

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 single storey extension to south (side) elevation (Revised Scheme).

LOCATION: Patris, Route De La Marette, St. Saviour.

APPLICANT: Mr & Mrs M Payne

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: 14/06/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/05/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7438-05 B1, B2B & B3A

Application Ref: FULL/2024/0774

Property Ref: E005380000

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 14/06/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of an extension to be used as an integral part of and incidental to the principal dwelling presently known as Patris. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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/2024/0774
Property Ref: E005380000
Valid date: 10/05/2024
Location: Patris Route De La Marette St. Saviour Guernsey GY7 9XB
Proposal: Erect single storey extension to south (side) elevation (Revised Scheme).

Applicant: Mr & Mrs M Payne

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.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of an extension to be used as an integral part of and incidental to the principal dwelling presently known as Patris. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description:

Patris is a detached bungalow accessed via a private drive, to the west of Route De La Marette. The driveway is shared with the converted bunker and former military barracks, both to the southwest. The property has two vehicular accesses and an area of hardstanding to the front and side/south of the property. An attached, flat roof garage is situated adjacent to the north site boundary. There are three entrance doors in the front façade of the building, one adjacent to the garage, one in the centre and one in the projecting front gable to the south of the property. To the rear the garden/land is open and not subdivided either to the west or towards the south and the adjoining bunker site where a slope up exists to the garden of this neighbouring property.

At present it would appear that the dwelling contains at least four bedrooms.

The site is located outside of the Centres as designated in the Island Development Plan. The adjoining bunker is a Protected Building and the former barracks, Fort Richmond, a Protected Monument and Building.

The application relates to the erection of a single-storey flat roof extension side/west and front/east of the dwelling. As proposed the property would contain two kitchens, two dining areas, two living rooms/lounges, two utility rooms, three bathrooms, a study, a sewing area and two bedrooms.

This revised application has been accompanied by supporting personal information regarding the applicant's situation.

Relevant History:

FULL/2021/0622 - Change of use of agricultural land to domestic garden (1,200sqm)
– granted

FULL/2021/1659 - Remove sheds and erect timber outbuilding to south (side)
boundary – granted

FULL/2021/0790 - Extend and alter dwelling on west (rear), south (side) and east
(front) elevations and reprofile earthbank to south boundary - granted

FULL/2024/0013 – Erect single storey extension to south (side) elevation – refused
(tantamount to a new dwelling). The property would contain two kitchens, two
dining areas, two living rooms/lounges, two utility rooms, four bathrooms and four
bedrooms.

Existing Use(s):

01 Dwelling houses

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

GP8: Design

GP9: Sustainable development

GP13: Householder development

Conclusion/Brief comment:

The development would be compatible with the character and amenities of the surrounding area, represents a good standard of design and will not result in harm to long distance views of the headland from the Vazon area and would offer a satisfactory living environment and amenities for the occupiers.

The internal layout of accommodation as proposed alleviate the previous concerns regarding the substantial extension and subdivision of the existing dwelling given the hallway arrangement now proposed (rather than access through a bedroom).

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 revised scheme submitted would accord with householder policy for extensions and alterations to an existing dwelling and it is recommended permission is granted, subject to an informative note relating to the use of the extension as an integral part of the dwelling.

Recommendation:

Grant with Conditions



Date: 13/06/2024

