

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 existing 2 dwellings, erect 3 dwellings and associated works, alter roadside wall to create additional vehicle access to north-west boundary and create pedestrian access to north-east boundary.

LOCATION: 1 & 2 Grand Havre Cottages, Picquerel Road, St. Sampson.

APPLICANT: Hillstone Guernsey 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: 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 15/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTech Freelance Architecture: SH-24-2217-01C.

Application Ref: FULL/2025/0028

Property Ref: B017650000 + B017660000

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 four weeks of the new/revised accesses being brought into use, the new boundary walls hereby approved to the front (northern) boundary shall be constructed in accordance with the approved plans with the end of the opening finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development and achieve the necessary visibility splays.

5.Cycle stores (shown on the approved drawings) shall be provided prior to the first occupation of the development hereby permitted, and shall thereafter be retained and so maintained.

Reason - In the interests of good design, the amenity of future residential occupants, and to encourage alternative modes of transport to the private car.

6.The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7.The development hereby permitted shall be constructed in accordance with the details shown on the approved plans regarding an electrical vehicle charging points, and there shall be no occupation of the dwelling until the electric vehicle charging point have been installed and made operational. They shall be retained in perpetuity unless agreed in writing by the Authority.

Reason - In the interests of sustainable development, and as a requirement of Policy GP9.

8.The landscaping shown in SH-24-2217-01C shall be fully completed in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings in accordance with Policy GP8.

9.The 1800mm high glass screen shown on the approved plans shall be obscure glazed to a minimum privacy level 3, installed prior to first occupation of any of the dwellings and shall be maintained and retained as such thereafter.

Reason: In the interests of neighbour amenity, in accordance with Policy GP8 and GP9.

Expiry Date: This permission will cease to have effect on 19/03/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The applicant is advised that no vehicular parking for unit 3 is approved, as the space within the front garden does not meet the minimum requirement for a standard car parking space.

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/2025/0028
Property Ref: B017650000 + B017660000
Valid date: 15/01/2025
Location: 1 & 2 Grand Havre Cottages Picquerel Road St. Sampson
Guernsey GY2 4SE
Proposal: Demolish existing 2 dwellings, erect 3 dwellings and
associated works, alter roadside wall to create additional
vehicle access to north-west boundary and create pedestrian
access to north-east boundary.
Applicant: Hillstone Guernsey 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 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.

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Reason - To secure the satisfactory appearance of the completed development and achieve the necessary visibility splays.

5. Cycle stores (shown on the approved drawings) shall be provided prior to the first occupation of the development hereby permitted, and shall thereafter be retained and so maintained.

Reason - In the interests of good design, the amenity of future residential occupants, and to encourage alternative modes of transport to the private car.

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Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7. The development hereby permitted shall be constructed in accordance with the details shown on the approved plans regarding an electrical vehicle charging points, and there shall be no occupation of the dwelling until the electric vehicle charging point have been installed and made operational. They shall be retained in perpetuity unless agreed in writing by the Authority.

Reason - In the interests of sustainable development, and as a requirement of Policy GP9.

8. The landscaping shown in SH-24-2217-01C shall be fully completed in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings in accordance with Policy GP8.

9. The 1800mm high glass screen shown on the approved plans shall be obscure glazed to a minimum privacy level 3, installed prior to first occupation of any of the dwellings and shall be maintained and retained as such thereafter.

Reason: In the interests of neighbour amenity, in accordance with Policy GP8 and GP9.

INFORMATIVES

The applicant is advised that no vehicular parking for unit 3 is approved, as the space within the front garden does not meet the minimum requirement for a standard car parking space.

OFFICER'S REPORT

Site Description:

The site is located on the corner of La Picquerel and Picquerel Road, with Grand Havre Bay facing directly east. The site lies within the L'Islet Local Centre as designated in the Island Development Plan.

Relevant History:

N/A

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The proposal is for the demolition of the two existing dwellings which form part of a row of five terrace dwelling and erection of three new terrace dwellings.

Following officer concerns, revised plans were submitted to detail the works to the existing chimney shared with the neighbouring property and to show details of the boundary between the proposed balcony and the attached neighbour.

Additional revisions were also made to remove the small parking space from the front of unit 3, and also revise the internal layout to meet the internal space standards for double/single bedrooms.

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

LC2: Housing in Local Centres

GP8: Design

GP9: Sustainable Development

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Representations:

One neighbour letter of representation was received and is summarised below:

- Concern raised regarding the loss of a shared chimney and resultant impact on structural integrity, stability and moisture ingress.
- Foundations of shared boundary wall on neighbouring land
- No 3 already exists- different name required for third unit.

