

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: Erect single storey extension to south (rear) and west (side) elevations and alterations to driveway.

LOCATION: Land at, Rue A Chiens, St. Sampson.

APPLICANT: Mr L Abbott

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: 07/02/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/12/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 1024-02 B1, B2, B3

Application Ref: FULL/2024/2102

Property Ref: B014930000

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 07/02/2028 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/2024/2102
Property Ref: B014930000
Valid date: 17/12/2024
Location: Land at Rue A Chiens St. Sampson Guernsey
Proposal: Erect single storey extension to south (rear) and west (side) elevations and alterations to driveway.

Applicant: Mr L Abbott

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).

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.

OFFICER'S REPORT

Site Description:

The application site is located to the south-west of Rue a Chiens. The north-western part of the site is currently under development, in accordance with the applications cited below. The land to the east of that land currently comprises open grassland, with planting on the remainder of the site.

The site access is in the north-east corner, serving a track which runs along the north boundary to an area of hardstanding in the north-west corner. The track and hardstanding fall within the site ownership, and have historically provided through access to La Garenne Nature Reserve to the north-west. Previous informal parking associated with that reserve appears to have ceased.

The site is bounded by open land to the south, west and north-west, by two residential properties to the north with La Garenne Industrial Estate beyond, and by a glasshouse site on the opposite side of the road to the east.

The site is located Outside of the Centres in the Island Development Plan. The site itself is not subject to any additional designations, however the land to the north-west (La Garenne Nature Reserve) is a designated Area of Biodiversity Importance.

Relevant History:

FULL/2018/1430 Permit to extend and convert two outbuildings to form dwelling and change of use of agricultural land to domestic use. Approved 17/10/2018

FULL/2020/2178 Demolish outbuildings, erect dwelling, alterations to vehicular access and wall and create pedestrian access to nature reserve. Approved 19/02/2021

FULL/2022/0437 Variations to plans previously approved to demolish outbuildings and erect dwelling - vary Condition 12 to omit hemp lime construction; relocate dwelling 5m north, increase floor area to east elevation, alterations to rooflights, fenestration and material changes to facade and flat roof. Approved 16/06/2022

Existing Use(s):

Dwellinghouse – Residential Use Class 1

The permissions issued under FULL/2020/2178 & FULL/2022/0437 have been implemented to a point at which the building is now recognised as a dwellinghouse.

Brief Description of Development:

Permission is sought to extend the existing dwelling to the west and south to form additional living and bedroom spaces, and to alter the design of the patio. In addition alterations are proposed to the approved driveway and parking area to the north of the dwelling, including provision of a ramped access.

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

GP8	Design
GP9	Sustainable Development
GP13	Householder Development
IP7	Private and communal car parking

Representations:

None received.

Consultations:

None undertaken.

Summary of Issues:

Whether the building comprises a dwellinghouse;
Impacts on the character of the area;
Impacts on neighbour amenity.

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).**

It is accepted that the building at this site is a dwellinghouse and the principle of extension of the dwelling is therefore supported under Plan policy.

The proposed extensions are well related to the existing dwelling and are designed to appear as a coherent part of the building design. Whilst visible from the road to the east, the extensions would be set behind the existing built form and therefore of limited impact in those views. The proposals would have no adverse impact on the character of the area.

The extensions would be set away from neighbouring property and neither those structures nor any of the other alterations proposed would have any adverse impact on neighbour amenity.

The proposed alterations to the driveway and parking area would have no adverse impacts, and the surfacing is proposed to be permeable, to manage surface water runoff.

The proposal retains two EV charge points and solar panels, and would therefore maintain the sustainability contributions required under the previous applications, and conditions attached to those applications would remain extant in relation to the implementation of those features. It would not be necessary to reiterate those conditions as part of this application. Confirmation has been received that the proposed extension are designed to take into account matters of energy efficiency and the current Building Regulations.

The alterations to the access and initial part of the driveway match the works approved as part of the discharge of conditions of the original permission FULL/2020/2178. Landscaping approved under that application must be completed in accordance with the approved details, and approval of this application would neither impede nor override that requirement. There is no requirement for further landscaping in relation to the works now proposed.

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

Date: 06/02/2025

