

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 single storey extension to south (rear) elevation, erect porch to north (front) elevation and alteration to fenestration. Erect single storey outbuilding to east of dwelling, demolish sections of walls and create an additional vehicle access.

LOCATION: Woolacombe, Route Des Laurens, Torteval.

APPLICANT: Mr C Martel & Mrs L Martel

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: 30/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: MAT Limited - 24-339-03, 04

Application Ref: FULL/2025/0385

Property Ref: G00002A000

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 existing access being extended, the end of the extended opening shall be finished off using materials and a method of construction which match the remainder of the boundary.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 29/04/2028 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/2025/0385
Property Ref: G00002A000
Valid date: 11/03/2025
Location: Woolacombe Route Des Laurens Torteval Guernsey GY8 0RA
Proposal: Erect single storey extension to south (rear) elevation, erect porch to north (front) elevation and alteration to fenestration.
Erect single storey outbuilding to east of dwelling, demolish sections of walls and create an additional vehicle access.

Applicant: Mr C Martel & Mrs L Martel

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.

4. Within four weeks of the existing access being extended, the end of the extended opening shall be finished off using materials and a method of construction which match the remainder of the boundary.

Reason - To secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Woolacombe' is a mid-20th century bungalow which is set back from and faces north onto Route des Laurens. There are neighbouring properties to the east and west, and open agricultural fields beyond the garden to the south and across the road to the north. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: 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

Consultations:

Traffic and Highways Services (THS).

'The site currently has a single access point to the west boundary which has provision for approximately 3 vehicles, however there is no available space to provide a turning point so currently vehicles reverse in from or out onto the carriageway.'

The application proposes to create an additional vehicle access on the east boundary with the area in front of the property to be landscaped into a drive/parking area. The planned removal of an internal wall will enable this new area to be connected to the existing driveway.

It is noted that the application does not have any detail on parking provision, either existing or proposed. However, the resulting intensification of use, based on this proposal would be minimal. Also, the geometry of the provided plans show that this development would essentially provide 'drive in/drive out' parking provision and would be an improvement on both road safety and traffic management grounds.

THS would have no concerns over the sightlines of the proposed access, with both approaching and oncoming sightlines being unobstructed and calculated to be well in excess of the required minimum standards of 33m.

Therefore, on that basis THS would support this application.'

Conclusion/Brief comment:

This application is to demolish the existing rear extensions and erect a single storey flat roof extension along the whole of the rear elevation, erect a front porch, alterations to the fenestration on all elevations. Erect a single storey outbuilding to the southeast of the dwelling, remove a low external wall and open up a second vehicular access.

The majority of the proposals are considered exempt works and will not be assessed in this report. The only works which do require planning approval are altering the windows on the west elevation as they are within 3m of the boundary, the new outbuilding and the additional vehicular opening.

The west elevation windows were existing and the alteration is to raise the cill level of the windows to 900mm. The change in the windows will not impact on the amount of overlooking, as it will remain the same, therefore as there is no increase in impact the changes are considered acceptable.

The new outbuilding will be constructed of block and render with a grp flat roof. The size of the structure is 3m x 3.6m x 2.8m and will be used to store the family's bicycles and accessories. The outbuilding is not considered to have any detrimental impacts on the character and appearance of the surrounding area, nor will it affect neighbour amenity.

Finally, the second vehicular entrance. At present there are two accesses onto the property, a wide pedestrian access to the east of the north boundary and a vehicular access to the west of the north boundary and a section of lawn between the two in front of the dwelling. The proposals would remove approx. 2m of the existing northern boundary wall and remove the lawned area to create a front drive/parking area with 'in' and 'out' entrances.

The additional entrance is not considered to have any highway safety issues as set out in the consultation response above. Therefore, the proposals are considered to comply with the relevant policy IP9. The proposals are not considered to impact on the character of the area nor will they affect neighbour amenity.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 16/04/2025

