

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 extend and alter roof form at 2nd floor level, erect single storey extension with 1st floor terrace and install dormer window at 1st floor level to south (rear) elevation, erect porch to north (front) elevation, install external insulating render system and alterations to fenestration - Retain existing sun lounge, omit 1st floor terrace, install rooflights, material alterations to dormer windows and alterations to fenestration.

LOCATION: Southlands, Les Hurettes, St. Martin.

APPLICANT: Mr & Mrs A Pikett

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: 18/05/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/03/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Chris Workman & Co - AP:21:14 09A, 10B, 11B & 12B.

Application Ref: FULL/2023/0616

Property Ref: J008050000

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 30/12/2024.

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).

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 variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 31/12/2021, issued under planning application reference FULL/2021/2227, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 30/12/2024 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/2023/0616
Property Ref: J008050000
Valid date: 22/03/2023
Location: Southlands Les Hurettes St. Martin Guernsey GY4 6QS
Proposal: Variations to previously approved plans to extend and alter roof form at 2nd floor level, erect single storey extension with 1st floor terrace and install dormer window at 1st floor level to south (rear) elevation, erect porch to north (front) elevation, install external insulating render system and alterations to fenestration - Retain existing sun lounge, omit 1st floor terrace, install rooflights, material alterations to dormer windows and alterations to fenestration.

Applicant: Mr & Mrs A Pikett

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 30/12/2024.

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).

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 variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 31/12/2021, issued under planning application reference FULL/2021/2227, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Brief Description of the site:

Southlands is a detached two-storey dwelling set back from the road and with the roadside boundary marked by a bank and hedge. The garden boundaries to the adjoining dwellings is marked by trees, hedges and fencing. The south boundary with the field in the same ownership is open. A greenhouse is situated to the southeast of the dwelling, on agricultural land but aerial photographs of the site show that this has been in situ for many years.

The application seeks to vary the previously approved scheme to extend and alter roof at second floor level, to erect a single-storey extension with terrace over, the installation of a dormer at first floor level, to erect a porch, alter fenestration and apply insulating render (now exempt). The changes relate to changes in the materials for the dormer cheeks (from zinc to render), erect an infill extension to the rear (with associated rooflight) in place of demolishing the existing and constructing a larger extension across the rear of the dwelling, replace a roof lantern with flat roof rooflight. The approved roof terrace is shown to be omitted from the scheme with associated amendments to fenestration as a first floor door is no longer required/proposed.

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

Relevant History:

FULL/2021/2227 - Extend and alter roof form at 2nd floor level, erect single storey extension with 1st floor terrace and install dormer window at 1st floor level to south (rear) elevation, erect porch to north (front) elevation, install external insulating render system and alterations to fenestration - granted

FULL/2023/0319 - Install air source heat pump to east (side) elevation – granted

Existing Use(s):

01 Dwelling houses

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 alterations to external materials represents an acceptable design change in keeping with the property and locality. The proposed alterations to the extension and fenestration will not result in harm to the amenities of the occupiers of the adjoining dwellings with regard to sunlight/daylight and overlooking. The rooflights proposed and design of the single-storey extension represent a good standard of design that offers adequate daylight and sunlight. The development offers flexible and adaptable accommodation that can respond to the changing needs of occupiers.

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 permission is granted for the proposed development.

Recommendation:

Grant with Conditions

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Date: 15/05/2023

