

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 chimney and porch, erect single storey extension to south (rear) elevation and link to east (side) elevation. Alterations to fenestration and landscaping, demolish section of wall to widen vehicle access.

LOCATION: Oakfield House, Rue des Haizes, Vale.

APPLICANT: Mr G & Mrs J Isabelle

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: 25/07/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/05/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A 7 Design - 23-1482-P4 WD/01B, 02, 03A, 04, 05, 06, 07, 08, 09

Application Ref: FULL/2024/0843

Property Ref: C011960000

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.a) In the absence of a roadside elevation drawing showing the works proposed to widen the existing vehicular access, the alterations hereby approved shall only be constructed to match as closely as possible the type, colour, texture, method of bonding and pointing of the remainder of the existing roadside wall.

b) Within two months of the approved vehicular access being widened the end of the altered access point shall be made good to match the remainder of the wall and the pillar shall be reconstructed in the position shown, in accordance with the approved plan WD/01.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 25/07/2027 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/2024/0843
Property Ref: C011960000
Valid date: 20/05/2024
Location: Oakfield House Rue des Haizes Vale Guernsey GY3 5HB
Proposal: Demolish chimney and porch, erect single storey extension to south (rear) elevation and link to east (side) elevation.
Alterations to fenestration and landscaping, demolish section of wall to widen vehicle access.

Applicant: Mr G & Mrs J Isabelle

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. a) In the absence of a roadside elevation drawing showing the works proposed to widen the existing vehicular access, the alterations hereby approved shall only be constructed to match as closely as possible the type, colour, texture, method of bonding and pointing of the remainder of the existing roadside wall.

b) Within two months of the approved vehicular access being widened the end of the altered access point shall be made good to match the remainder of the wall and the pillar shall be reconstructed in the position shown, in accordance with the approved plan WD/01.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a semi-detached dwelling located to the south of Rue des Haizes. The property is located Outside of the Centres as designated in the Island Development Plan.

Planning permission was granted earlier this year (2024) to subdivide the existing dwelling in order to create two dwellings on site, with a separate vehicular access being created along the north boundary (FULL/2023/2341). The permission is in the process of being implemented.

Planning permission is now sought to demolish a chimney and porch, and erect a single storey extension to the south (rear) elevation and link to east (side) elevation. The proposal incorporates a predominately flat roof single storey extension to the rear, with a central timber frame vaulted pitched roof element to the rear. The link to the side of the house, bridging between the gap between the house and the garage, will be pitched and is level and replicates the form of the existing garage. The porch to the front of the house will also consist of a pitched roof timber frame addition, and will be of a similar design to the central timber frame element to the rear.

The extension will serve as a porch, hallway, wet roof, kitchen, dining room, living room, and pantry.

The first floor pitched roof element will be accessed from the garage, and will serve as a store room.

Other alterations are proposed to the fenestration and landscaping, as well as widening the vehicle access.

Concerns were raised over the width of the vehicle access and the effect on the character and appearance of the surrounding area and the undesirable precedent this could set for other access points along the lane. The agent has reduced the width to 5500mm in attempt to overcome the concerns raised.

Relevant History:

FULL/2023/2341	Subdivide existing dwelling to create 2 dwellings with associated works and create new vehicular access to front of dwelling.	Granted
FULL/2023/1716	Change of use of agricultural land to domestic garden (1,014 sq.m.).	Granted
FULL/2015/2270	Erect single storey extension to rear of property (revised)	Granted
FULL/2012/3710	Demolish garage and shed, erect 2 storey extension to side and flat roof extension to rear of property, erect garage and widen existing gateway.	Granted

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:

GP8 Design
 GP9 Sustainable development
 GP13 Householder Development
 IP9 Highway Safety, Accessibility and Capacity

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.

The mass and bulk of the property will increase as the development proposes to 'infill' the void between the house and the existing detached garage however, the overall design of the extensions, single-storey in height, with a combination of

different forms and materials, will help to reduce the mass and bulk of the. Consequently, the proposed extensions are not considered to cause undue harm to the character and appearance of the surrounding area when viewed from Rue des Haizes and long distant views from Sohier Road, to reasonably rebut the general support in favour of householder development (Policy GP13).

The extension will not undermine the amenities of the adjoining property to the west, or the amenities of neighbours in the surrounding area.

Widening the vehicular access to 5500mm is considered reasonable when taking into account the width of the lane and would not undermine the character of the area or visual amenity in doing so. It is however necessary to attach a condition to the decision to ensure that the end of the wall is made good within a reasonable timeframe in the interest of visual amenity.

All other aspects of the development are acceptable.

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: 24/07/24

