

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 glazed canopy and install dormer window to west (rear) elevation (protected building).

LOCATION: La Jaoniere, Rue De La Greve, Vale.

APPLICANT: Mr & Mrs P Cairns

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: 07/02/2022

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

Drawing Nos: Torode drawing no's: 6070-21A & 22A.

Application Ref: FULL/2021/2324

Property Ref: C015670000

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 insertion, large scale drawings (1:20 elevations; 1:5 sections) of the new dormer window shall be submitted to and agreed in writing by the Authority.

Reason - To ensure a satisfactory design and external appearance in the interests of visual amenity.

5.Prior to insertion, large scale drawings (1:20 elevations; 1:5 sections) of the new canopy and details of the means by which it shall be affixed to the cottage shall be submitted to and agreed in writing by the Authority.

Reason - To ensure a satisfactory design and external appearance in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 06/02/2025 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/2021/2324
Property Ref: C015670000
Valid date: 10/11/2021
Location: La Jaoniere Rue De La Greve Vale Guernsey GY3 5AF
Proposal: Erect glazed canopy and install dormer window to west (rear) elevation (protected building).

Applicant: Mr & Mrs P Cairns

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. Prior to insertion, large scale drawings (1:20 elevations; 1:5 sections) of the new dormer window shall be submitted to and agreed in writing by the Authority.

Reason - To ensure a satisfactory design and external appearance in the interests of visual amenity.

5. Prior to insertion, large scale drawings (1:20 elevations; 1:5 sections) of the new canopy and details of the means by which it shall be affixed to the cottage shall be submitted to and agreed in writing by the Authority.

Reason - To ensure a satisfactory design and external appearance in the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'La Jaoniere' is a detached pre-1900's traditional granite faced one and a half storey cottage, which is set back from and faces east onto Rue de la Greve. There is a detached neighbour to the north, a redundant vinery to the east across the road, Open fields to the south and a quarry to the west. The property is located Outside of the Centres as defined in the Island Development Plan. The property is a Protected Building.

Relevant History:

FULL/2019/1423 - Variations to plans previously approved to install first floor windows (north elevation), install rooflights and alterations to existing fenestration (north and west elevations) and internal alterations - omit first floor windows (north elevation), infill ground floor window and insert two additional rooflights (north elevation) replace door with window (west elevation) and internal alterations (Protected Building) – August 2019.

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 to erect a glazed canopy and install a dormer window to the west rear elevation.

The proposed alterations would not be visible from any public vantage points, therefore the special character, architectural or historic interest, and appearance of the surrounding Conservation Area would be conserved, which complies with GP4.

Initially the proposed rear dormer was 2.4m wide internally, which would entail removal of a large part of the original roof and internal wall and the appearance of the dormer would fail to respect the proportions of the 19th century cottage and therefore would not comply with GP5.

The application was deferred to allow the agent to address the issue. Amended drawings have been submitted showing a smaller dormer window (1.2m wide internally) which is a much better size, the impacts of the dormer window on the overall special interest of the building has been reduced enough to meet the requirements of policy GP5.

The glazed external canopy is not considered to have any significant impacts on the overall special interest of the building and GP5 is complied with.

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: 07/02/2022

