

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: Install replacement roof covering and chimney, erect single storey extension, raised terrace and dormer window to south (rear) elevation, install rooflight to north (front) elevation, erect fencing and alteration to parking and landscaping.

LOCATION: The Cottage, Le Bouillon Road, St. Andrew.

APPLICANT: Mr A & Mrs J Reed

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: 19/07/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/05/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Altered Homes: 24-004(2) PD.00-02, PA.03.01, 03.02A, 03.03A, 03.04A, 03.05A

Application Ref: FULL/2024/0865

Property Ref: K003690000+K003680000

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.Within 1 month of the raised terrace being installed, or prior to the first occupation of the extended dwelling, whichever is the sooner, the 1.8m high fence located along the east boundary of The Cottage shall be erected in accordance with the approved drawings.

Reason - In the interests of protecting the amenities of neighbouring residents.

5.The boundary hedge shown on the approved Ground Floor Plan shall be planted in the first planting season following the completion of the development or the hereby approved extension being first occupied, whichever is the sooner. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally planted as shown on the Ground Floor Plan.

Reason - In the interests of protecting the amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 19/07/2027 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/2024/0865
Property Ref: K003690000+K003680000
Valid date: 23/05/2024
Location: The Cottage Le Bouillon Road St. Andrew Guernsey GY6 8YW
Proposal: Install replacement roof covering and chimney, erect single storey extension, raised terrace and dormer window to south (rear) elevation, install rooflight to north (front) elevation, erect fencing and alteration to parking and landscaping.

Applicant: Mr A & Mrs J Reed

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. Within 1 month of the raised terrace being installed, or prior to the first occupation of the extended dwelling, whichever is the sooner, the 1.8m high fence located along the east boundary of The Cottage shall be erected in accordance with the approved drawings.

Reason - In the interests of protecting the amenities of neighbouring residents.

5. The boundary hedge shown on the approved Ground Floor Plan shall be planted in the first planting season following the completion of the development or the hereby approved extension being first occupied, whichever is the sooner. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally planted as shown on the Ground Floor Plan.

Reason - In the interests of protecting the amenities of neighbouring residents.

OFFICER'S REPORT

Brief Description of the site:

The application site is located Outside of the Centres and in an Agriculture Priority Area as designated in the Island Development Plan.

Planning permission is sought to install a replacement roof covering and chimney, erect a single storey extension and raised terrace and install a dormer window to the south (rear) elevation, and to install a rooflight to the north (front) elevation. The application also includes new fencing, landscaping, and alterations to the existing parking arrangement.

The Cottage and Le Bouillon (located to the east of the application site) are under the same ownership.

The application was deferred over concerns raised over the design of the dormer window to the rear of the dwelling. The agent has amended the scheme to incorporate two traditional catslide dormer windows, in attempt to overcome the concerns raised.

Relevant History:

The Cottage PAPP/1994/2721	Erect conservatory	Granted
Le Bouillon FULL/2024/1003	Demolish extension, demolish and rebuild chimneys, erect single storey extension and raised terrace area to west (side) and south (rear) elevations, erect dormer window to south (rear) elevation, alter roof to north extension	Pending

	and alterations to fenestration. Erect fence to west boundary (part retrospective).	
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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

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 proposed extension adopts a good standard of design by virtue of its scale, form, massing, siting and materials. The extension is considered in keeping with the built form of the surrounding area.

The extension will be setback from the roadside boundary and therefore will not undermine the roadside planting. The resultant effect of the flat roof extension will be similar to that of the existing extension to the west of the dwelling. Whilst this flat roof detail is not ideal given the traditional style of dwelling coupled with its proximity to the public highway, it does not raise significant issues to result in refusal, or warrant deferral to seek amendments.

The relationship between both Le Bouillon and the Cottage is satisfactory given that a new boundary fence and hedge, will be installed/planted between the two dwellings. It is however necessary and reasonable to impose a suitable condition to protect the amenities of The Cottage and Le Bouillon, to ensure that the boundary treatment be installed/planted.

Overall, due to the proposals position, design and relationship to neighbouring properties, the proposal will not have a detrimental impact on the character of the

area, visual amenity, or the amenities of neighbouring residents. The relationship between both The Cottage and Le Bouillon is satisfactory, subject to conditions.

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: 18/07/24