

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: Demolish extension, raise roof ridge height, erect 1.5 storey extension to west (front) elevation and alterations to fenestration.

LOCATION: Lowlands, Rue Du Camp Du Douit, St. Saviour.

APPLICANT: Mr & Mrs Le Page

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: 12/01/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/10/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6306/B/2a & /3a.

Application Ref: FULL/2023/1858

Property Ref: E011600000

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.Details of the trees to be planted as indicated on drawing 6306/B/3a, including the species and size at the time of planting, shall be submitted to and approved in writing by the Authority prior to the first occupation or completion of development whichever is the sooner.

Reason - In the interests of visual amenity.

5.The trees shall be planted, in accordance with the details agreed under the terms of the above condition 4, in the first planting season following the first occupation of the extended dwelling or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 11/01/2027 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/2023/1858
Property Ref: E011600000
Valid date: 17/10/2023
Location: Lowlands Rue Du Camp Du Douit St. Saviour Guernsey GY7 9QW
Proposal: Demolish extension, raise roof ridge height, erect 1.5 storey extension to west (front) elevation and alterations to fenestration.
Applicant: Mr & Mrs Le Page

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.

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. Details of the trees to be planted as indicated on drawing 6306/B/3a, including the species and size at the time of planting, shall be submitted to and approved in writing by the Authority prior to the first occupation or completion of development whichever is the sooner.

Reason - In the interests of visual amenity.

5. The trees shall be planted, in accordance with the details agreed under the terms of the above condition 4, in the first planting season following the first occupation of the extended dwelling or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Site Description:

The site comprises of a traditional detached 1½ storey dwelling situated to the east of Rue du Camp du Douit with associated garden to the north. The site is located Outside of the Centres.

Relevant History:

30/01/2023 – FULL/2022/1660 – Permission granted for the change of use of agricultural land to domestic garden (1,332sqm).

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested to extend and alter dwelling including demolish single storey extensions to side (north) and front (west) elevations, raise ridge height by 1.2m, erect 1½ storey pitched roof extension to the front (west) elevation with dormer windows and a flat roof link and alterations to fenestration. The extended dwelling is proposed to be finished with a mix of rendered and shiplap clad walls, uPVC fenestration and a slate roof.

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

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP13: Householder Development

Representations:

One letter of representation was received, main points as follows:

- Objects to the size of the extended dwelling and its impact on the character of the area. Notes surrounding area consists mainly of smaller dwellings and open landscape.
- Loss of privacy for neighbouring property to the west.
- Site notice has not been displayed.

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. Scale, design and impact of the development on the appearance and character of the area.
2. The impact of the development on the amenity of people living in the area.

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).**

Policy GP13 indicates that proposals to extend and alter existing dwellings will be supported subject to certain criteria being met including with regards to the impact on the amenities of neighbouring properties and taking into account the surrounding character.

Properties within the area are of a mixed size and design, including both 1½ and 2 storey dwellings. The proposal would result in a substantial increase to the scale, mass and ridge height (1.2 metres) of the dwelling and the site is prominent in views along the highway, particularly when approaching from the north along Rue Du Camp Du Douit. However, the increase in the size of the extended dwelling is somewhat accentuated by the relatively modest size of the existing dwelling and

Policy GP8 supports developments of a multi-storey design as a more efficient use of land.

The north elevation of the dwelling, including a large flat roof link, does not achieve a high standard of design but the flat roof link would be set back over 1 metre from the gable and the proposed tree planting along the west boundary would provide a degree of screening of the dwelling from Rue Du Camp Du Douit. In addition, when viewed from Rue Du Camp Du Douit to the north, the extended dwelling would be seen in context with other larger neighbouring properties to the south-east. Overall, the extended dwelling would not have a significant adverse effect on the openness of the area and the design of the extended dwelling would not cause sufficient harm to the appearance of the surroundings and the character and amenity of the locality to outweigh the support and flexibility for extensions and alterations to existing residential buildings as set out in Policy GP13. As a result, the proposal does not conflict with Policies GP1, GP8 and GP13.

The front (west) elevation dormer windows would be set back a minimum of 15 metres from the boundary of the neighbouring property to the west which would be sufficient to prevent any significant adverse effects on the privacy of the neighbouring property.

Larger rooflights are proposed to replace existing rooflights in the rear (east) elevation. The rooflights serving bedroom 1 are indicated to be high level to prevent overlooking but the rooflight serving bedroom 2 has the potential to cause some overlooking of the neighbouring property. However, the rooflight serving bedroom 2 would overlook a hard surfaced driveway and as a result it is unlikely to cause a material adverse effect on the amenities of the neighbouring residents.

With regards to the comment in the representation about the display of the site notice, the site notice was not displayed at the time that the representation was submitted. The Planning Service has been notified that the site notice was subsequently displayed in accordance with the Part III, section 10 (4) (a) of the Land Planning and Development (General Provisions) Ordinance, 2007.

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.

It is recommended that the application is approved.

Date: 10/01/2024

