

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 south and north elevations, infill existing and create relocated gated pedestrian access to south boundary, erect shed (revised scheme).

LOCATION: Wagamama, 1 L'Abri Clos, Le Platon, St. Peter Port.

APPLICANT: Mr J Heaume

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: 20/03/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/02/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. - AA90-10700 S1-01 B, S1-02 B, S1-03 B, S1-04 B, S1-05 A,

Application Ref: FULL/2024/0219

Property Ref: A301990001

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.The stone to be used to infill the existing pedestrian access point to the south of the application site shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 20/03/2027 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/2024/0219
Property Ref: A301990001
Valid date: 09/02/2024
Location: Wagamama 1 L'Abri Clos Le Platon Le Platon St. Peter Port
Guernsey GY1 2PW
Proposal: Demolish extension, erect single storey extension to south
and north elevations, infill existing and create relocated gated
pedestrian access to south boundary, erect shed (revised
scheme).
Applicant: Mr J Heaume

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. The stone to be used to infill the existing pedestrian access point to the south of the application site shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow located to the north of Port Vase, and is located west of Le Platon.

The site is accessed to the north via a pathway which serves a number of residential properties to the east, and a gate to the south of the site. Due to the change in ground levels, the property is accessed by an external staircase to the north-east of the site.

The property is located in a Conservation Area and a Main Centre Inner Area as designated in the Island Development Plan.

Planning permission is sought to demolish an extension to the south of the property and erecting a single storey flat roof extension to the north and south elevation, as well as altering the fenestration and external staircase to the north of the site.

The extension to the north of the dwelling will serve as a bedroom, dressing area and bathroom, and a summer room and an extension to the existing kitchen to the south.

A shed is proposed towards the south-west corner of the site and is noted as exempt development on the plans. Due to its position between the proposed south elevation of the extension and the highway (Port Vase), this would however require permission. Although the shed was not mentioned in the advertised description of development, it was shown on the submitted plans and it is not considered necessary to readvertise the application to include the shed in this case.

Relevant History:

FULL/2023/2443	Demolition of extension to south elevation, erect single storey extension to east, west and south elevations, alteration to fenestration and re-location of external staircase.	Granted
PREA/2020/1619	Raise ridge height to create habitable accommodation.	Pre-application enquiry

Existing Use(s):

Residential

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:

GP4 Conservation Areas

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 Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

In their own right, the proposed extensions to the north and south of the dwelling represent modest sized additions to the property. The scale of the development is also subservient to the original building.

The extensions extend both the front and rear building line of the property in a manner that does not overly respect the building line of other properties in this row of detached properties. However, despite some concerns over the impact of the development on the character of the area, the resultant visual effect of the development in the immediate vicinity will be negligible due to the enclosed nature of the site.

It is also recognised that long distant views of the site across the valley (to the west of Wagamama) are likely to be achievable. However, when 'read' in context with the house and with the backdrop of the surrounding buildings, the proposal will have a negligible visual effect. Consequently, the proposal will not have a substantial adverse effect the character and appearance of the Conservation Area, to justify deferral or refusal, for the purposes of Policy GP4.

The shed would be of negligible impact outside of the site.

Overall, the design adopted achieves a high enough standard of design for the purposes of Policy GP8 in terms of the proposal scale, mass, form, siting and materials. The proposal will retain a limited, yet acceptable, level of outdoor amenity space around the property, the main area of which is located to the west of the proposed summer room. The proposal has been designed in a manner to retain a 'maintenance' strip around the perimeter of the property.

Neighbour amenity will not be significantly affected.

All other alterations are acceptable under Policy.

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: 18/03/24

