

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: Install replacement windows (Protected Building).

LOCATION: Maison de la Greve, La Greve, Vale.

APPLICANT: Mr & Mrs W Ellis

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: 24/11/2021

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/09/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan, photos, brochure page (date stamped received 28/09/21) and letter (07/09/21)

Application Ref: FULL/2021/1978

Property Ref: C016930000

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.Prior to the existing windows being removed, 1:20 scale elevations of each window together with 1:5 scale detail drawings of cill, head, jamb, meeting rail and glazing bar shall be submitted to and approved by the Authority. The replacement windows shall be in accordance with the approved elevations and 1:5 scale details.

Reasons: to ensure the replacement windows are of an appropriate detailed design to sustain the overall special interest of the protected building.

Expiry Date: This permission will cease to have effect on 23/11/2024 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/2021/1978
Property Ref: C016930000
Valid date: 28/09/2021
Location: Maison de la Greve La Greve Vale Guernsey GY3 5AR
Proposal: Install replacement windows (Protected Building).

Applicant: Mr & Mrs W Ellis

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).

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4. Prior to the existing windows being removed, 1:20 scale elevations of each window together with 1:5 scale detail drawings of cill, head, jamb, meeting rail and glazing bar shall be submitted to and approved by the Authority. The replacement windows shall be in accordance with the approved elevations and 1:5 scale details.

Reasons: to ensure the replacement windows are of an appropriate detailed design to sustain the overall special interest of the protected building.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Maison de la Greve' is a one and a half storey dwelling which is located on a corner site. The dwelling faces northwest, with neighbours to the southwest and southeast and La Greve road creating the corner to the north. L'Ancress common (SSS) is across the road to the northwest. The property is located Outside of the Centres as defined in the Island Development Plan. The property is a Protected Building.

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:

GP5 – Protected Buildings

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

Conclusion/Brief comment:

This application is to install replace the single paned timber sash windows with new timber double glazed sash windows, 'like for like'.

Maison de la Greve is part of the pre 1938 development on the edge of L'Ancrese Common and was built in association with the horticultural industry, with a formerly extensive area of land under glass. The property is a significant definitive example of this later date building with this plan form and height. The interior of the building is excluded from protection.

The house was built between 1898 and 1938. The 1962 and 1974 aerial photos show that the east wing changed from a single storey lean-to to ridged with dormers in the late 1970s.

Most of the windows appear to be authentic to when the building was built before 1938, (if any are replacements they are appropriate) which means that they contribute significantly to the overall special interest of the building which has been described as a definitive example of this building type. The windows are one over one, single glazed sliding sash with quite thin profiles to the sash frames and simple horns. As the easterly 2nd floor of the wing was added in the late 1970's we know that the windows in that section date from that time.

However, it is noted that the windows are of quite simple jointed construction, and if they were made in the 1930's it is likely that the wood is not of the same quality as older windows – this is particularly true of the 1970's windows which are clearly made of poor quality timber. It is suggested, that given the above, the timber parts of the windows have a likely lifespan of less than 100 years, and that they are simple and relatively easy to replicate well. This coupled with the improvements in construction and sustainability, in this case and on balance could outweigh the harm of replacing them.

To ensure the replacement windows are 'like for like,' a condition will be added to see large scale details, which will need to be approved by the Authority before the windows can be fitted.

Policy GP9, Sustainable Development, seeks to ensure all new development takes into account the use of energy and resources and any adverse impacts on the environment. There has been sufficient information provided with the application to comply with the requirements of this policy.

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: 22/11/2021