

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, erect single storey extension to north (rear) elevation, erect rooflight to east (side) elevation and alteration to fenestration, alter existing vehicle access to form gated vehicle and pedestrian access.

LOCATION: De Beauvoir, Rue Des Jehans, Torteval.

APPLICANT: Mr & Mrs Watson

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: 03/01/2024

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: SOUP Architects: 454_050, 100, 110, 300, 310,

Application Ref: FULL/2023/2380

Property Ref: G001970000

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 commencement of any work in connection therewith details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, shall be submitted to and agreed in writing by the Authority.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted and details of its provision are appropriate in relation to this design vision and having regard to visual amenity and the character and appearance of the Conservation Area.

5.The 'green roof' shall be completed in accordance with the details agreed under the above condition within the first planting season following the completion or occupation of the extension hereby approved, whichever is the sooner. It shall then be maintained in accordance with the management and maintenance plan agreed under the above condition.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted and details of its provision are appropriate in relation to this design vision and having regard to visual amenity and the character and appearance of the Conservation Area.

6.The existing vehicular access shall be infilled and cobbled area laid in accordance with the approved plans, to provide a pedestrian gateway and bin store, within two months of the extension hereby approved being completed or occupied, whichever is sooner.

Reason - To avoid an excessively wide vehicular access without undermining the construction of the extension hereby approved (delivery of materials, construction traffic etc.), in the interests of visual amenity and to ensure that hardstanding access to the approved vehicular access is fully completed in order to conserve the character and appearance of the Conservation Area.

Expiry Date: This permission will cease to have effect on 02/01/2027 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/2023/2380
Property Ref: G001970000
Valid date: 30/11/2023
Location: De Beauvoir Rue Des Jehans Torteval Guernsey GY8 ONG
Proposal: Demolish extension, erect single storey extension to north (rear) elevation, erect rooflight to east (side) elevation and alteration to fenestration, alter existing vehicle access to form gated vehicle and pedestrian access.

Applicant: Mr & Mrs Watson

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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Reason - To avoid an excessively wide vehicular access without undermining the construction of the extension hereby approved (delivery of materials, construction traffic etc.), in the interests of visual amenity and to ensure that hardstanding access to the approved vehicular access is fully completed in order to conserve the character and appearance of the Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

De Beauvoir is a detached two-storey house with rooflights to the rear roofslope. It has a decorative front façade with slate roof and multi-pane sash windows whilst the rear elevation has exposed granite, a mix of casement and sash windows and a pantile roof. Various single-storey extensions have been constructed to the property, to the sides and rear. De Beauvoir occupies a plot on the junction of Rue Des Jehans and Rue De L'Eglise.

The application relates to the demolition of the single-storey extensions to the rear of the dwelling and the construction of an 'L' single-storey flat roof extension with associated rooflights and, in part, a sedum/green roof. The exterior is shown to be clad with vertical timber and brown/bronze powder coated aluminium glazing systems/copings. A new rooflight and ground floor window are proposed to the west elevation of the single-storey lean-to. The scheme also relates to the partial infilling of the existing vehicular access to form a gated pedestrian access and bin store and the demolition of an existing wall to create a new gated vehicular access to the north of the dwelling. A new parking area will be formed to the north of the existing, under the provisions of the Exemptions Ordinance.

The site is located Outside of the Centres and within a Conservation Area as designated in the Island Development Plan.

Relevant History:

The application site edged red has been confirmed as forming the domestic garden of De Beauvoir by the Planning Service (2022).

Existing Use(s):

01 dwellinghouse

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:

Island Development Plan policies:

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The existing extensions are not considered to make a particular positive contribution to the character, architectural or historic interest of the Conservation Area and their removal is accepted.

The single-storey extension proposed represents a high standard of design that respects the local built environment and will not result in harm to amenities of surrounding residential occupiers. The scheme offers occupiers with adequate daylight/sunlight and retains ample external amenity space to meet the needs of occupiers. The proposal offers more flexible and adaptable accommodation with access for all both within and around the building.

The roadside boundary is marked by a granite wall with granite pillars and high timber gates. To partially infill the existing vehicular access and to provide a gated pedestrian access will offer a greater degree of privacy to the immediate rear of the dwelling. The introduction of gates to the proposed vehicular access will offer provide privacy to the land/garden area north of the dwelling along with security for the home owner. The proposed vehicular access is acceptable in terms of its proposed width and the works will not result in harm to the character and appearance of the Conservation Area and rural location. The proposed cobbled/similar area outside the gates will enable good visibility for the drivers of vehicles leaving the site both to the south and west along the lane and demonstrates that consideration has been given to highway safety in this case. The scheme offers ample off-road parking to serve this large dwelling with space to turn and exit the site in a forward gear.

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.

In view of the above it is recommended permission is granted for the proposed development.

Recommendation:
Grant with Conditions



Date: 02/01/2024

