

**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, install rooflights and flue to east (front) elevation, install rooflights, extend and alter raised patio area and install balustrade to west (rear) elevation, infill existing pedestrian access and widen vehicle access.

**LOCATION:** Sky High, Baubigny Road, St. Sampson.

**APPLICANT:** Mr S Opie & Miss T Riley

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:** 21/06/2024

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

**Drawing Nos:** JM Design Ltd - 2402-01 WD/01B & WD/02A.

**Application Ref:** FULL/2024/0858

**Property Ref:** B009340000

**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.The 1.8m high obscure glazed screen along the south elevation of the patio shall be installed prior to the first use of the extended patio and it shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

**Expiry Date: This permission will cease to have effect on 21/06/2027 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](http://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](mailto: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/2024/0858  
**Property Ref:** B009340000  
**Valid date:** 20/05/2024  
**Location:** Sky High Baubigny Road St. Sampson Guernsey GY2 4YG  
**Proposal:** Demolish chimney, install rooflights and flue to east (front) elevation, install rooflights, extend and alter raised patio area and install balustrade to west (rear) elevation, infill existing pedestrian access and widen vehicle access.

**Applicant:** Mr S Opie & Miss T Riley

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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. The 1.8m high obscure glazed screen along the south elevation of the patio shall be installed prior to the first use of the extended patio and it shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

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## OFFICER'S REPORT

### Brief Description of the site:

The property known as 'Sky High' is a pre-1900 detached two storey dwelling which is set back from and faces east onto Baubigny Road. There are neighbouring properties in each direction. The property is located Outside of the Centres as defined in the Island Development Plan.

### Relevant History:

There is no relevant history pertaining to this application.

### Existing Use(s):

Residential use class 1: dwelling house.

### 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:

This application is to demolish the chimney and install a flue, install rooflights to the front and back roof slopes, alter the raised terrace and add balustrading to the west elevation and infill the existing 1.1m pedestrian access and widen the existing vehicle access by 0.8m to 4m.

Although chimneys can be considered an important feature of traditional old houses, there can be cases where they can be removed without compromising the architectural integrity. In this case the house is surrounded on two side with modern housing with no chimneys and the dwelling itself has been modernised to fit in with the modern housing. Therefore the loss of the chimney is not considered to have any detrimental impacts on the character of the area or on neighbour amenity.

Widening the vehicle access to 4m is considered exempt, and does not need to be assessed. Filling in the unused pedestrian access will mean that there will actually be an increase in the extent of roadside boundary wall, which is an overall improvement and considered appropriate and acceptable.

Initially the balustrading for the altered terrace was replacing the timber trellis with low clear glass, but this was considered to be too low and could have created overlooking into the neighbours garden, the glass balustrading has now been raised and will now be opaque to mitigate the previous concern.

The rest of the proposals are considered to achieve a good standard of design, and are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impact on either of the immediate neighbours.

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:** 21/06/2024