

DEVELOPMENT & PLANNING AUTHORITY

OPEN PLANNING MEETING - CONVENING NOTICE

An Open Planning Meeting will be held in Soldier's Bay Room, Sir Charles Frossard House, on **Friday 28 May 2021** starting at 09:30am.

The following application will be considered at the Open Planning Meeting:-

APPLICATION NUMBER:	FULL/2021/0089
APPLICATION ADDRESS:	Alma Cottage, Rue Des Croutes, St. Martin.
DESCRIPTION OF WORK:	Raise roof ridge height and extend to create first floor accommodation.
NAME OF APPLICANT:	Mr & Mrs E Oliver

The agenda for the open planning meeting, along with the planning application report relating to the application to be considered, are made available five working days before the date of the Open Planning Meeting on the States' website.

There will be provision for **public speaking** at the open planning meeting. The opportunity to speak is afforded only to persons who:

- a) have submitted a representation in writing within the period specified for publicity of the application under section 10 of the Land Planning and Development (General Provisions) Ordinance, 2007, along with the applicant and/or their agent for the application; and
- b) who have notified the Planning Service in writing (by letter or by e-mail addressed to Planning@gov.gg) of their intention to speak which is received by the Planning Service by 12:00 Noon two working days prior to the date of the Open Planning Meeting (i.e. by 12:00 Noon on Wednesday for an OPM held on a Friday).



PLANNING APPLICATION REPORT

Application No: FULL/2021/0089
Property Ref: J00993A000
Valid date: 26/01/2021
Location: Alma Cottage Rue Des Croutes St. Martin Guernsey GY4 6RE
Proposal: Raise roof ridge height and extend to create first floor accommodation.
Applicant: Mr & Mrs E Oliver

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 first floor ensuite window in the southeast elevation and the stairwell window in the southwest elevation shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent), which 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:

The property known as 'Alma Cottage' is a 1950's bungalow with a more recent single storey flat roof extension to the rear. The house is set back from and faces northwest onto Rue des Croutes and there are neighbouring properties in all directions in this mid-density area of St Martins. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2016/0112 - Demolish existing extension and erect new flat roof extension on south-east (rear) elevation – Approved Feb 2016.

Existing Use(s):

Residential use class 1: dwelling house.

Assessment: *(Tick as appropriate)*

no representation

X
X
X
X

accords with policy

within curtilage

design acceptable

visual amenity acceptable

no material neighbour impact

traffic not affected

X
X
X

Policies considered most relevant:

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

Conclusion/Brief comment:

This application is to raise the roof ridge height to create first floor accommodation within the existing bungalow. The ridge will be raised by approximately 850mm and three pitched roof dormers will be added to the front roof slope and one large flat roof dormer to the rear.

Policy GP8, amongst other things, expects new development to achieve a good standard of architectural design, to make the most effective and efficient use of land and to respect the character of the local built environment. Creating additional accommodation within the existing house by utilising the loft space is considered to be an effective and efficient

use of land, and due to the mix of house types in the area, raising the ridge height and adding three pitched roof dormers at the front would not impact negatively on the character of the surrounding area.

The flat roof dormer will not be seen from any public vantage points and its position on the rear roof slope of the dwelling means it is unlikely to have an impact on the character of the area. However it could impact upon neighbour amenity.

Due to the shape of the plots and the dwelling's orientation, the new first floor bedroom windows could result in some overlooking, especially into the gardens to the two neighbouring properties to the west. The distance to the closest neighbour's windows and patio area is approximately 18m, which is considered to be within acceptable parameters. A degree of mutual overlooking already exists in relation to the rears of properties in the vicinity of this site. The existing flat roof extension to Alma Cottage obscures views into the closest neighbour's garden, but there will be views into the bottom of the garden of the other western neighbour. However, the distance is further (over 20m) and therefore the impacts on neighbour amenity are considered minimal. The rear bathroom window can be obscure glazed, along with the first floor gable window shown over the stairs.

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 and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 13/05/2021