

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: Erect extension at 1st floor level to south-west (side) elevation.

LOCATION: Courtil Sausmarez, Rue Cohu, Castel.

APPLICANT: Mr P Salazar & Miss L Le Lacheur

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: 30/05/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/04/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: G E Le Friec - 2406 / 1

Application Ref: FULL/2024/0712

Property Ref: D01610C000

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 30/05/2027 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/2024/0712
Property Ref: D01610C000
Valid date: 18/04/2024
Location: Courtil Sausmarez Rue Cohu Castel Guernsey GY5 7TB
Proposal: Erect extension at 1st floor level to south-west (side) elevation.

Applicant: Mr P Salazar & Miss L Le Lacheur

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 site comprises a detached dormer bungalow situated to the southwest of Route de Sausmarez. Surrounding the site, the area comprises residential properties to the south and east with a residential care home to the west and Sausmarez Park to the north.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2020/2410	Raise roof ridge height, extend to north elevation, install rooflights and alteration to fenestration to outbuilding.	Granted 29/12/2020
FULL/2019/0527	Remove sections of roadside boundary wall and hedge to increase width of both vehicular accesses	Granted 08/08/2019

Existing Use(s):

Residential – Use Class 1

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:

Planning permission is sought to erect an extension at first floor level to the south-west (side) elevation. The proposal will alter the roof form of the west facing elevation of the property from a hipped roof to a pitched roof, also extending the existing dormer window to the rear with a new gable window to the side.

The design of the proposal is in-keeping with the host dwelling and will improve the overall design of the property by creating a pitched roof form, consistent with the east elevation. The materials to be used will also match the existing dwelling. The design of the scheme is therefore in-keeping with the character and appearance of the surrounding area in accordance with policy GP8 of the IDP.

At first floor level a velux window already exists in the west facing elevation of the property, views from which face towards the boundary, front garden area and part of the front wing accommodation of the residential care home in this direction. At first floor level the proposal includes a window in the west facing elevation that will be situated circa 1m closer to the boundary than the existing velux window. Given the degree of overlooking that already occurs, the nature of accommodation that the window serves and that although situated closer to the boundary, a separation distance of circa 17m will remain between the proposed window and the nearest window in the east facing elevation of the residential care home, any additional harm or overlooking resulting from the proposal would not be so substantial to warrant the refusal of planning permission. It would also be unreasonable to insist by condition that this window is fixed shut and installed with obscure glazing. Given the above, the scheme complies with policies GP8 and GP9 in this respect.

The proposal would not harm the residential amenity with regard to loss of light or overshadowing or negatively affect highway safety.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance 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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 29/05/2024

