

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) - Alter external staircase, install platform with retaining wall to install an air source heat pump to north west (side) elevation.

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: 16/06/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/05/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: G E Le Friec: 2101 / H.P 1 & 2

Application Ref: FULL/2023/0768

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. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - To protect the reasonable amenities of neighbouring residents.

5. 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.

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/2023/0768
Property Ref: J016350000
Valid date: 16/05/2023
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) - Alter external staircase, install platform with retaining wall to install an air source heat pump to north west (side) elevation.

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.

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. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - To protect the reasonable amenities of neighbouring residents.

5. 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.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested for variations to works previously approved to erect a replacement dwelling and garage (FULL/2021/0277). The variations involve alter external staircase and install platform with retaining wall to install an air source heat pump to north west (side) elevation.

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.

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

FULL/2023/0507 - 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 - granted

FULL/2023/0913 - Variation to previously approved plans to demolish existing and erect replacement dwelling and detached 1.5 storey garage (revised scheme) - increase floor area at lower ground floor level, reduce/alter first floor balcony, relocate external staircase and alterations to fenestration to north-east elevation – pending

Existing Use(s):

Residential use class 1: dwelling house

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:

GP8: Design

GP9: Sustainable development

GP13: Householder development

Consultations:

The Office of Environmental Health and Pollution Regulation, 06/06/2023

"I have reviewed the proposed plans for the installation of an air source heat pump to northwest (side) elevation of Le Feugre, Route De Jerbourg which were received by post on 17th May 2023. Having regards to the information provided and having carried out a distance calculation it is unlikely that the proposal will disturb nearby residents. However, I would recommend that the following condition is attached to the consent.

- Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014".

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.

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

Recommendation:

Grant with Conditions



Date: 16/06/2023