

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 plans previously approved to Demolish garage and erect 15 dwellings with parking and associated landscaping. Form new access road onto Brock Road (Revised Scheme) - Omit archway.

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: 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 05/05/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: H8-10241-S1-03 rev M & -19.

Application Ref: FULL/2023/0902

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 to which the variation hereby permitted relates 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 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/2023/0902
Property Ref: A202530000
Valid date: 05/05/2023
Location: Grange Mews (Former Bougourd Ford Site) The Grange St.
Peter Port Guernsey
Proposal: Variation to plans previously approved to Demolish garage and
erect 15 dwellings with parking and associated landscaping.
Form new access road onto Brock Road (Revised Scheme) -
Omit archway.
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 to which the variation hereby permitted relates 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 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.

OFFICER'S REPORT

Site Description:

Site under development, sat 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

Brief Description of Development:

Permission is sought to vary the previously approved development at the site, removing the archway previously approved over the access road to the site, and replacing it with granite pillars.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

- GP4 Conservation Areas
- GP5 Protected Buildings
- GP8 Design
- GP9 Sustainable Development

Representations:

One letter of representation received noting that the proposed plans show dotted lines along the south side of the access drive along the south side of Ebenezer, annotated to say "Cement coping". The representation notes that any wall in this location would impede the access to their parking area, located to the south of that drive.

Consultations:

None undertaken.

Summary of Issues:

Impact on the overall design of the scheme.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The proposed variation would have no adverse impact on the surrounding protected buildings, or the character of the Conservation Area. Whilst the omission of the archway would alter the entrance to the site, the design of the proposed archway was not of traditional proportions and the replacement with granite pillars as proposed would maintain definition.

There would be no adverse impact on the amenity of nearby properties. This application relates solely to the removal of the archway previously proposed over the access road within the Grange Mews site, and does not allow for any other alternations to the previously approved plans. In respect of the comments made in the letter of representation, it is noted that the dotted wall cited in that letter represents the existing wall, which is to be demolished, and would not present any impediment to the use of the adjacent parking.

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.

Date: 30/06/2023