

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: Raise roof height to create 1st floor accommodation and install dormer windows.

LOCATION: Highfields, Les Ruettes, St. Andrew.

APPLICANT: Mr & Mrs D Dowding

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: 13/12/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/10/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services - 6395/A/2

Application Ref: FULL/2023/1906

Property Ref: K001270000

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.Prior to the completion of the works hereby approved or prior to the first use of the first floor of the premises (whichever is the sooner), the balustrade at first floor level serving the proposed lounge shall be installed in the position shown on the approved drawing (Ref: 6395/A/2) and shall thereafter be retained as such.

Reason - To protect the reasonable amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 12/12/2026 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/2023/1906
Property Ref: K001270000
Valid date: 20/10/2023
Location: Highfields Les Ruettes St. Andrew Guernsey GY6 8UG
Proposal: Raise roof height to create 1st floor accommodation and install dormer windows.

Applicant: Mr & Mrs D Dowding

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).

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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.

4. Prior to the completion of the works hereby approved or prior to the first use of the first floor of the premises (whichever is the sooner), the balustrade at first floor

level serving the proposed lounge shall be installed in the position shown on the approved drawing (Ref: 6395/A/2) and shall thereafter be retained as such.

Reason - To protect the reasonable amenities of neighbouring residents.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow situated to the west of Les Ruettes. Surrounding the site the area comprises residential properties to the north and south with open fields to the east and west.

The site is situated Outside of the Centres as designated in the Island Development Plan Proposals Map.

Relevant History:

FULL/2018/1806	Erect single storey flat roof extension on rear (west) elevation.	Granted 31/08/2018
FULL/2015/0484	Single storey rear extension (retrospective).	Granted 26/03/2015

Existing Use(s):

Residential – Use Class 1

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 raise the roof height of the property (alterations to the height of the ridge and eaves), to create first floor accommodation and to install dormer windows in the front and rear elevations. The plans also show that velux roof lights will be installed, however these comply with the relevant provisions of the planning Exemptions Ordinance and planning permission is therefore not required.

At present the ridge height of the property at its highest point is 6.3m from ground level, which will be increased to 7.7m (an increase of 1.4m) as a result of the proposal. Two catslide dormer windows are proposed to the front elevation and a single dormer and rooflights proposed to the rear. The proposed alterations are of an appropriate scale, mass and form so as not to detract from the openness of the surrounding area. The alterations have been designed to be subservient to the host dwelling and the materials to be used will be in-keeping with the character and appearance of the surrounding area, which comprises a mixture of building types and design.

Although the proposal will increase the potential for the property to overshadow the neighbouring property to the north, given the close proximity of the dwellings at present and the level of overshadowing to the two side windows that already exists, any additional harm resulting from the proposal would not be so substantial to warrant the refusal of permission.

Regarding privacy, the proposal includes a set of double doors at first floor level in the rear elevation positioned towards the southern boundary of the site. The doors lead out onto a flat roof of the existing ground floor extension. However, a Juliet balcony is proposed to prevent the flat roof from becoming a balcony, the enclosure of which to form a balcony would require planning permission in its own right. Any views from these doors towards the neighbouring property will be at an oblique angle and would be sufficient distance to prevent harm. Also, the existing boundary treatment separating the two properties will help to prevent any overlooking. However, to prevent harm and to ensure that the roof of the extension does not form a balcony, it is recommended that any permission is conditioned for the balustrade to be installed as shown on the approved plans, prior to the first use of the upper floor of the premises.

No gable windows are proposed to the north and views from the proposed high level velux windows would not cause harm to the neighbouring property in this direction.

The existing access configuration to the property will remain unaltered and enough space exists to the front of the property to accommodate the required level of off road car parking together with any additional parking resulting from the proposed. The scheme would therefore not cause harm to highway safety and complies with the relevant provisions of the IDP in this respect.

It is worth noting that planning permission was granted in 2017 (under the policies of the IDP) to raise the ridge height and to extend the dwelling at first floor level of the adjacent property to the north 'Notre Reve'.

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.

For the above reasons and subject to the suggested conditions, it is considered that the proposal accords with Policies GP8, GP9 and GP13 of the Island Development Plan.

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: 13/12/2023

