

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 single storey extension with balcony at first floor level and infill extension to south (side) elevation, install dormer windows to east (rear) elevation, install rooflight to west (front) elevation, install flue, cladding, infill and alter fenestration. Erect stable to south-east boundary, erect glasshouse and shed to north boundary.

LOCATION: Little Acre, La Rue De L'Epinel, Forest.

APPLICANT: Mr & Mrs Corbin

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: 20/06/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/03/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 341 C1A, C2A, C3A, C4A, C5, C6, C7A, C8A, C9A

Application Ref: FULL/2023/0504

Property Ref: H002990000

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 19/06/2026 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/2023/0504
Property Ref: H002990000
Valid date: 17/03/2023
Location: Little Acre La Rue De L'Epinel Forest Guernsey GY8 0HL
Proposal: Erect single storey extension with balcony at first floor level and infill extension to south (side) elevation, install dormer windows to east (rear) elevation, install rooflight to west (front) elevation, install flue, cladding, infill and alter fenestration. Erect stable to south-east boundary, erect glasshouse and shed to north boundary.

Applicant: Mr & Mrs Corbin

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.

OFFICER'S REPORT

Site Description:

The property known as 'Little Acre' is a mid-20th century bungalow, which has been extended over the years to become a one and a half storey dwelling which faces west. It sits on a corner site with La Rue de L'Épinel running along the north boundary and Le Rue de la Vrangue running along the west boundary. There is a detached property to the east and open agricultural land to the south. There are other properties to the north across the road. The property is located Outside of the Centres and is within the Agriculture Priority Area as defined in the Island Development Plan (IDP).

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to erect a single storey extension with balcony at first floor level with external staircase and in-fill extension to the south side elevation, install two dormer windows to the east rear elevation, install a small rooflight to the west front elevation, install a flue and some cladding and a few alterations to the fenestration. Lastly to erect a stable to the southeast boundary and erect a glasshouse and shed close to the north boundary.

The application was deferred to request that the shed and glasshouse were relocated away from the north roadside boundary. Amended drawings were submitted showing the shed and glasshouse adjacent to the stable block along the southern boundary.

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

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

There has been one letter of representation and the issues are;

- The installation of the dormer windows in the east elevation would totally overlooks the neighbours property, the dormers would overlook the main living area and rear garden meaning they would completely lose their privacy.
- The occupiers would overlook the kitchen and living spaces from the large dormer windows and then using the balcony would be incredibly intrusive on the rear of the neighbours property and garden area.
- It is noted that the proposed stable block is to be located directly next to the adjoining boundary, where the shed is currently housed, the stables have been located at the furthest distance from the main dwelling and close to the neighbours property.
- This is insensitive to us as neighbours, being in such close proximity means the neighbours are likely to be disturbed by the horse and/or donkey in the stables, especially at feeding, grooming and mucking out times.
- There are concerns about where the food/hay will be stored and manure composted, as those will likely be near the stable block and will attract rodents and flies.

Consultations:

None

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The IDP supports multi-level living (GP8) and there is a greater freedom of choice with regard to private property development outside of the centres (GP13).

The single storey side extension (replacing an existing lean-to greenhouse) and the in-fill extension, to the rear, are both considered appropriate additions to the property and are considered acceptable.

Creating an integral dower unit by converting the existing garage is acceptable in relation to Policy GP13, and adding dormer windows to the east side of the existing garage is also considered acceptable because there is over 21m to the boundary which negates the issue of overlooking, this is the same for the first floor balcony, which is 22m from the eastern boundary. Therefore the dormers and balcony are considered acceptable.

The new rooflight on the front roof slope is small and is considered not impact on the visual amenity of the front façade of the dwelling.

The proposed stable block is to be located in the south eastern corner of the garden where an area of hardstanding already exists. The scale and mass of the stable block is considered acceptable and the location appropriate, the structure itself will not impact on neighbour amenity, and the Authority cannot control what animals are kept, therefore the proposed stable block complies with all the relevant policies.

Initially the shed and greenhouse were to be located forward of the building line close to the north boundary, which was not ideal, since the application was deferred, the shed and greenhouse have been relocated, adjacent to the stable block in the south east area of the garden. The location for the two smaller outbuildings means they are away from the roadside boundaries and are less likely to be seen from public vantage points.

Therefore, the proposals are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impact on either of the immediate neighbours as the dormers and raised terrace are approx. 25m away at the closest point which is sufficient to avoid harm.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

3 - General material considerations set out in the General Provisions Ordinance.

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. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 19/06/2023