

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 porch and outbuilding, extend at ground floor level, create lower ground floor level and raised terrace area to north-east (rear) elevation.

LOCATION: Orangutan, Rue De L'Aitte, St. Pierre Du Bois.

APPLICANT: Mr B P Jones & Miss B J Le Noury

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: 06/03/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/02/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room - 355 C1, C2, C3A, C4 and C5

Application Ref: FULL/2024/0173

Property Ref: F009850000

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 06/03/2027 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/2024/0173
Property Ref: F009850000
Valid date: 05/02/2024
Location: Orangutan Rue De L'Aitte St. Pierre Du Bois Guernsey
GY7 9BP
Proposal: Demolish porch and outbuilding, extend at ground floor level,
create lower ground floor level and raised terrace area to
north-east (rear) elevation.
Applicant: Mr B P Jones & Miss B J Le Noury

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.

OFFICER'S REPORT

Brief Description of the site:

The application relates to a detached bungalow on the north side of Rue De L'Aitte, with an existing outbuilding to the rear. The plot is generous with a garden which wraps around the south-east side of the dwelling (secured under CLU/2022/2068). Land levels fall away from the existing rear of the dwelling.

The site is located Outside the Centre and within the Agriculture Priority Area.

Relevant History:

CLU/2022/2068- Extension of residential curtilage and change of use of agricultural land to domestic garden.

Existing Use(s):

01 Residential Dwelling

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:

The application proposes the demolition of the existing side/rear porch and detached outbuilding, and erection of a ground floor rear extension with new lower ground level storage under. The proposal also includes a replacement porch which ties into the rear extension, and a raised terrace to the north east (rear) elevation.

Island Development Plan policy GP13 generally permits householder development, provided there are no significant adverse effects on neighbouring properties and the design, scale, mass and appearance are acceptable.

Policy GP8 seeks to achieve a high standard of design which respects the character of the environment and the health and well-being of occupiers and neighbours.

Policy GP9 seeks to achieve sustainable development which takes into account the use of energy and resources.

The new extension is wider than the existing dwelling and has a blocky form due to the flat roof design. However, only the sides of the development will be readily visible from the roadside and are set back from the main elevation which reduces their prominence. The design and appearance is therefore acceptable. The proposal is also unlikely to have any adverse effects on adjoining properties to either side, as there are no close neighbours to the south east, and the extension and raised terrace are orientated away from the neighbour to the north west with an intervening distance of approx. 14m from the terrace to the boundary. This distance and the existing boundary hedging are considered sufficient to prevent significant harm to the neighbour.

The applicant has provided confirmation that the proposals will satisfy the Building Regulations and therefore comply 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.

Recommendation:

Grant with Conditions



Date: 01/03/2024

