

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: Variation to previously approved plans to erect two-storey extension to north (side) elevation, and alterations to fenestration. Alter, widen and install gate to vehicular access - Widen and alter gated vehicle/pedestrian access.

LOCATION: Copthorne, Avenue Germain, Ville Au Roi Estate, St. Peter Port.

APPLICANT: Latitude 49 Limited

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: 30/01/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/12/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Martel Design Limited: 17-0776/03D.

Application Ref: FULL/2024/2128

Property Ref: A40449R000

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 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.

3.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 15/11/2021, issued under planning application reference FULL/2021/2157, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

4.The exact design of the hereby approved gates shall be submitted to and approved by the Authority, prior to its installation. The gates shall thereafter be installed in accordance with the approved details.

Reason - the details of the gate are unclear, and to ensure the design of the gate is acceptable in the interests of visual amenity.

5.The new granite wall forming the entrance and all disturbed works created as a result of the development shall be completed in stone to match as closely as possible the type, colour, texture, method of bonding and pointing of the existing roadside wall, within 2 months of the access point being widened.

Reason - To ensure the development is completed in a timely manner and in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 30/01/2028 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/2024/2128
Property Ref: A40449R000
Valid date: 23/12/2024
Location: Copthorne Avenue Germain Ville Au Roi Estate Ville Au Roi Estate St. Peter Port Guernsey GY1 1PF
Proposal: Variation to previously approved plans to erect two-storey extension to north (side) elevation, and alterations to fenestration. Alter, widen and install gate to vehicular access - Widen and alter gated vehicle/pedestrian access.
Applicant: Latitude 49 Limited

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 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.

3. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 15/11/2021, issued under planning application reference FULL/2021/2157, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

4. The exact design of the hereby approved gates shall be submitted to and approved by the Authority, prior to its installation. The gates shall thereafter be installed in accordance with the approved details.

Reason - the details of the gate are unclear, and to ensure the design of the gate is acceptable in the interests of visual amenity.

5. The new granite wall forming the entrance and all disturbed works created as a result of the development shall be completed in stone to match as closely as possible the type, colour, texture, method of bonding and pointing of the existing roadside wall, within 2 months of the access point being widened.

Reason - To ensure the development is completed in a timely manner and in the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

"Copthorne" is a detached two storey dwelling located within Ville Au Roi Estate, St. Peter Port. The site is situated within the Main Centre Outer Area as defined in the Island Development Plan.

Planning permission was granted in 2018, 2019, and 2021 respectively to extend and alter the dwelling to the side and rear and alter the vehicular access.

Planning permission is sought to vary application FULL/2021/2157 by widening and altering the vehicular access and installing a new gate.

Relevant History:

FULL/2021/2157	Erect two-storey extension to north (side) elevation, and alterations to fenestration. Alter, widen and install gate to vehicular access.	Granted
FULL/2018/0029	Extend and alter dwelling at side and rear and alterations to vehicular access.	Granted
FULL/2018/1986	Variation to plans previously approved to extend and alter dwelling at side and rear and alterations to vehicular access. Increase size of extension (north) elevation, install first floor balcony to west elevation, alter fenestration and install gate and fence to side.	Granted
FULL/2021/2057	Demolish extension and erect single storey flat roof extension to west (rear) elevation.	Granted

Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

GP8 Design
GP9 Sustainable Development
GP13 Householder Development
IP9 Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

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.

The overall width and design of the access is acceptable, subject to disturbed works being made good. The proposed gate also achieves a good standard of design for the purposes of Policy GP8.

The proposal will not have a detrimental impact on the character of the area, visual amenity, or the amenities of neighbouring residents.

The permission has commenced on site, therefore attaching a condition referring to the date to commence works would be unnecessary in this case.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 29/01/25