

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: Alter roadside wall and widen vehicle access.

LOCATION: Calvados Cottage, Pied Des Monts, Delancey Lane, St. Sampson.

APPLICANT: Mr & Mrs M & S Galliot

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: 10/11/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/10/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Design: 23-1483/PD/01.

Application Ref: FULL/2023/1823

Property Ref: B005660000

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.Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the approved drawings.

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

Expiry Date: This permission will cease to have effect on 09/11/2026 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/2023/1823
Property Ref: B005660000
Valid date: 13/10/2023
Location: Calvados Cottage Pied Des Monts Delancey Lane St. Sampson
Guernsey GY2 4BX
Proposal: Alter roadside wall and widen vehicle access.

Applicant: Mr & Mrs M & S Galliot

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.

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OFFICER'S REPORT

Brief Description of the site:

The property known as 'Calvados Cottage' is a traditional one and a half storey cottage which is set slightly back from and faces north onto Pied des Monts. There are attached neighbours to the east and west, the garden of a large detached dwelling to the north across the road and beyond the walled garden to the south is a line of garages. The property is located in the St Sampson Main Centre Outer Area as defined in the Island Development Plan.

Relevant History:

PREA/2023/1363 - Alterations to roadside wall and forecourt – Closed August 2023.

FULL/2009/3050 - Demolish section of roadside wall to create parking area – Refused December 2009.

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

GP13: Householder Development

IP9: Highway Safety, Accessibility and Capacity.

Conclusion/Brief comment:

This application is to alter the roadside wall and widen the vehicular access. The roadside wall would be reduced in height to a dwarf wall, to allow a wrought iron railing to be fixed to the top of the wall, with a range in total height from 0.7m to 1.1m due to the slight hill that the roadside is on. The original vehicular opening was 3.65m; 0.3m will be removed from the east side of the wall and 1.05m will be removed from the west side of the wall to give a new opening of 5m wide centred with the front door.

The rest of the works are exempt and so it is the slight increase of height (over 0.9m) of the completed wall and railing and the opening of 5m which require planning permission.

The narrow forecourt and the vehicular opening already exist although in practice the width of the access and frontage limits the type and nature of vehicles that could make use of it. An extension of the opening has the potential to improve the access and egress of vehicles from the site and to increase the range of vehicles that could utilise the access which is likely to increase the intensity of use of the access. The one way road, Pied des Monts, is classed as a neighbourhood road, which is primarily residential in character with little or no through traffic, the functional emphasis is one of access to individual properties. This means the traffic flow is generally light and the one way traffic comes from the northeast/east and heads west past the front of the property.

Due to the generally low traffic flows along the road, the widening of the existing entrance is unlikely to raise any significant concerns in regards to highway safety, therefore IP9 is complied with.

The change in the roadside wall from a rough rendered stone to a dwarf wall with railings is considered to be acceptable, the design and use of railings is appropriate to the age and style of the property and would have no significant adverse effects on the character and appearance of the area.

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 Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 10/11/2023

