

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 conservatory and dormer, erect 2 storey and link extensions and rooflights to east (rear) elevation. Alterations to fenestration, removal of render and internal alterations. Widen vehicular access and erect gate (Protected Building).

LOCATION: Le Bourg, Le Bourg De Haut, Forest.

APPLICANT: Mr S Walker & Ms M Grainger

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: 16/10/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/09/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Create Ltd - 978-1-001A Rev B, 987-3-100 Rev C, 101 Rev C, 102 Rev C

Application Ref: FULL/2024/1549

Property Ref: H002160000

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.No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) any screen walls or similar structures; and
- vi) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

6.No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - In the interests of visual amenity.

7.The finish of the timber cladding hereby permitted shall be submitted to and agreed in writing by the Authority. The agreed finish shall be applied within 28 days of construction.

Reason - In the interests of visual amenity.

8.Within three months of the date of extended opening being formed to the vehicular access, the ends shall be finished in materials to match the existing roadside boundary, and incorporating the existing granite quoins which shall be carefully taken down, numbered and stored to enable them to be rebuilt in the same order to match the appearance of the existing wall.

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

9.Notwithstanding the information submitted, the first floor full-length windows on the south elevation of the hereby approved extension serving the gallery landing and master bedroom, shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and that obscure glazing shall thereafter be retained at all times.

Reason - In the interests of the amenities of the adjoining residents.

Expiry Date: This permission will cease to have effect on 16/10/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210 .

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/2024/1549
Property Ref: H002160000
Valid date: 10/09/2024
Location: Le Bourg Le Bourg De Haut Forest Guernsey GY8 0BF
Proposal: Demolish conservatory and dormer, erect 2 storey and link extensions and rooflights to east (rear) elevation. Alterations to fenestration, removal of render and internal alterations. Widen vehicular access and erect gate (Protected Building).

Applicant: Mr S Walker & Ms M Grainger

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).

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- iv) finished levels or contours;
- v) any screen walls or similar structures; and
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Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

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Reason - In the interests of the amenities of the adjoining residents.

INFORMATIVES

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210 .

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to demolish conservatory and dormer, erect 2 storey and link extensions and rooflights to east (rear) elevations; alterations to fenestration, removal of render and internal alterations; and widen vehicular access and erect gate.

The application site comprises a traditional detached house situated to the east of Le Bourg and to the south of La Rue Des Croisee. Surrounding the site the area comprises residential to the east, south and west with a commercial store to the north on the opposite side of Le Bourg. The site is situated within a Local Centre and Conservation Area as designated in the Island Development Plan.

The whole of the building together with the pigsties and roadside wall are protected. The property and wider locality are recognised as being within an area of archaeological interest.

Relevant History:

09/09/2021 – FULL/2021/1031 – Permission granted to demolish conservatory and dormer, erect 2 storey and link extensions and rooflights to east (rear) elevations. Alterations to fenestration, removal of render and internal alterations. Widen vehicular access and erect gate (Protected Building).

16/12/2017 – FULL/2017/0914 – Permission granted to demolish existing conservatory and erect two storey pitched roof extension with first floor balcony, install first floor terrace with glass balustrade to rear (east), replace fenestration (east), install rooflights (west) and internal alterations. Erect garage alter vehicle access and install double gates. (Revised). (Protected Building).

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:

GP1: Landscape character and open land;
GP4: Conservation Areas;
GP5: Protected Buildings;
GP7: Archaeological Remains;
GP8: Design;
GP9: Sustainable Development;
GP13: Householder Development;
IP7: Private and Communal Car Parking;
IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The proposal was previously approved in September 2021 (FULL/2021/1031) but has since expired without works commencing. There has been no material change in circumstances since the approval of the previous application.

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.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 16/10/2024