

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 extensions and chimneys, extend and alter at ground and first floor levels and install dormer windows to north-west (front) and south-east (rear) roof slopes.

LOCATION: La Rocque Du Nord, La Passee, St. Sampson.

APPLICANT: Mr N England

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: 06/06/2024

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

Drawing Nos: Aslett Architects - 670 1A, 2A & 3A

Application Ref: FULL/2024/0813

Property Ref: B01910A000

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 plan the bottom panes of the 3 bathroom windows in the southeast (rear) elevation of the main house, shall be fixed (i.e. non-opening) and glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent), which shall thereafter be retained as such at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5.No development shall begin on site until precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted.

6.No occupation of the new dwelling shall begin until the 'green roof' has been completed in accordance with the details agreed under the above condition. It shall then be maintained in accordance with the management and maintenance plan agreed under the above condition.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted.

Expiry Date: This permission will cease to have effect on 06/06/2027 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/2024/0813
Property Ref: B01910A000
Valid date: 02/05/2024
Location: La Rocque Du Nord La Passee St. Sampson Guernsey
GY2 4TQ
Proposal: Demolish extensions and chimneys, extend and alter at
ground and first floor levels and install dormer windows to
north-west (front) and south-east (rear) roof slopes.
Applicant: Mr N England

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.

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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.

4. Notwithstanding the details shown on the approved plan the bottom panes of the 3 bathroom windows in the southeast (rear) elevation of the main house, shall be fixed (i.e. non-opening) and glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent), which shall thereafter be retained as such at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

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6. No occupation of the new dwelling shall begin until the 'green roof' has been completed in accordance with the details agreed under the above condition. It shall then be maintained in accordance with the management and maintenance plan agreed under the above condition.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'La Rocque du Nord' is a two storey pitched roof dwelling with a single storey flat roof extension to the northeast elevation and conservatory on the southwest elevation. The dwelling sits on a small corner plot with Route des Pecqueries running along the west boundary and Route de la Passe running along the southwest boundary. There are two outbuildings along the southeast boundary and neighbours to the southeast and north. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2021/0470 – Demolish extensions and chimneys, extend and alter at ground and first floor levels and install dormer windows to northwest (front) and southeast (rear) roof slopes – Approved June 2021.

Existing Use(s):

Residential use class 1: dwelling house.

Assessment: *(Tick as appropriate)*

no representation

X

accords with policy

X

within curtilage

X

design acceptable

X

visual amenity acceptable

X

no material neighbour impact

X

traffic not affected

X

Policies considered most relevant:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

This is the second application submitted to demolish all extensions and chimneys, extend and alter at ground and first floor levels and install dormer windows to the front and rear roof slopes. There will be a two storey flat roof extension to the north elevation, which will be set back from the road to allow for off street parking at the front of the building, the extension will house a double garage with master bedroom suite above.

On the southeast elevation there will be a two storey pitched roof extension, which will be smaller than the main house so as to remain subservient, this will house a garden room at ground floor and a belvedere (sun room) at first floor. Along the southeast elevation will run the circulation space and stairs up to the newly converted second floor with dormers on each side. The previous application (FULL/2021/0470) runs out on the 9th June 2024.

This application is exactly the same as the previous application and so the previous report covered all the important issues, specifically the following paragraphs.

‘The scheme the subject of this report with the set back flat roof element to the north and pitched roof subservient element to the south is considered to achieve a good standard of design, using materials which complement the existing materials. The fenestration and alterations proposed have resulted in a holistic modern contemporary design solution for the site, in-keeping with the host dwelling. The extensions will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The flat roof extension to the north reduces the overall bulk of the dwelling, which sits on a relatively small site. The neighbouring property to the southeast and there has been much discussion and many changes to the rear elevation to protect the privacy of the neighbouring property's amenity. The scheme now has all the circulation space at the rear and bathrooms, which can have opaque glazing, to mitigate the extent of overlooking to an acceptable level. It is recommended that this is controlled by planning condition.

The vehicular opening to the property is to remain, but the off street parking area has been enlarged to allow cars to turn around, which is an improvement to road 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.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 05/06/2024