

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: Remove oil tank, shed, pergola and infill pond (retrospective). Erect pergola, relocate external steps, alter ground levels, install hardstanding and erect fence to rear of property (Protected Building).

LOCATION: Queens Lodge, Queens Road, St. Peter Port.

APPLICANT: Mr & Mrs M Strachan

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: 26/09/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/07/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A 7 Design - 17-951-P3 PD/01, PD/02,

Application Ref: FULL/2024/1250

Property Ref: A306380000

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.

Expiry Date: This permission will cease to have effect on 26/09/2027 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/2024/1250
Property Ref: A306380000
Valid date: 31/07/2024
Location: Queens Lodge Queens Road St. Peter Port Guernsey GY1 1PU
Proposal: Remove oil tank, shed, pergola and infill pond (retrospective).
Erect pergola, relocate external steps, alter ground levels,
install hardstanding and erect fence to rear of property
(Protected Building).

Applicant: Mr & Mrs M Strachan

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.

OFFICER'S REPORT

Brief Description of the site:

Queens Lodge is the end dwelling in a terrace fronting Queens Road and work has commenced on the permission to erect an attached garage to the side of the dwelling.

The house is two storey with accommodation in the roof space and with contemporary extensions/alterations to the rear (see relevant history below). There is a large garden to the east sloping steeply away from the road and the house level terrace is separated from the lower garden area by existing decorative concrete pillars/low balustrade.

Queens Lodge and the remainder of the houses in the terrace are all Protected Buildings. The exterior and roadside railings only at Queens Lodge are protected. The adjoining Government House, together with the associated roadside walls, is also protected. The property is located within the Main Centre and Conservation Area as designated in the Island Development Plan.

Relevant History:

FULL/2019/0497 - Demolish extension and garage, erect 2 storey flat roof extension to east (rear) elevation, install dormer windows and rooflights to east (rear) and west (front) roof slopes (Protected Building) – granted

FULL/2020/0463 – Variations to plans previously approved to demolish extension and garage, erect 2 storey flat roof extension to east (rear) elevation, install dormer windows and rooflights to east (rear) and west (front) roof slopes - Reposition 'A' frames, remove ceiling collars, remove and replace roof finish to roadside elevation (Protected Building) – granted

FULL/2022/0126 - Variation to previously approved plans to demolish extension and garage, erect two storey flat roof extension to east (rear) elevation, install dormer windows and rooflights to east (rear) and west (front) roof slopes (Protected Building) - Install replacement dormer windows, rooflight and alteration to fenestration – granted

FULL/2022/0154 - Change of use of agricultural land to domestic garden (50sqm), demolish extension, erect single storey extension to south (side) elevation and erect south boundary wall (protected building) – granted

FULL/2022/1195 - Install replacement windows to west (front) elevation (Protected Building) – granted

FULL/2022/2198 - Variations to previously approved plans to demolish extension and garage, erect 2 storey flat roof extension to east (rear) elevation, install dormer

windows and rooflights to east (rear) and west (front) roof slopes - Demolish and rebuild chimneys and section of wall at 1st floor level to east (rear) elevation (Protected Building) (retrospective) – granted

FULL/2023/0333 - Install solar panels to flat roof to east (rear) elevation (Protected Building) – granted

Existing Use(s):

01 dwellinghouse

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:

GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

Permission is sought for the retrospective removal of existing oil tanks, an existing pergola structure, a shed and the infilling of a pond.

New, proposed works relate to the erection of an aluminium pergola structure to serve an outdoor kitchen rear of the garage, hardsurfacing for both an upper and lower terrace (reusing existing sandstone tiles where possible), the removal of the existing concrete balustrade, the relocation of steps down to the garden level with a new planter and separate hedge planting to separate the upper and lower terraces. A new bank is proposed between the upper terrace and lower garden area (where the concrete balustrade will be removed) along with a new 1.8m high fence (black Venetian style timber).

The proposed works represent a good standard of design that respect the local built environment and which will not have a detrimental impact on the character and appearance of the Conservation Area or the setting of the protected building, Queens Lodge.

The works outlined above will not result in harm to the amenities of adjoining residential neighbours in terms of overshadowing or overlooking.

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: 20/09/2024

