

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: Variation to previously approved plans to demolish existing and erect replacement dwelling and detached 1.5 storey garage (revised scheme - raise roof height (pitch to 45 degrees), install rooflights and external staircase to west elevation of detached 1.5 storey garage.

LOCATION: Le Feugre, Jerbourg Road, St. Martin.

APPLICANT: Mr & Mrs P Nicholson

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: 01/06/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/03/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Geoff Le Friec: 2122 / 1C & 2C

Application Ref: FULL/2023/0507

Property Ref: J016350000

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 21/04/2024.

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/2021/0277.

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 22/04/2021, issued under planning application reference FULL/2021/0277, and subject to the terms and conditions thereof.

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

5.The roof lights hereby approved to the west elevation shall have a minimum cill height of 1.7m above finished first floor level.

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

6.The obscure glass balustrade to the west side of the external stair hereby approved shall be 1.8m high, shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall be installed prior to the first floor accommodation being brought into use. The obscure glazed balustrade shall thereafter be retained at all times.

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 21/04/2024 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/2023/0507
Property Ref: J016350000
Valid date: 20/03/2023
Location: Le Feugre Jerbourg Road St. Martin Guernsey GY4 6BH
Proposal: Variation to previously approved plans to demolish existing and erect replacement dwelling and detached 1.5 storey garage (revised scheme - raise roof height (pitch to 45 degrees), install rooflights and external staircase to west elevation of detached 1.5 storey garage.

Applicant: Mr & Mrs P Nicholson

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.

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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 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 22/04/2021, issued under planning application reference FULL/2021/0277, and subject to the terms and conditions thereof.

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

5. The roof lights hereby approved to the west elevation shall have a minimum cill height of 1.7m above finished first floor level.

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

6. The obscure glass balustrade to the west side of the external stair hereby approved shall be 1.8m high, shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall be installed prior to the first floor accommodation being brought into use. The obscure glazed balustrade shall thereafter be retained at all times.

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 Feugre comprises a residential property located on the north side of Route du Jerbourg. The former dwelling at the site has been demolished and works are currently underway on site to construct the replacement dwelling and garage building approved under FULL/2021/0277. The property is bounded by residential properties to the west and east.

The site is located Outside of the Centres under the Island Development Plan.

The application relates to variations to the previously approved scheme to erect a replacement dwelling and garage. The amendments proposed relate to the garage building and include alterations to the height/pitch of the roof, alteration to and installation of rooflights in the west and east elevations and installation of a door and external staircase to the west elevation. The proposed accommodation would be as previously approved. Following deferral the cill height of the rooflights to the

west elevation has been confirmed as 1.7m and a 1.8m high obscure glazed balustrade is proposed to the external stair.

The inclusion of gables to the west and east elevations of the garage, and the addition of windows to those gables and to the north gable, were approved as variations to the approved scheme, under FULL/2022/0043, subject to the window to the west elevation being obscure glazed. The change from 4 garage doors to 2 were approved as a minor amendment to that approval.

Relevant History:

FULL/2021/0277 – Demolish existing and erect replacement dwelling and detached 1 1/2 storey garage (revised scheme) - granted

FULL/2022/0043 – Variations to previously approved plans to demolish existing and erect replacement dwelling and detached 1 1/2 storey garage (revised scheme) - Install gable dormer to east (front) and west (rear) elevations - granted

FULL/2022/1157 – Variation to previously approved plans to demolish existing and erect replacement dwelling and detached 1 1/2 storey garage (revised scheme) - relocate retaining wall and steps to north of dwelling – granted

FULL/2022/1338 – Variations to works previously approved under FULL/2021/0277 for alteration to planter, installation of staircase and extension of first floor terrace area (north-west elevation) – granted

FULL/2022/1339 – Alterations to the existing access. Install pillars, gate and erect wall to west of driveway – granted

FULL/2022/1642 – Variations to previously approved plans to demolish existing and erect replacement dwelling and detached 1.5 storey garage (revised scheme) - Increase floor area on east (side) elevation and alteration to fenestration - granted

Existing Use(s):

Residential Use Class 1

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:

Island Development Plan policies:

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

Conclusion/Brief comment:

The proposed alterations would have no adverse impacts in terms of design, visual impact or the character of the area.

The west elevation of the garage is located in close proximity to the boundary with the adjoining property. Whilst the relationship to the boundary and layout of the adjacent property is likely to prevent any significant additional impacts in respect of overshadowing, on site it was found that the established boundary between the sites has been removed and the proposed stair and rooflights would result in overlooking of the adjoining property. Following deferral, the rooflights have been confirmed as high level and the balustrade to the stair has been increased in height and made opaque. These alterations would be sufficient to protect the amenity of the adjoining property and can be controlled by condition.

The application as amended is acceptable in relation to the above policies and other material planning considerations.

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.

Recommendation:

Grant with Conditions



Date: 31/05/2023

