

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: Alter width of vehicular opening and alterations to hardstanding (Protected Building).

LOCATION: Palma, 1 Brock Terrace, Grange Road, St. Peter Port.

APPLICANT: Mr & Mrs Harford

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: 20/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/11/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture - 2381-DR-06, 07F & 09B.

Application Ref: FULL/2024/1932

Property Ref: A306880000

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 three months of the decision date of this applicaiton or the vehicular access being brought into use, the end of the opening shall be finished off using materials and a method of construction which match the remainder of the wall, the railings added and the gates reinstated.

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

Expiry Date: This permission will cease to have effect on 19/03/2028 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/2024/1932
Property Ref: A306880000
Valid date: 25/11/2024
Location: Palma 1 Brock Terrace Grange Road Grange Road St. Peter
Port Guernsey GY1 1RQ
Proposal: Alter width of vehicular opening and alterations to
hardstanding (Protected Building).

Applicant: Mr & Mrs Harford

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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being brought into use, the end of the opening shall be finished off using materials and a method of construction which match the remainder of the wall, the railings added and the gates reinstated.

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

OFFICER'S REPORT

Brief Description of the site:

The property known as '1 Brock Terrace' is a semi-detached early 1800's two and a half storey town house with basement. The house is set back from and faces north onto Grange Road, to the west is the adjacent semi, to the south a rear garden and another property and to the east is Vauvert Road. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan. The property is also a Protected Building.

Relevant History:

FULL/2023/0442 - Install hard surfacing and landscaping to driveway, install decorative railing around basement area (Protected Building) – Approved October 2023.

FULL/2023/0398 - Demolish section of roadside wall to create temporary site access (Retrospective) (Protected Building) – Approved March 2023.

FULL/2022/0545 - Demolish section of roadside wall to create temporary site access (Retrospective) (Protected Building) – Approved April 2022.

FULL/2020/0623 - Demolish section of roadside wall to create temporary site access (retrospective) (protected building) – Approved June 2020.

FULL/2019/0535 - Demolish extensions to south (rear) of property. Erect two storey pitched roof and single storey flat roof extension and install captains dormer window and external landing and steps to south (rear) elevation. Install dormer window and rooflight to north (front) elevation, alterations to fenestration and internal alterations (Protected Building) – Approve September 2019.

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:

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

Conclusion/Brief comment:

This application was initially to request widening the north vehicular access and for some alterations to the front hardstanding area of this Protected Building.

The original gated opening was 2.24m, and from research carried out the entrance was only occasionally used as a vehicular opening, there was no turning circle or dedicated parking area within the front garden of the property. Once plans had been approved to renovate the property the gates were removed and the opening extended without planning permission.

Three retrospective applications were then submitted to temporarily keep the opening wide enough for the construction work trucks to enter the site for the duration of the renovation. Once the works were completed the opening should have been returned to the original size of 2.24m.

However, during the last application for works to the front garden area FULL/2023/0442, there was a lot of negotiation about the width of the opening, and finding the fine line between preserving the old charm of the property and the functionality of modern living. The negotiated opening was 2.5m, which retains a similar aesthetic to the original, but allowing many types of small vehicle to enter and exit the site.

This application wanted to widen the vehicle entrance again to 3.5m – similar to the size of the temporary opening, but negotiations for the new permanent width have already been had and the Authority has no additional reasons to change the decision.

However, a conversation was had regarding the original gates and how, once re-hung, they would further narrow the extent of the actual opening to less than 2.5m.

Permission is now requested to widen the access to 2.75m to allow with the gates installed for an overall opening of 2.5m for small vehicles to enter and exit.

The other elements of the proposal are to replace much of the permeable paving with gravel, and lay granite setts at the entrance, close to the front door and a detail around the planters, which have also been slightly altered.

The changes, and the minimal alterations to the width of the access, are all considered to be appropriate and acceptable. They are not considered to have any detrimental impacts on the special interest of the protected building, the character of the surrounding conservation area or on neighbour amenity.

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: 20/03/2025