Consultations:

N/A

Summary of Issues:

The main issues in deciding this application are:

1. Whether the principle of new housing is acceptable.
2. Design and impact of the development on the character and appearance of the area.
3. The impact of the development on the amenity of people living in the area.
4. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
5. Road safety, traffic management and parking.

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).**

Whether the principle of new housing is acceptable

As set out in Policy LC2, the majority of the Island's housing supply is to be provided within and around the Main Centres with a limited provision of new housing acceptable within Local Centres. The site is located within the L'Islet Local Centre and does not form Important Open Land. Policy LC2 therefore supports the development of the site for housing where it is of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned and will not negatively affect the vitality and viability of the Main Centres or otherwise undermine the Spatial Policy. Also, where it accords with all other relevant policies of the Island Development Plan and where able to, the site provides an appropriate mix and type of dwellings.

Current evidence regarding private market housing suggests a need for homes of 1-3 bedrooms, with an emphasis on 1 and 2 bedrooms. The proposal to demolish two dwellings (the number of bedrooms in these is unknown) and erect three x 2 bedroom dwellings results in a net gain of one dwelling. It also reflects current housing need and is considered to be appropriate, taking into account the size and nature of the site and the character of the surrounding area. The one net additional dwelling would not negatively impact the vitality or viability of main centres.

Design and impact of the development on the character and appearance of the area

Existing properties in the area consist of a mix of sizes and architectural styles although dwellings in the immediate vicinity are predominantly 1, 1.5 and 2 storeys. The proposed dwelling is multi-storey which is encouraged by Policy GP8 as a means of making a more efficient use of land.

The proposed 1½ storey designs do not replicate the existing dwellings which are part of a small run of terraces but continue the same ridge height. However, the scale, form and materials of the proposed dwelling is of a traditional design which respects the traditional design of the adjoining terraced properties and others in the vicinity. The proposal achieves a good standard of design and utilises appropriate materials such as the zinc standing seam cladding, lead capping to the gable parapet and natural slate roof tiles.

Overall, the proposal would respect the character and appearance of the local built environment in accordance with Policy GP8.

The impact of the development on the amenity of people living in the area

As the dwellings replace existing dwellings on the site, the impact on the neighbouring amenity is not considered to be significantly different as a result of the development. The existing dwellings have first floor rear windows, and so the existing inter-relationship with the dwellings to the south is relatively unchanged.

Any potential harm from the introduction of the balcony to the easternmost dwelling has been mitigated by the use of a 1.8m high obscure glazed screen along the shared boundary with Unit 2 and the rear, allowing only views from the east facing elevation, towards the sea and away from any neighbours. Similarly, the new first floor windows to the east elevation are acceptable and would not result in any harmful overlooking.

The use of the site for an additional residential dwelling is unlikely to create any significant additional noise disturbance for neighbouring properties. Overall the proposed dwelling is unlikely to have any material adverse effects on the amenities of neighbouring residents.

Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.

The proposed dwellings exceed the Guernsey Technical Standards minimum internal space standards for living accommodation, although despite being shown as double bedrooms neither is large enough for double occupation when considered against these standards.

The dwellings are dual aspect and would receive adequate daylight and sunlight. The distance between first floor windows on neighbouring properties and the proposed dwelling is sufficient to prevent undue overlooking of the proposed dwellings and the level of privacy for the proposed dwellings is adequate. The outdoor amenity space is small but adequate to serve dwellings of this size and given the close proximity to east coast beaches and public space. Overall, the proposed dwellings would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

Road safety, traffic management and parking

One on-site parking spaces is indicated which is adequate for dwellings of this size in this Local Centre location. Originally a small car parking space was indicated for Unit 3 due to the constraints of the site. This was removed at the request of the officer due to concerns regarding the enforceability of any condition to ensure only small vehicles use the space. An informative note has been used to remind the applicant that this space has not been approved and does not meet the necessary size requirements of a standard car parking space.

A shed for bicycle storage is to be provided. The net gain of one dwelling is unlikely to result in any significant road safety or traffic management concerns. The proposal accords with Policies IP6, IP7 and IP9.

Other matters

The shared chimney between Unit 1 and the neighbour is now shown to be retained, and additional mock chimneys have been included to all units. The concerns regarding the location of foundations, stability, and water ingress during construction are not material planning considerations but private civil matters between the parties concerned and legal advice should be sought on this.

The proposal will need to comply with modern building regulations and standards to gain approval from Building Control but this is dealt with separately, in an application to Building Control.

Policy GP9 is wide-ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings, flood risk and surface water run-off, renewable energy, the use of materials and the management of waste. The agent sets out how the development has been designed to take into account sustainable design principles including achieving thermal insulation values to exceed regulatory requirements, the use of permeable paving and the installation of an electric vehicle charging point. The information submitted is sufficient to demonstrate that the development has been designed to take 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 and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved.

Date: 18/03/2025

