

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 outbuilding, install dormer window to south (front) elevation, dormer window and balcony to north (rear) elevation, rooflights and alterations to fenestration.

LOCATION: Beauvoir, Rue De La Fontenelle, Vale.

APPLICANT: Mr & Mrs D & K Diment

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: 19/12/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/10/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 701/10, 11, 12A, 13 & 14A.

Application Ref: FULL/2024/1776

Property Ref: C018570000

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 19/12/2027 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/2024/1776
Property Ref: C018570000
Valid date: 22/10/2024
Location: Beauvoir Rue De La Fontenelle Vale Guernsey GY3 5BD
Proposal: Demolish outbuilding, install dormer window to south (front) elevation, dormer window and balcony to north (rear) elevation, rooflights and alterations to fenestration.

Applicant: Mr D & Mrs K Diment

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.

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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:

The property known as 'Beauvoir' is a mid-20th century bungalow which is one of three properties that are set back (over 20m) from and face south over Hautes Mielles, the three properties have their own track/s leading up from the crossroads with Rue de la Fontenelle, La Rue de la Masion & Rocque es Roussee. The three properties are located Outside of the Centres and surrounded by a Site of Special Significance as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP2: Sites of Special Significance – site adjacent to.

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

Initially this application was to demolish the existing outbuilding which sits in the northwest corner of the site and to convert the attic space into first floor accommodation by inserting a pitched roof dormer to the front south facing roof slope and a dormer with balcony to the rear north facing roof slope and single roof lights to the west and east facing roof slopes.

The single storey outbuilding takes up just under half of the rear private amenity space for the property, so its removal will give the homeowner more outdoor amenity space. The outbuilding has no specific architectural significance and so its removal is not considered to have any detrimental impacts in and around the surrounding area.

Extending upwards is supported by Island Development Plan which encourages multi-level living, therefore adding two modest sized dormers to the front and rear roof slopes are not considered unacceptable. The north elevation of the dwelling is sited further forward than the westerly neighbour, but standing on the balcony may have incited overlooking into the westerly neighbours garden. The application was deferred to request a privacy screen to the west side of the balcony. However, the applicant said that the westerly winds and exposed nature of the site means that a privacy screen may not last very long. The applicant asked if the balcony could be changed to a Juliette balcony, which would be more practical, with more useable indoor space, no option for overlooking and would still allow the doors to be opened for ventilation and the views northward.

With the changes the proposals are now considered to achieve a good standard of design, using materials which complement the existing materials. The dormers will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The scale and massing of the new dormers are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impacts on the immediate neighbours.

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

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 18/12/2024

