

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 garage and erect 15 dwellings with parking and associated landscaping. Form new access road onto Brock Road (Revised Scheme) - Reduce height of boundary wall to east and part north boundaries and reinstate boundary wall to west and part north boundaries.

LOCATION: Grange Mews, (Former Bougourd Ford Site), The Grange, St. Peter Port.

APPLICANT: Grange Properties Limited

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: 24/08/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/05/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners - H8-10241-S1-02C, -14B & -21A.

Application Ref: FULL/2023/0871

Property Ref: A202530000

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 05/08/2024.

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 upper courses of the walls to the west and north boundaries shown to be reinstated on the approved plans shall be reconstructed within two months of the removal of those courses or the date of this decision, whichever is later, and the stone to be used in the reconstruction shall match as closely as possible the type, colour, texture, method of bonding and pointing of the stone used in the construction of the existing walls.

Reason - To secure the satisfactory appearance of the completed development and in the interests of neighbour amenity.

5. 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 06/08/2021, issued under planning application reference FULL/2020/1099, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 05/08/2024 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/2023/0871
Property Ref: A202530000
Valid date: 31/05/2023
Location: Grange Mews (Former Bougourd Ford Site) The Grange St.
Peter Port Guernsey GY1 1RQ
Proposal: Variation to previously approved plans to demolish garage
and erect 15 dwellings with parking and associated
landscaping. Form new access road onto Brock Road (Revised
Scheme) - Reduce height of boundary wall to east and part
north boundaries and reinstate boundary wall to west and
part north boundaries.

Applicant: Grange Properties Limited

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 05/08/2024.

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 upper courses of the walls to the west and north boundaries shown to be reinstated on the approved plans shall be reconstructed within two months of the removal of those courses or the date of this decision, whichever is later, and the stone to be used in the reconstruction shall match as closely as possible the type, colour, texture, method of bonding and pointing of the stone used in the construction of the existing walls.

Reason - To secure the satisfactory appearance of the completed development and in the interests of neighbour amenity.

5. 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 06/08/2021, issued under planning application reference FULL/2020/1099, and subject to the terms and conditions thereof.

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

INFORMATIVES

OFFICER'S REPORT

Brief Description of the site:

Site under development, set behind the roadside residential development along the north side of Grange Road, and accessed from that road. Bounded by Grange Lodge Hotel and grounds to the east, residential properties and open land to the north and north-west, the development site at Ebenezer Church to the west and further residential properties to the south and south-west.

The site is located within a Conservation Area and Main Centre Inner Area in the Island Development Plan. All of the buildings to the south of the site, along Grange Road, are protected, as is Ebenezer Church to the west.

Relevant History:

06/08/2021 FULL/2020/1099 Permission to demolish garage and erect 15 dwellings with parking and associated landscaping. Form new access road onto Brock Road (Revised Scheme).

Existing Use(s):

Development site – Grange Mews

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:

GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
MC2 Housing in Main Centres and Main Centre Outer Areas

Conclusion/Brief comment:

Permission was initially sought to vary the previously approved development at the site, reducing the height of the boundary walls to the north, east and west by two courses, or approximately 600mm, retaining walls of between 2.6-4m in height.

The proposed variation would have no adverse impact on the setting of the surrounding protected buildings, or the character of the Conservation Area.

The site wall adjoins open land to the north and the Hotel grounds to the east, and the reduction in height of the wall would have no impacts on the amenity of the adjacent land in those directions.

Following a site visit it however appears that this work has already been carried out, and, taking into account the relationship with the adjacent properties to the west and north-west, has an adverse impact on the amenity of those properties. The application was therefore deferred to seek the reinstatement of the walls to the western section of the north boundary and the west boundary to their original height. Revised plans have been submitted to address this request and the proposal would have no adverse impact on the amenity of adjoining properties, subject to the reinstatement of the specified sections of wall to match the existing and in a timely manner, a matter which can be controlled by condition.

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: 24/08/2023

