

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, excavate and erect retaining wall to create terrace area to south (rear) elevation and alterations to fenestration, remove wall and hedge and erect fence to west boundary.

LOCATION: Les Petites Tranches, Saltpans, St. Sampson.

APPLICANT: Mr & Mrs Coutanche

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: 29/06/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/05/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Turnstone Architecture - 337 - 04-P0, 05-P0, 06-P0, 07-P0, 08-P0, 09-P0, 10-P0 & 11-P1.

Application Ref: FULL/2023/0854

Property Ref: B008590000

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.Notwithstanding the submitted details hereby approved, the fence panel closest to the road not exceed 1.2m in height in accordance with the email from Turnstone Architecture Ltd dated 2/06/2023.

Reason - To ensure there are adequate sight lines for vehicles entering or exiting the land either side of the fence and in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 28/06/2026 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/2023/0854
Property Ref: B008590000
Valid date: 26/05/2023
Location: Les Petites Tranches Saltpans St. Sampson Guernsey
GY2 4NA
Proposal: Erect single storey extension, excavate and erect retaining wall to create terrace area to south (rear) elevation and alterations to fenestration, remove wall and hedge and erect fence to west boundary.
Applicant: Mr & Mrs Coutanche

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).

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. Notwithstanding the submitted details hereby approved, the fence panel closest to the road not exceed 1.2m in height in accordance with the email from Turnstone Architecture Ltd dated 2/06/2023.

Reason - To ensure there are adequate sight lines for vehicles entering or exiting the land either side of the fence and in the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Les Petites Tranches' is a pre-1900 two storey attached dwelling, which is set back from and faces north onto Saltpans Road. The attached neighbour is to the east and there are other neighbours to the east and west, a future housing site to the south and a future key industrial area to the north across the road. The garden ground level is higher than the dwelling, with steps up to the garden level. The property is located in the St Sampson Main Centre Outer Area as defined in the Island Development Plan.

Relevant History:

FULL/2017/1499 - Demolish existing extensions and erect replacement extension at rear, remove hedging and erect walls along side (east and west) boundaries – Approved August 2017.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

This application is to erect a single storey flat roof extension to the rear elevation of the property, to excavate to create a terrace area with retaining wall to the south/rear of the property and to make alterations to fenestration. The application also proposes to remove the raised bed, wall and the hedge at the side of the house to be replaced with a 1.8m high fence to the west boundary.

In 2017 a proposal was approved for a larger rear extension and other alterations to the west boundary. The current scheme reduces the size of the extension, meaning less excavation, and replaces the existing west boundary with a 1.8m high fence. The drawings show 1.8m all the way to the front/roadside boundary, but it has been agreed in writing with the applicant that the first fence panel is lowered to 1.2m to allow for better sightlines for vehicles leaving the track to the west of the west boundary and in the interests of visual amenity. A condition shall be added to ensure the first fence panel is lowered.

As a whole the proposal achieves a satisfactory standard of design and would have no adverse effects on the character and visual amenity of the area. The proposal would have no adverse effects on the amenities of neighbouring residents.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 29/06/2023

