

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: Variations to plans previously approved to demolish outbuilding, extend and alter at ground floor, 1st floor and basement level to east (side) elevation and relocate glass house - increase floor area of extension, alter dormer, rooflight and fenestration and increase terrace area at 1st floor level.

LOCATION: Lasmae, Rue De La Haye, Castel.

APPLICANT: Mr & Mrs M J Leonard

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: 10/10/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/09/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Design Ltd: 21-1286/PD/05B, /06B, /07B, /08B, /09B & /10B.

Application Ref: FULL/2023/1539

Property Ref: D001400000

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 30/03/2025.

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 31/03/2022, issued under planning application reference FULL/2022/0255, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 30/03/2025 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/2023/1539
Property Ref: D001400000
Valid date: 12/09/2023
Location: Lasmae Rue De La Haye Castel Guernsey GY5 7QE
Proposal: Variations to plans previously approved to demolish outbuilding, extend and alter at ground floor, 1st floor and basement level to east (side) elevation and relocate glass house - increase floor area of extension, alter dormer, rooflight and fenestration and increase terrace area at 1st floor level.

Applicant: Mr & Mrs M J Leonard

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 30/03/2025.

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 31/03/2022, issued under planning application reference FULL/2022/0255, and subject to the terms and conditions thereof.

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

OFFICER'S REPORT

Brief Description of the site:

Lasmae is a detached one and a half storey dwelling that has previously been extended. A detached hipped roof garage and a glasshouse exist to the east of the dwelling and a flat roof summerhouse/outbuilding exists to the west of the dwelling.

Following the grant of permission for the erection of a two and a single-storey extension to the side/east of the dwelling and the erection of a glasshouse this application seeks to vary that permission:

- To enlarge the first floor roof terrace, enclosing the new floorspace with a 1.1m high screen wall
- Alter the position of the dormer (north elevation)
- Alterations to fenestration, including flat roof rooflights
- Omit sedum roof and replace with rooftop planters
- Omit external store to rear/north

The site is located Outside of the Centres and within an Agriculture Priority Area.

Relevant History:

FULL/2022/1925 - Variation to previously approved plans to demolish outbuilding, extend and alter at ground floor, 1st floor and basement level to east (side) elevation and relocate glass house - Increase floor area of extensions with associated alterations to fenestration – granted

FULL/2022/0255 – Demolish outbuilding, extend and alter at ground floor, 1st floor and basement level to east (side) elevation and relocate glass house - granted

FULL/2018/1091 - Change of use of agricultural land to domestic garden – granted

Existing Use(s):

01 dwellinghouse
28 agriculture

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

Island Development Plan policies:

GP7: Archaeological Remains
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

Although the loss of the sedum roof is regrettable, the revised design and appearance of the proposed extension and roof terrace along with other alterations all represent a good standard of design that will respect the local built and open environments. The variations will not result in harm to residential amenity in terms of privacy or overshadowing.

The scheme still considers the health and well-being of occupiers by providing large areas of glazing to provide sunlight and daylight to the accommodation and the provision of covered terraces on the ground floor with a larger roof terrace over further enhances the external amenity space serving the dwelling. The extension will offer flexible and adaptable accommodation that can respond to the needs of occupiers over time.

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.

In view of the above it is recommended permission is granted for the amendments proposed.

Recommendation:

Grant with Conditions

x

Date: 06/10/2023

