

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 for partial demolition, convert, extend and alter to create a dwelling, change of use of agricultural land to domestic garden, erect garage - Increase in floor area to bike/bin store, alteration to fenestration and material change to roof of dwelling and outbuilding/garage.

LOCATION: Land To Rear Of ""Welton"", Rue Des Annevilles, Vale.

APPLICANT: Mr & Mrs N Ravenscroft

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: 03/07/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/06/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Langlois Architects: 2235/09C & 11C

Application Ref: FULL/2023/0731

Property Ref: C02176A000

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 09/11/2025.

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 10/11/2022, issued under planning application reference FULL/2022/1462, 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 02/07/2026 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/2023/0731
Property Ref: C02176A000
Valid date: 01/06/2023
Location: Land To Rear Of ""Welton"" Rue Des Annevilles Vale Guernsey GY6 8LY
Proposal: Variation to previously approved plans for partial demolition, convert, extend and alter to create a dwelling, change of use of agricultural land to domestic garden, erect garage - Increase in floor area to bike/bin store, alteration to fenestration and material change to roof of dwelling and outbuilding/garage.
Applicant: Mr & Mrs N Ravenscroft

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 09/11/2025.

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 10/11/2022, issued under planning application reference FULL/2022/1462, 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:

The application site is located to the north of Rue des Annevilles, set behind the roadside residential property formerly known as Welton, but now known as The Homevin. The site is bounded by residential properties to the south-west, south, east and north, with agricultural land to the west.

The site comprises a former packing shed/horticultural building (partly converted to stables) and pigsties.

The site previously formed part of the ownership with the roadside dwelling, known as The Homevin, and was accessed through that site. The Homevin was sold separately to the application site in 2019 and fencing was erected around the rear garden area of the dwelling. Vehicular access has been formed in the roadside wall to Rue Des Annevilles and hardcore laid to the access driveway.

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

Relevant History:

FULL/2019/1398 - Convert outbuilding to form one dwelling with associated parking. Demolish glasshouse and pigsty and erect detached double garage. Lower roadside wall and create vehicular access (Revised scheme) – granted

FULL/2022/1462 - Partial demolition, convert, extend and alter to create a dwelling, change of use of agricultural land to domestic garden, erect garage, install air source heat pumps with acoustic enclosure and infill wall to east boundary – granted

Existing Use(s):

28 agriculture with planning permission for residential (01)

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

Island Development Plan policies:

OC1	Housing Outside of the Centres
GP1	Landscape character and open land
GP8	Design
GP9	Sustainable Development
GP13	Householder Development
GP16(B)	Conversion of Redundant Buildings - Demolition and Redevelopment
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking

Conclusion/Brief comment:

Planning permission was granted in 2022 to partially demolish, extend, alter and convert the existing building to create a dwelling with associated change of use of agricultural land to domestic garden and for the erection of a detached garage, the installation of air source heat pumps with associated enclosure and the infilling of an existing opening to the east boundary. This application seeks to vary the earlier approval by enlarging the size of the bin and bike store, alterations to fenestration (new WC window) and removing zinc roofing, instead using natural slate. Alterations are also proposed to the internal layout.

The submission confirms that the development would still represent a scheme that is of broadly the same floorspace and volume as the approved conversion scheme (15% increase in floor area and 17% increase in volume).

The principle of a unit of residential development on this site has previously been established through Policy GP16(B) and will not be revisited as part of this assessment. The scheme as amended still represents a development of broadly the same floorspace and volume as the approved conversion scheme and in all other respects meets the aims of Policy GP16(B).

The amendments to the development will not result in harm to the openness and character of the area and represent a good standard of design that respect the local built environment without undue harm to the amenities enjoyed by the occupiers of surrounding dwellings.

The scheme maintains provision for off-road parking and turning to enable vehicles to exit the site in a forward gear and for secure and covered cycle parking thereby meeting the aims of the IDP in this respect.

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 planning permission is granted for the proposed amendments.

Recommendation:

Grant with Conditions



Date: 29/06/2023