/2020/1338, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

Expiry Date: This permission will cease to have effect on 17/11/2023 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed garage/car port and conservatory to be used as an integral part of and incidental to the principal dwelling presently known as Le Courtillet Du Bas. It does not permit the creation of a separately occupied annex or an independent dwelling and it does not permit any use in connection with a trade or business. This would require a separate grant of planning permission and involve different planning policy considerations.

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/2023/0419
Property Ref: J015420000
Valid date: 08/03/2023
Location: Le Courtillet Du Bas Le Mont Durand St. Martin Guernsey
GY4 6DJ
Proposal: Variations to previously approved plans to demolish existing and erect replacement dwelling, erect 1.5 storey detached garage and alter pedestrian and vehicular accesses - Alter detached garage/carport to single storey double garage with existing conservatory retained and alter hard surfacing.
Applicant: Mr & Mrs J Hodder

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 on or before 17/11/2023.

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). In this case, as the application is for variations, the time period corresponds with the original permission under application reference FULL/2020/1338.

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 permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 17/11/2020, issued under planning application reference FULL/2020/1338, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed garage/car port and conservatory to be used as an integral part of and incidental to the principal dwelling presently known as Le Courtillet Du Bas. It does not permit the creation of a separately occupied annex or an independent dwelling and it does not permit any use in connection with a trade or business. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested for variations to works previously approved to erect a replacement dwelling and a detached 1½ storey garage (FULL/2020/1338 & FULL/2021/0610). The variations involve altering the detached garage/carport to a single storey garage/carport with the existing conservatory retained, extend the area of hard surfacing around the garage and replace a section of gravelled driveway with brick paving.

Le Courtillet Du Bas was a detached one and a half-storey dwelling on a large plot to the west of Le Mont Durand. Permission has been granted to demolish and rebuild the dwelling and works have commenced.

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

Relevant History:

FULL/2021/0610 – Permission granted for variation to plans previously approved to demolish and erect replacement dwelling and erect 1.5 storey detached garage - Alter and re-site detached garage to north of site.

FULL/2021/0606 – Permission granted for the change of use of agricultural land to domestic garden (1380sqm).

17/11/2020 – FULL/2020/1338 - Permission granted to demolish existing and erect replacement dwelling, erect 1.5 storey detached garage, and alter pedestrian and vehicular accesses.

Existing Use(s):

Residential use class 1: 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:

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The detached garage/car port is situated on a similar footprint to the garage approved under application reference FULL/2021/0610, albeit repositioned slightly further south, and is of a reduced scale and height. The garage/car port achieves a good standard of architectural design that will respect the character and appearance of the built environment. The conservatory to be retained is situated to the rear (west) of the garage/car port and due to its limited visibility from public view it would have no adverse effects on the character and appearance of the area. Considering the exemptions for hard surfaced areas, the extension and alterations to the driveway and hard surfaced areas would have no adverse effects. The proposal accords with Policies GP1, GP8 and GP13.

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.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions

Date: 19/04/2023



