

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 to north-east elevation and remove section of wall to widen vehicle access.

LOCATION: Stella, Roland Road, St. Sampson.

APPLICANT: Mr & Mrs C Pattimore

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: 05/07/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/03/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Turnstone Architecture - 336-10 Rev P2

Application Ref: FULL/2023/0651

Property Ref: B003920000

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 outside face of the east boundary wall of the hereby approved extension shall be finished in render within 2 months of the extension being constructed or being brought into first use, whichever is the sooner.

Reason - To secure the satisfactory appearance of the completed development in order to conserve the character and appearance of the Conservation Area within a reasonable timeframe.

5.Within 2 months of the vehicle access being widened, the roadside wall, where disturbed, shall be made good in materials to match as closely as possible to the existing wall in terms of its type, colour, texture, method of bonding and pointing of the existing stone. The replacement pillar shall be constructed in accordance with drawing 336-10 P2 and finished to match the external appearance of the existing pillar.

Reason - To secure the satisfactory appearance of the completed development in order to conserve the character and appearance of the Conservation Area within a reasonable timeframe.

Expiry Date: This permission will cease to have effect on 04/07/2026 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/2023/0651
Property Ref: B003920000
Valid date: 24/03/2023
Location: Stella Roland Road St. Sampson Guernsey GY2 4PE
Proposal: Erect single storey extension to north-east elevation and remove section of wall to widen vehicle access.

Applicant: Mr & Mrs C Pattimore

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).

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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 outside face of the east boundary wall of the hereby approved extension shall be finished in render within 2 months of the extension being constructed or being brought into first use, whichever is the sooner.

Reason - To secure the satisfactory appearance of the completed development in order to conserve the character and appearance of the Conservation Area within a reasonable timeframe.

5. Within 2 months of the vehicle access being widened, the roadside wall, where disturbed, shall be made good in materials to match as closely as possible to the existing wall in terms of its type, colour, texture, method of bonding and pointing of the existing stone. The replacement pillar shall be constructed in accordance with drawing 336-10 P2 and finished to match the external appearance of the existing pillar.

Reason - To secure the satisfactory appearance of the completed development in order to conserve the character and appearance of the Conservation Area within a reasonable timeframe.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow located to the north of Roland Road. The property is located within a Conservation Area as designated in the Island Development Plan.

Planning permission is sought to erect a single storey extension to the north-east (rear) elevation. Permission was also sought to remove a section of wall to widen the vehicle access to the front of the property to approximately 6m in width.

Concerns were raised over the width of the proposed access and the potential harm to the Conservation Area and potential precedent for other sites along Roland Road. The agent has reduced the total width of the access to 4.5m.

Clarification over the boundary treatment to the rear of the property was also requested. The agent has also demonstrated that the rear section of the west boundary is comprised by a wall with a fence erected on top to approx. 2m high.

Relevant History:

Nongermane to this application.

Existing Use(s):

Residential

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

GP4 Conservation Areas

GP8 Design

GP9 Sustainable Development

GP13 Householder Development

IP9 Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

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 light of the amendments secured, the proposed alteration to the boundary wall is unlikely to have a significant adverse effect on the Conservation Area or landscape character to warrant refusal, despite some harm being caused by the development. However, this harm is outweighed in this case by the reasonable aspirations of the property owner to extend and alter their property.

With regards to the extension to the rear, the proposal adopts a high enough standard of design for the purposes of Policy GP8 by virtue of the extensions, scale, form, massing, siting and materials and detailing. Due to its position and design, the proposal will not have a detrimental impact on the Conservation Area, character of the area, visual amenity, or the amenities of neighbouring residents. It is however reasonable and necessary to ensure that the outer face of the east boundary wall of the extension is finished in render within a reasonable timeframe given its visibility in the street scene.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 05/07/23

