

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 dwelling (revised Scheme) (Retrospective).

LOCATION: West Lydford, Robergerie Road, St. Sampson.

APPLICANT: Miss L Martin

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: 18/02/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6331/C/1

Application Ref: FULL/2025/0007

Property Ref: B007710000

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.

Expiry Date: This permission will cease to have effect on 18/02/2028 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/2025/0007
Property Ref: B007710000
Valid date: 10/01/2025
Location: West Lydford Robergerie Road St. Sampson Guernsey
GY2 4NG
Proposal: Erect dwelling (revised Scheme) (Retrospective).
Applicant: Miss L Martin

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.

OFFICER'S REPORT

Brief Description of the site:

Retrospective planning permission is requested for a revised scheme to erect a 2 bedroom dwelling. The revisions include increasing the eaves height by 1.43m and

the ridge height by 0.95m, reducing the pitch of the roof and extending the rear extension by approximately 1m.

The site consists of a traditional detached two storey dwelling and it previously included a single storey wing attached to the west gable and rear extensions. The dwelling is constructed of rendered walls and a slate roof and fronts onto the highway Robergerie. The site includes parking to the front of the dwelling and a rear garden. There is a gravelled track to the side (west) of the dwelling providing vehicular access to the rear of the site and to neighbouring properties.

The site is in The Bridge Main Centre Outer Area and the Delancey Conservation Area. The site is bounded to the east and south by open and undeveloped land designated as Important Open Land

Relevant History:

FULL/2024/1769 – Application pending to erect dwelling to south of site and associated works, resurface right of way access to west of site.

17/05/2023 – FULL/2022/2195 – Permission granted to demolish part of garage and extension, erect 1.5 storey dwelling to west (side) of existing dwelling, erect wall to rear, lower existing north (roadside) wall and demolish section of wall to widen vehicle access.

02/10/2020 – FULL/2019/0539 – Permission granted to erect dwelling to south (rear) of existing property including erect wall and replace boundary fencing.

Existing Use(s):

Residential use class 1: dwelling house

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:

Policy MC2: Housing in Main Centres and Main Centre Outer Areas

Policy GP1: Landscape Character and Open Land

Policy GP4: Conservation Areas

Policy GP8: Design

Policy GP9: Sustainable Development

Policy IP6: Transport Infrastructure & Support Facilities

Policy IP7: Private and Communal Car Parking
Policy IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

As set out in Policy MC2, the majority of the Island's housing supply is to be provided within and around the Main Centres. The site is located in a Main Centre Outer Area and is not designated as Important Open Land. Due to its limited size and relationship with neighbouring properties, the site is unable to accommodate a mix of dwellings. As such Policy MC2 supports the development of the site for housing where it accords with all other relevant policies of the Island Development Plan.

The eaves height of the dwelling and the design of the dormers does not achieve a high standard of design. However, it remains subservient to the host dwelling and in context with the mixed design of properties within the area and the substantial late 20th century developments within the immediate area, the proposed dwelling would have a neutral effect on the character and appearance of the Conservation Area. The proposal is of an appropriate scale, mass and form so as not to detract from the openness of the surrounding area and it will make an effective and efficient use of the site which is encouraged under Policy GP8. On balance, the proposed design will conserve the character and appearance of the Conservation Area, in accordance with Policies GP4 and GP8.

Due to its increased height and projection, the rear extension would cause some shading of the existing dwelling, West Lydford. However, due to a combination of the layout and orientation of the properties and the scale and projection of the extension, the proposal is unlikely to have a material adverse effect on the amenities of neighbouring residents.

The proposed dwelling would substantially exceed the Guernsey Technical Standards minimum internal space standards and it would exceed the best practice minimum internal space standards which are published on the Authority's website. The dwelling is dual aspect with south-east facing windows providing good daylight and sunlight levels and it would have adequate privacy. Although the outdoor space for the proposed dwelling is limited in terms of its size, it would be south-east facing and of reasonable quality. Overall, the proposal would provide a satisfactory quality of residential environment for future occupiers of the existing and proposed dwelling, in accordance with Policy GP8.

On-site car parking provision is adequate for the size and type of dwellings proposed. There is adequate space around the dwelling to provide secure and covered bicycle parking, such as a small bike barn within the frontage. The proposal accords with policies IP6, IP7 and IP9 and the Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

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: 13/02/2025

