

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: Extend at lower ground floor and ground floor levels including raised terraced area to north (front) elevation, erect shed to west of property to south boundary and north boundary and greenhouse to west boundary.

LOCATION: Chambord, Hartlebury Estate, Steam Mill Lane, St. Martin.

APPLICANT: Mr & Mrs C 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: 10/01/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/11/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Associates: 2359 03.01, 03.02, 03.03, 03.04, 03.05, 03.06, 03.07, 03.08, Glasshouse details
Rowlinson Garden Products: SHAP10X82P PD 1 & Supreme Pent Shed Details

Application Ref: FULL/2023/2306

Property Ref: J00466B000

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.No stone cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding material to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To understand the product to be used as part of the development and to secure the satisfactory appearance of the completed development in terms of visual amenity.

Expiry Date: This permission will cease to have effect on 09/01/2027 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/2023/2306
Property Ref: J00466B000
Valid date: 30/11/2023
Location: Chambord Hartlebury Estate Steam Mill Lane Steam Mill Lane
St. Martin Guernsey GY4 6NH
Proposal: Extend at lower ground floor and ground floor levels including
raised terraced area to north (front) elevation, erect shed to
west of property to south boundary and north boundary and
greenhouse to west boundary.
Applicant: Mr & Mrs C 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).

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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. No stone cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding material to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To understand the product to be used as part of the development and to secure the satisfactory appearance of the completed development in terms of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a detached dwelling-house located north of Hartlebury Estate. The property backs onto Steam Mill Lane, and is subject to a change in ground level, decreasing in height in a south-to-north direction.

The site is located outside of the Centres as defined in the Island Development Plan.

Planning permission is sought to extend the property at the lower ground floor and at the ground floor level to the rear (north) of the property.

The proposal also features a raised terrace area, leading off the proposed extension and includes new and replacement sheds and a glasshouse to the rear of the property.

Relevant History:

FULL/2010/2648	Demolish existing garage on front (south) elevation and erect pitched roof extension.	Granted
PAPP/2009/0038	Raise ridge height	Granted
PAPP/2008/0817	Extend and alter dwelling, extend driveway and erect two sheds.	Granted

Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

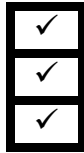
no representation



visual amenity acceptable



accords with policy
within curtilage
design acceptable



no material neighbour impact
traffic not affected



Policies considered most relevant:

GP8: Design
GP9: Sustainable Development
GP13: Householder development

Conclusion/Brief comment:

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.

The proposed extension adopts a high standard of design by virtue of its scale, form, massing, siting, materials, detailing and appearance. The proposal is subservient to the main dwelling and adopts a material palette which respects those materials used on the main dwelling, whilst adding interest to the design and breaking up the massing of the extension by the use of stone cladding. It is reasonable to attach a condition to the decision to fully understand the stone cladding product to be used in the interests of amenity and the overall comprehensiveness of design of the proposal.

Careful consideration has been given to the effect of the extension on the amenities of neighbouring residents, particularly as the site and neighbouring land is subject to a change in ground level. The extension projects off the rear elevation and features windows on both the east and west elevations, essentially creates a first-floor extension (by virtue of the change in ground level). When considering the size and position of the window opening on the west elevation (which does not extend across the entire west elevation), together with the distance, relationship and the limited area of the neighbour's garden that would be directly overlooked the area of garden overlooked is not considered to be the most sensitive part of the neighbour's property. In addition, the rear gardens of these houses are, to an extent, already overlooked by virtue of a first floor windows which enable oblique views into neighbouring gardens and properties. Moreover, the distance between the neighbour's first floor windows and the applicant's garden is of a similar distance, therefore a level of overlooking and intervisibility already exists between these properties. The degree of overlooking towards neighbouring residents is not considered to cause undue harm.

The distance and relationship between the glazing on the east elevation of the proposed extension and the neighbouring property to the east (Hartlebury House) is such that the proposal would not adversely affect the amenities of neighbouring residents.

The size, position and orientation of the proposed extension would not lead to a shadowing, nor overbearing effect, on neighbours.

Overall, the proposed extension will not have adversely affect the character of the area or visual amenity, or have significant detrimental effect on the amenities of neighbouring residents.

The shed and glasshouse located adjacent to the north boundary require planning permission due to their position between the house and the road. Whilst these structures are near the north boundary, these structures will not have a detrimental effect on the visual amenity of the area given that a hedge forms the north boundary which will limit the visual impact from the road and assimilate the development into its surroundings. Due to their size and limited visual impact, this aspect of the proposal will not result in any adverse effect on the character of the area or visual amenity.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 09/01/24