

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: Subdivide property into 2 units, erect single storey extension to south and 1st floor extension to east elevation, insert dormers to north elevation and create access to west boundary.

LOCATION: Glendale, La Houquette Road, Castel.

APPLICANT: Mr R C Ashplant

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: 10/10/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/08/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A 7 Design - 24-1556 PD/01A, 02A

Application Ref: FULL/2024/1360

Property Ref: D00513A000

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 in the west boundary being formed, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the boundary.

Reason - To secure the satisfactory appearance of the completed development.

5.No part of the building or development hereby permitted shall be used or occupied until the agreed cycle storage has been installed in accordance with the approved plans. The provision for cycles shall be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 10/10/2027 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/2024/1360
Property Ref: D00513A000
Valid date: 07/08/2024
Location: Glendale La Houquette Road Castel Guernsey GY5 7DZ
Proposal: Subdivide property into 2 units, erect single storey extension to south and 1st floor extension to east elevation, insert dormers to north elevation and create access to west boundary.

Applicant: Mr R C Ashplant

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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).

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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.

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Reason - To secure the satisfactory appearance of the completed development.

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Reason - To encourage the use of bicycles as an alternative to the car.

OFFICER'S REPORT

Site Description:

The property comprises a single storey dwelling sat on a corner plot at the junction of La Houquette Road, Rue de la Vieille Mare and Rue des Bergers, with access from La Houquette Road to the north. The whole of the site is recognised as domestic curtilage.

The site is bounded by residential property to the south and across the roads to the north and west. The land to the east is an overgrown former glasshouse site.

The site is located Outside of the Centres in the Island Development Plan.

Relevant History:

None.

Existing Use(s):

Residential Use Class 1

Brief Description of Development:

Permission is sought to subdivide the existing dwelling to form two 2 bed dwellings, including a first floor extension above the existing east side extension to form a dressing area for Unit A and extending the existing single storey south extension to increase the living area for Unit B. As initially proposed the south extension incorporated a pitched roof above however, following deferral, this has been amended to a flat roof. The proposals also include the installation of dormer windows to the north roofslope and rooflights. Unit A would be located to the east, retaining the existing access point and the amenity space running along the road in

that direction. Unit B would be located to the west, with a new access point and parking formed from Rue des Bergers. Bike storage is shown for each dwelling.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

OC1 Housing Outside of the Centres
GP8 Design
GP9 Sustainable development
IP6 Transport Infrastructure and Support Facilities
IP7 Private and Communal Car Parking
IP9 Highway Safety, Accessibility and Capacity

Representations:

None received.

Consultations:

None.

Summary of Issues:

Whether the building can be subdivided with only modest extension;
Impact on the character of the area;
Impact on road safety.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Policy OC1 (Housing Outside of the Centres) states that proposals for the subdivision of a dwelling into two or more self-contained units will only be supported where:

- a.** the resultant development would be compatible with the character and amenities of the surrounding area; and,
- b.** the development would be acceptable in terms of provision of a satisfactory living environment and amenities; and,
- c.** the subdivision would not involve more than a modest extension to the existing building to create adequate accommodation and the extension is not of such a scale that it forms a significant part of any new unit.

In addition, Policies GP8 and GP9 would be relevant in respect of design and sustainable development and Policies IP6, IP7 and IP9 in respect of cycle storage, parking provision and road safety.

Whilst bordered by open land to the east, the property is located at the end of a row of residential properties to the south, and across the road from similar development to the north. The subdivision of the existing building to form two units would be compatible with the residential character of the immediate area.

The proposed dwellings would exceed the internal space standards of the Guernsey Technical Standards and Unit A would fall just short and Unit B just exceed the Nationally Described Space Standards. Both units would achieve good levels of daylight/sunlight and outlook and the subdivision is designed to avoid interface between the two. Both would be served by good levels of outdoor amenity space. The proposal would therefore provide satisfactory living environments and amenities for both units.

The proposal involves the conversion of the existing roofspace, through removal of internal roof structure. Whilst this would comprise extension of the habitable floor space, it would not result in any extension to the envelope of the building and would not therefore comprise extension for the purposes of Policy OC1. The proposed dormer windows are limited in scale and the bedrooms which they would serve are of sufficient size to meet the Guernsey Technical Standards without the addition of the dormers. On this basis, the dormer windows would also not be considered extension for the purposes of this policy.

The proposal includes a first floor extension to Unit A, above an existing single storey garage, forming a dressing room. This extension would result in 7.8sqm of additional floor space. The extension to Unit B would result in 16sqm of additional floorspace, providing additional living accommodation at ground floor level. The proposed extensions cumulatively would result in an approximately 15% increase over the floor space proposed within the existing building envelope (c159sqm including the garage and roofspace) and individually would result in a 10% and 20% increase over the floor area of the associated unit. On balance, this could be considered a modest increase in floor space for the purpose of this policy.

As initially submitted, the proposals incorporated a pitched roof over the Unit B extension which, both in respect of the volume of the building as a whole and Unit B individually comprised a significant increase to the volume. Taking into account this increase in volume, together with the prominent location of the majority of the extensions at first floor level, the extensions as initially proposed to the building could not be considered modest for the purposes of this policy. Following deferral, the pitched roof over the extensions to the rear of Unit B has been omitted, retaining only a single storey extension to the rear of that unit. The amended proposals therefore significantly reduce the volume and presence of the proposed extensions, such that they could now be considered modest extensions to both the existing building and units created.

In light of the above, the amended scheme meets the terms of Policy OC1.

In terms of design and visual amenity, the proposed extensions would consolidate the existing built form and would not project significantly beyond the existing footprint. The form and design of the extensions and alterations would be in keeping with the existing dwelling and would not result in any adverse impacts on the character of the area, achieving a good level of design in accordance with Policy GP8. The existing planting along the north roadside boundary would screen the fencing proposed to divide the amenity spaces and the erection of a fence in that location would comprise exempt development.

Unit A would retain use of the existing access and there would be no intensification of use of that access. A new access is proposed in the west boundary to serve Unit B. The proposal would result in the loss of a section of the established boundary bank and planting, however the majority of the boundary would be retained as existing and this would not have significant visual impacts. The boundary treatment would impede sightlines from the proposed access however, on balance, taking into account the context of this site, this matter would not be sufficient to warrant refusal of the application.

The proposed parking would be adequate for the size of dwelling proposed. Whilst there is no specified turning on site, this should be achievable within the areas indicated. Cycle storage is provided for each unit, and implementation can be managed by condition.

The proposals would therefore comply with Policies IP6, IP7 and IP9.

The proposals would potentially result in a modest intensification of the use of the site, however this would be of negligible impact on the amenity of the adjoining properties and the proposed alterations to the building envelope have been designed to avoid generating any adverse impacts.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

Overall the proposals accord with the purpose of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 03/10/2024

