

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: Infill existing vehicle access, relocate and create gated vehicle access and install hardstanding to south-east of property (Protected Building).

LOCATION: Les Prevosts Farm, Les Prevosts Road, St. Saviour.

APPLICANT: Mr B Scott & Miss E Gray

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: 25/06/2024

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: Steve de Vial & Company Ltd: Block Layout Plan & 2023-804-2

Application Ref: FULL/2024/0897

Property Ref: E003950000

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 four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the roadside bank.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

5.Within four weeks of the new access being brought into use, the existing access shall be closed permanently with a natural stone wall to shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone roadside wall.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area and the setting of the protected building.

Expiry Date: This permission will cease to have effect on 25/06/2027 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/2024/0897
Property Ref: E003950000
Valid date: 20/05/2024
Location: Les Prevosts Farm Les Prevosts Road St. Saviour Guernsey
GY7 9UH
Proposal: Infill existing vehicle access, relocate and create gated vehicle
access and install hardstanding to south-east of property
(Protected Building).
Applicant: Mr B Scott & Miss E Gray

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 four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the roadside bank.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

5. Within four weeks of the new access being brought into use, the existing access shall be closed permanently with a natural stone wall to shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone roadside wall.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area and the setting of the protected building.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to infill existing vehicle access, relocate and create gated vehicle access and create driveway constructed with grid force infilled with top soil and seeded.

Les Prevosts Farm is a detached dwelling situated to the north of Les Prevosts Road. A detached pool room exists to the north-east of the dwelling. Vehicular access is provided to both the east and west of the dwelling.

The application site is located Outside of the Centres, within a Conservation Area and Agriculture Priority Area as designated in the Island Development Plan. Les Prevosts Farm is a Protected Building.

Relevant History:

24/11/2022 - FULL/2022/1976 – Permission granted to erect 1.5 storey detached garage/store with external staircase to west of property (Protected Building).

14/11/2022 - CLU/2022/1991 – Certificate of Lawful Use granted to regularise use of the whole of the land parcel as domestic garden (14,215 sqm) (Residential Use Class 1).

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:

GP1: Landscape Character and Open Land
 GP4: Conservation Areas
 GP5: Protected Building
 GP8: Design
 GP9: Sustainable Development
 GP13: Householder Development
 IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The proposed gateway achieves a good standard of design. Infilling the existing access with a granite wall to match the existing would enhance the character of the area. The design and siting of the driveway would have a limited visual impact from public viewpoints and overall the proposal would conserve the character and appearance of the Conservation Area and would have no adverse effects on the setting of the protected building.

Relocating the access is likely to result in a marginal improvement in sightlines towards oncoming traffic and the proposal is unlikely to have any significant adverse effects on road safety or traffic management.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions

x

Date: 20/06/2024