

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 single-storey extension (east elevation) and roof. Erect two-storey side extensions (east and west elevations), new first floor accommodation and single-storey rear extension (south elevation). Relocate greenhouse (west of dwelling) and alterations to vehicular access (north boundary).

LOCATION: Lucarne, La Route De L'Islet, St. Sampson.

APPLICANT: Mr & Mrs D Hearse

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: 10/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Langlois Architects: 2330/2 & 2330/10A

Application Ref: FULL/2025/0336

Property Ref: B017060000

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.The bathroom and en-suite and secondary window serving bedroom 2 in the south elevation shall be glazed with obscure glass of a minimum of level 3 on the Pilkington scale equivalent) and shall be installed prior to the accommodation being first brought into use. The obscure glazing as specified shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 09/04/2028 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/2025/0336
Property Ref: B017060000
Valid date: 26/02/2025
Location: Lucarne La Route De L'Islet St. Sampson Guernsey GY2 4RP
Proposal: Demolish single-storey extension (east elevation) and roof. Erect two-storey side extensions (east and west elevations), new first floor accommodation and single-storey rear extension (south elevation). Relocate greenhouse (west of dwelling) and alterations to vehicular access (north boundary).

Applicant: Mr & Mrs D Hearse

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.

4. The bathroom and en-suite and secondary window serving bedroom 2 in the south elevation shall be glazed with obscure glass of a minimum of level 3 on the Pilkington scale equivalent) and shall be installed prior to the accommodation being first brought into use. The obscure glazing as specified shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Brief Description of the site:

Lucarne is a detached one and a half storey dwelling occupying a corner plot close to the junction with Route de L'Islet and Sandy Lane. Residential properties exist to the south of the lane/track south of the site, and to the east and west of the site across the adjoining roads. St Marys Church and church hall are also situated close by.

The application relates to the demolition of the roof and associated dormers of the existing property and the existing single-storey side extension in order to construct a side and roof extension to create a two-storey dwelling with gables to either end and dormers that break through the eaves. The upper floor is indicated to be clad with natural timber with the ground floor walls rendered, with insulating render (exempt) applied to existing walls. PV panels are indicated to be installed to the south roofslope.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

None

Existing Use(s):

01 dwellinghouse
28 agriculture

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Representation:

One letter of representation has been received and raises the following points:

- The drawings are compact which makes them difficult to interpret fully and accurately
- The east external wall will not be built on the same footprint as the existing – extending 395mm further east and the first floor bay seat will move a further 700mm to the east (total increase to the east of 1095mm)
- It is assumed that the first floor bay seat will have glazed cheeks which will allow a more direct line of sight through the glazed gable of La Maisonette (first floor bedroom/balcony) and ground floor office window
- The bay would not offer rural or sea views in this case which is often a reason for their inclusion in a scheme
- West elevation windows are to be treated more traditionally and do not project from the gable which means occupants would have a reduced line of sight and this would be preferable for the east seat bay window as it would be a less intrusive design beneficial to the occupiers of neighbouring properties in terms of being overlooked
- The room served by the bay seat window is also served by a large glazed juliette balcony offering the main view from this bedroom to the coast
- Presumably the first floor bathroom windows (south elevation) will be required to be obscure glazed
- Views of the rear of Lucarne is largely screened by existing vegetation which will be removed prior to construction and will result in views/outlook onto the large rear elevation proposed

Conclusion/Brief comment:

The proposed extensions and alterations represent a good standard of design that respects the local built environment. Although comments and concerns have been

raised regarding the first floor fenestration to the east elevation and its design compared to the majority of other fenestration in this development however, the IDP offers flexibility to individual home owners to make changes to their property. The arrangement of fenestration to the east of the bay is not considered detrimental to the overall design and would not warrant the refusal of planning permission.

The height of the building does not increase from the existing dwelling on the site although the scale and bulk will increase due to the proposed first floor/roof extension proposed. Given the location of the property, with roads to the south, north and west, the proposed extensions will not result in overshadowing or loss of light to the occupiers of surrounding dwellings. The two-storey accommodation proposed represents more efficient and effective use of land and more flexible and adaptable accommodation with the ground floor accommodation being largely open plan and on a single level in terms of access for all. The scheme has been designed to offer good sunlight/daylight to the accommodation.

The concerns raised regarding the first floor bay window to the east elevation are noted. This window would be situated c.30m from the front façade of properties to the south and the south facing window to the side of the bay is narrow. Given the distance separation between the proposed window and adjoining residential properties it would not be reasonable to require this to be omitted or obscure glazed. Fenestration in the south elevation will increase over the existing single first floor obscure glazed dormer although it is noted that two of these windows would serve bathroom accommodation and can be required to be obscure glazed. One window is a secondary window serving a bedroom but is set away from boundaries and other properties so as to ensure that the potential for overlooking or loss of privacy remains within acceptable limits.

The first floor windows in the west elevation face the existing garden area of the property and towards the front garden areas of adjoining dwellings.

The existing vehicular access is to be widened to 4.6m wide in order to provide clear access to the attached garage/workshop and small area of hardstanding to the front. These works will not result in harm to the character and appearance of the locality. The existing property benefits from one off-road parking space and a small garage. The site is located Outside of the Centres where parking provision is considered on a case by case basis. The depth of the garage and hardstanding (with garage door open) would enable two cars to be parked in tandem but generally there would only be sufficient space for one vehicle to be parked which accords with the IDP.

The greenhouse to be repositioned in the side garden, west of the property, will not have an unacceptable impact in the streetscene and on the character and appearance of the locality or on residential amenity.

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.

In view of the above it is recommended permission is granted for the proposed development subject to conditions.

Recommendation:

Grant with Conditions



Date: 07/04/2025

