

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 extensions, erect single storey extension, extend and alter dormer window to west (rear) elevations and alterations to fenestration.

LOCATION: Longs Camps, Route Des Long Camps, St. Sampson.

APPLICANT: Mr R Fox

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: 07/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects - 1230_2 Site and Location Plan, and 1230_14 to _21

Application Ref: FULL/2025/0044

Property Ref: B013820000

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 06/03/2028 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/2025/0044
Property Ref: B013820000
Valid date: 08/01/2025
Location: Longs Camps Route Des Long Camps St. Sampson Guernsey
GY2 4UQ
Proposal: Demolish extensions, erect single storey extension, extend
and alter dormer window to west (rear) elevations and
alterations to fenestration.
Applicant: Mr R Fox

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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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:

The site is located at the junction of La Route des Longs Camps, Les Portes and Route de la Ramee and is composed of the main farmhouse. The surrounding converted barn building and large detached outbuildings are now part of a separate planning following the subdivision of the plot under FULL/2023/1464.

The application is for the demolition of an existing extension and erection of a new single storey extension to the rear (west) elevation. It also includes extensions and alterations to existing rear dormer windows and alterations to fenestration.

Relevant History:

FULL/2023/1464- Convert barn/self-catering unit to separate dwelling, erect gate and other associated works.

Application relevant to the separate dwelling created following the above permission-

FULL/2024/1269- Erect 2 storey extension and pergola to south (rear) elevation).

Existing Use(s):

01 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:

GP8: Design

GP9: Sustainable development

GP13: Householder development

Conclusion/Brief comment:

Policy GP13 indicates that proposals for the alteration and/or extension of residential properties will be supported subject to certain criteria being met including with regards to the impact on the amenities of neighbouring properties, taking into account the surrounding character and where they accord with all the relevant policies of the Island Development Plan. In this instance Policies GP8 and GP9 are also relevant. In addition, the preceding text of Policy GP13 refers to the need to consider the material planning considerations as specified in Part IV, Section

13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and its likely effect on the reasonable enjoyment of neighbouring properties.

The alterations proposed to the second-floor dormer enlarge the depth of the dormer and also enlarge the northern-most windows from the existing two separate panes to a four-pane wide window. It also proposes to replace other windows and a smaller dormer within this rear roofslope.

In the original application for subdivision (FULL/2023/1464), some concern was raised regarding the lack of private amenity space for Unit B due to the orientation and relationship between the main dwelling and the smaller unit to be subdivided and potential for harmful overlooking of the garden area immediately adjacent to the rear of the smaller unit due to the sensitivity of this area closest to the dwelling. The original application demonstrated that the windows which may have potentially overlook at the closest point, mainly serve bathrooms, staircases and landings, with a separation distance of over 10m from any habitable rooms to the boundary. At second floor level the existing windows serve bedrooms and a staircase/landing, most with a sill height of approx. 1.5m and these drawings indicated that the level of overlooking would be limited as a result. As the windows were set back in the roof the distance to the boundary also increased to approx. 12m which was considered sufficient to ensure an acceptable level of privacy.

The alterations proposed mean that the windows to the largest second-floor bedroom will no longer be higher level, and the position of the windows mean that they look directly towards the lean-to store on the side gable of the smaller dwelling, the ownership of which was retained by the main dwelling. The other proposed alterations to windows in this elevation do not significantly change the relationship between the dwellings from the previous assessment.

The views towards the gable are unlikely to result in harm, but some views of the garden area close to the smaller dwelling may also be possible. There is an extant permission for a two storey rear extension to be erected to the rear (south) of the smaller dwelling, and this has no side facing windows at first floor, and a pergola is proposed which projects to the south. This would bring the likely useable amenity area for the smaller dwelling away from the shared boundary, and thus improve the relationship between the dwellings and lessen any potential overlooking. However, should this not be built, some views of the private rear garden of the smaller dwelling may be possible from the enlarged bedroom windows however the more harmful views would be very limited to when occupants were stood at the very edge of the window as the gable would obscure the majority of views from the larger windows.

As previously considered, the set back from the boundary, coupled with the limited views into the neighbouring garden due to the position opposite the gable, mean

that on balance, the proposal is acceptable in this regard and the proposal is unlikely to result in a material adverse impact on the amenities of neighbouring residents.

The other works proposed to the fenestration, including the loss of the bay windows in the rear elevation and new window to the south (side) elevation will have no significant impact either visually or with regard to neighbours.

The proposed rear extension, replacing the existing lean-to conservatory, is appropriate in size, scale and design. The single storey nature prevents any harm to neighbour amenity.

In summary and on balance, the proposed works to the dwelling are unlikely to have a significant adverse effect on the character of the local built environment, or neighbouring amenity in accordance with Policies GP8 and GP13.

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: 06/03/2025

