

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 extensions, raised terrace area and glasshouse to west (rear) elevation. Erect single storey extension to north elevation, install dormer and pergola to outbuilding.

LOCATION: Wing Lok, Croutes Havilland, St. Peter Port.

APPLICANT: Choi Lai

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: 07/12/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/10/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects - 1221_15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, & 28A

Application Ref: FULL/2023/1856

Property Ref: A40961B000

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.

Expiry Date: This permission will cease to have effect on 06/12/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the outbuilding shall be used as an integral part of and incidental to the principal dwelling presently known as Wing Lok. The accommodation shall not form a separately occupied annex or an independent dwelling which would require a separate grant of planning permission and involve different planning policy considerations.

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/2023/1856
Property Ref: A40961B000
Valid date: 26/10/2023
Location: Wing Lok Croutes Havilland St. Peter Port Guernsey GY1 1ET
Proposal: Erect single storey extensions, raised terrace area and glasshouse to west (rear) elevation. Erect single storey extension to north elevation, install dormer and pergola to outbuilding.

Applicant: Choi Lai

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 within 3 years from the date of grant of this permission.

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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.

INFORMATIVES

For the avoidance of doubt, the outbuilding shall be used as an integral part of and incidental to the principal dwelling presently known as Wing Lok. The accommodation shall not form a separately occupied annex or an independent dwelling which would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow situated to the east of Havilland Road in St Peter Port. Along the east boundary is a large 1.5 storey outbuilding which has planning permission for and is currently being used as ancillary accommodation. The site is set behind a row of properties that front onto Havilland Road to the west and is access via an access track in the southwest corner of the site.

Surrounding the site, the area comprises residential properties of mixed buildings types and design in all directions. The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

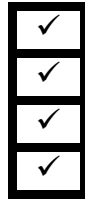
FULL/2017/1230	Extend domestic curtilage.	Granted 18/07/2017
FULL/2013/2885	Replace garage door with bi-folding doors and erect a shed at rear.	Granted 04/12/2013
FULL/2012/0898	Erect two storey extension to West elevation of dwelling, providing a terraced area.	Granted 11/05/2012
FULL/2011/1611	Demolish existing and erect replacement garage with ancillary ground and first floor accommodation.	Granted 22/06/2011
FULL/2009/2041	Demolish and re-build garage and create habitable accommodation.	Granted 23/09/2009

Existing Use(s):

Residential

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
GP9: Sustainable development
GP13: Householder development

Conclusion/Brief comment:

Planning permission is sought to erect a extension attached to the south and west facing elevations and an extension attached to the north and west facing elevation. Both of which are single storey. The proposal also includes the construction of a detached glasshouse and a raised terrace to the rear (west of the property) and to install a dormer window and pergola to the existing outbuilding.

The proposed alterations have been designed appropriately to be in-keeping with the host dwelling and the host outbuilding. Given that the property is in an isolated location circa 85m from the nearest road, the proposal would not negatively impact on the character or appearance of the surrounding area.

The property is well screened in all directions by large trees and hedgerows and views from the extensions the raised terrace and particularly the first floor dormer window, proposed for the outbuilding will be contained within the site and will be circa 30m from the nearest residential properties at the closest point. The proposal would therefore not have any significant impact on the amenities enjoyed by the occupiers of any neighbouring properties with regard to sunlight, daylight or loss of privacy.

Planning permission was previously granted in 2017 (Ref: FULL/2017/1230) to extend the residential garden area associated with the property to include the whole of the site. All extension and alterations would therefore be contained within the defined residential garden area for the property.

No alterations are proposed to the existing access into the site and off road vehicle parking will not be affected by the proposal.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 05/12/2023

