

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: Replace roof, rebuild south gable wall, install 1st floor window, remedial work, internal and fenestration alterations to outbuilding (protected building).

LOCATION: Le Grand Douit, La Grande Rue, St. Saviour.

APPLICANT: Mr C McClean, Mr A McCarthy & Miss K Innes

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: 17/03/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/10/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions drawing no's: 1402-WD-101A, 102B, 103B, 104B, 105B & 106B

Application Ref: FULL/2021/2256

Property Ref: E008600000

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. Once the roof has been stripped of the roof covering and inspected by the Structural Engineer, a detailed specification outlining the extent of the repairs must be submitted to and approved in writing by the Authority before the repairs begin. The work shall be carried out only in accordance with the agreed details.

Reason - To ensure the works are appropriate and will not result in harm to the special interest of the Protected Building.

5. Notwithstanding the notes on the drawings, planning permission is not granted for any works beyond those expressly set out on the application submission.

Reason - To ensure no works have been approved which have not been fully assessed against the relevant policies.

Expiry Date: This permission will cease to have effect on 16/03/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

If, following investigative works any other works are required for which planning permission has not be granted as part of this permission, you are required to contact the Authority with details and prior to the commencement of such works for confirmation of any further requirements for planning permission.

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/2021/2256
Property Ref: E008600000
Valid date: 11/10/2021
Location: Le Grand Douit La Grande Rue St. Saviour Guernsey GY7 9PT
Proposal: Replace roof, rebuild south gable wall, install 1st floor window, remedial work, internal and fenestration alterations to outbuilding (protected building).
Applicant: Mr C McClean, Mr A McCarthy & Miss K Innes

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. Once the roof has been stripped of the roof covering and inspected by the Structural Engineer, a detailed specification outlining the extent of the repairs must be submitted to and approved in writing by the Authority before the repairs begin.

The work shall be carried out only in accordance with the agreed details.

Reason - To ensure the works are appropriate and will not result in harm to the special interest of the Protected Building.

5. Notwithstanding the notes on the drawings, planning permission is not granted for any works beyond those expressly set out on the application submission.

Reason - To ensure no works have been approved which have not been fully assessed against the relevant policies.

INFORMATIVES

If, following investigative works any other works are required for which planning permission has not been granted as part of this permission, you are required to contact the Authority with details and prior to the commencement of such works for confirmation of any further requirements for planning permission.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Le Grand Douit' is a protected building, the main 18th Century part of the house is set back from and faces north onto La Grande Rue, very close to the crossroads with Rue Perelle and Route des Rouvets. An earlier 15th Century wing protrudes forward so the gable is directly onto the road, with the front façade facing east. There is a later one and a half storey extension to the east gable, with the outer gable facing directly onto Rue de la Girouette. The vehicular entrance is south of this and south of the drive is an original two storey barn. There are detached residential properties in each direction across the roads and directly to the west.

The property is located Outside of the Centres and is within a Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2020/2073 - Remedial and refurbishment works to roof, remove render to east elevation and repoint dwelling and roadside wall, replace and refurbish windows and internal alterations. (Protected Building) – Approved March 2021.

Existing Use(s):

Residential use class 1: dwelling house.

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

This application is for works to the protected barn to replace the roof, rebuild the south gable wall, install a 1st floor window, alter fenestration, carry out remedial works and internal alterations.

A Statement of Significance was submitted regarding the condition of the barn, which although had a reasonable amount of information, suggested much of the work would be replacement rather than repair and renovate.

The drawings had numerous notes which implied that various structural replacements were going to be upgraded to accommodate larger loads, rather than reusing the existing loads of the existing structural elements that contribute to the special interest of the protected barn.

It was decided in this instance to have a meeting on site with the Structural Engineer, the Architect and the Applicants. This was to discuss the extent of the works in terms of both scale and significance. The submitted application was unclear in relation to making the building structurally sound, but also a wish for future conversion, including the installation of an additional first floor window on the north elevation and an internal staircase.

The outcome of the meeting was that the application should be amended to relate only the works to make the building structurally sound and then a second application could follow to make any other changes. The first-floor window and staircase will now be omitted as will any other fenestration alterations. A temporary staircase will be part of this application.

The architect has altered the drawings to only show the elements of work required to ensure the building is made structurally sound and the Structural Engineer has added to the report.

As amended, the application relates to the replacement roof, the partial demolition & rebuild of the south gable wall and first floor structure and to repoint the external granite walls along with a staircase in place of ladder access. The proposed works are considered necessary to protect the safety of the building and conditions will be added to ensure the works are carried out in accordance with policy GP5.

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: 23/02/2022