

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 additional floor area, erect single storey extension to south-east (rear) elevation and install cladding to building.

LOCATION: The Workshop, Route De Saumarez, Castel.

APPLICANT: Mr A Ogier

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: 08/05/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/03/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH Freelance Architecture
AO-24-1162-02, 03

Application Ref: FULL/2024/0416

Property Ref: D01606A000

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. Notwithstanding the details shown on the approved plans, the glazing of the four central rooflights hereby permitted to the south west roof slope which serve first floor accommodation shall be glazed to a minimum of Level 3 obscurity on the Pilkington scale (or equivalent) and shall be fixed shut. They shall be thereafter be so retained and maintained.

Reason - In the interests of residential and neighbouring amenity.

5. The finish of the composite cladding hereby permitted shall be submitted to and agreed in writing by the Authority prior to its first use on site. The development shall then be constructed in accordance with the approved details.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 08/05/2027 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/2024/0416
Property Ref: D01606A000
Valid date: 08/03/2024
Location: The Workshop Route De Saumarez Castel Guernsey GY6 8HD
Proposal: Raise roof height to create additional floor area, erect single storey extension to south-east (rear) elevation and install cladding to building.
Applicant: Mr A Ogier

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. Notwithstanding the details shown on the approved plans, the glazing of the four central rooflights hereby permitted to the south west roof slope which serve first floor

accommodation shall be glazed to a minimum of Level 3 obscurity on the Pilkington scale (or equivalent) and shall be fixed shut. They shall be thereafter be so retained and maintained.

Reason - In the interests of residential and neighbouring amenity.

5. The finish of the composite cladding hereby permitted shall be submitted to and agreed in writing by the Authority prior to its first use on site. The development shall then be constructed in accordance with the approved details.

Reason - To secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Brief Description of the site:

The triangular site is located to the south east of Route de Saumarez, and is located Outside the Centre as designated in the Island Development Plan (IDP).

The site has historically been used as a workshop and for car storage for a taxi company, and there is a fuel storage tank associated with this use.

Relevant History:

PAPP/2008/1520 – Install fuel tank for taxi use (Retrospective)

Existing Use(s):

24 Light industry

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

☐
☒
☒
☒

visual amenity acceptable
no material neighbour impact
traffic not affected

☒
☒
☒

Representations:

One letter of representation was received praising the use of materials and supporting the application in general.

Policies considered most relevant:

OC3- Offices, Industry and Storage and Distribution Outside of the Centres

GP8- Design

GP9 – Sustainable Development

Conclusion/Brief comment:

The principle of development is acceptable due to the support afforded by policy OC3 which allows for the extension and alteration of existing industrial, storage and distribution premises.

The 1.5m increase in ridge height is acceptable in the context as the neighbouring dwelling to the south west is two storey and there are several other buildings in the vicinity of a similar scale and height. The proposed use of natural slate is welcomed and the use of composite cladding to the exterior is acceptable in this location, subject to a condition requiring precise details.

The increase in ridge height allows for the introduction of associated first floor office accommodation which is considered acceptable due to its small, scale which will ensure it is ancillary to the primary light industrial use of the site.

The introduction of new rooflights to both roof slopes has been considered acceptable, as the majority serve ground floor accommodation. The central four rooflights on both sides serve the stairs/landing and first floor offices, those installed in the south-west roof slope have been conditioned to ensure they are obscure glazed and fixed shut, to avoid any harm to neighbouring amenity given the close proximity and orientation of the neighbouring dwelling.

The extension to the rear to form Unit 3 is acceptable due to its single storey design and appropriate scale. The subdivision of the larger unit into three smaller workshops itself does not need consent as it does not result in a material change of use of the site.

The proposed development is therefore in accordance with all relevant policies. 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: 07/05/2024

