

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 to west (front) elevation.

LOCATION: The Guernsey Yacht Club, Castle Emplacement, St. Peter Port.

APPLICANT: Guernsey Yacht Club LBG

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: 06/09/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/07/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6365/A/2 & 3

Application Ref: FULL/2023/1213

Property Ref: A411199B00

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.No materials to be used on the exterior of the building shall be placed on the site until such time as samples of those materials (and any finish to be applied) have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 05/09/2026 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/2023/1213
Property Ref: A411199B00
Valid date: 31/07/2023
Location: The Guernsey Yacht Club Castle Emplacement St. Peter Port
Guernsey
Proposal: Erect single storey extension to west (front) elevation.

Applicant: Guernsey Yacht Club LBG

RECOMMENDATION - Grant: Planning Permission with Conditions:

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been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises the Guernsey Yacht Club building. The site is situated at the head of Castle Pier. Surrounding the site, the area comprises Castle Cornet to the southeast, car parking and the model boat pond to the west. There is a kiosk to the south of the site comprising timber sheds and outside storage of boats surround the site.

The site is situated within a Main Centre, Conservation Area and a Harbour Action Area as designated in the Island Development Plan.

Relevant History:

None relevant

Existing Use(s):

Guernsey Yacht Club building

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:

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas;
MC10: Harbour Action Area;
GP4: Conservation Areas;
GP8: Design;
GP9: Sustainable Development.

Conclusion/Brief comment:

Planning permission is sought to install a pre-fabricated building which will be situated beneath an existing balcony to the front (west) facing elevation of the

building. The building will replace an existing standalone shed and will create additional toilet facilities to the main club house.

Policy MC3 supports proposals to extend, alter or redevelop existing social and community facilities providing that the development accords with all relevant policies of the IDP. In this instance policies GP4, GP8, GP9 and MC10 would be relevant.

The Authority has a duty under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 to pay *“special attention to the desirability of preserving and enhancing the character and appearance”* of Conservation Areas. This duty is encapsulated in Policy GP4: Conservation Areas of the IDP which states that *“proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.”*

Within Conservation Areas Policy GP8 seeks to ensure that new development achieves a particularly high standard of design whilst making effective and efficient use of land and respecting the character of the local built environment or the open landscape concerned. Development should also give consideration to the amenities of occupiers and surrounding neighbours, provide soft and hard landscaping where this reinforces local character or mitigates the development.

The scale and location of the proposed building is considered to be acceptable. UPVC guttering, doors and windows are already present in the Conservation Area and the use of such as proposed would not cause harm to the character of the area.

Situated beneath an existing balcony to the main building and given the coastal location of the site (where hard wearing materials is required) and that the proposal will replace an existing fibre glass structure, although not usually encouraged within Conservation Areas the use of the composite cladding as proposed would be acceptable. Furthermore, the proposal will be seen in context with the mixture of building types and materials that surround the site. However, as part of the application no details of the exact colour and finish of the cladding has been proposed and it is recommended therefore that a condition is included on any permission for details of materials to be submitted and approved in writing. Considering the above the proposal would have a neutral effect on the character and appearance of the surrounding Conservation Area and complies with Policies GP4 and GP8 in this respect.

The scheme would not harm the amenities of surrounding uses or impact negatively on highway safety.

The proposal is of minor and inconsequential nature and would not harm the implementation of a Local Planning Brief for the Harbour Action Area and therefore accords with Policy MC10 of the IDP.

On this basis, the application is considered compliant with the relevant Island Development Plan policies. It is therefore recommended that the application be approved 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: 06/09/2023