

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: Raise roof ridge height, demolish existing external steps, erect two storey extension to north elevation, erect single storey extension to south elevation and alterations to fenestration.

LOCATION: The Grange, (On the site of La Bellieuse House), Les Traudes, St. Martin.

APPLICANT: Mr & Mrs Moore

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: 28/04/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/02/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects - 3669 PD/01F, PD/02C, PD/03D & PD04C.

Application Ref: FULL/2022/0057

Property Ref: J003100000+J003110000+J003120000

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. No use or occupation of the extended dwelling hereby permitted shall begin until a scheme for the treatment of the south-east boundary between the domestic land and the adjacent agricultural field has been submitted to and agreed in writing by the Authority and the agreed scheme for the boundary treatment has been fully completed (see notes below).

Reason - To define the domestic and agricultural uses on the site.

5. The stone to be used in the construction of the new works hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - In the interests of the character and appearance of the completed development.

Expiry Date: This permission will cease to have effect on 27/04/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With regards to the south-east boundary, it is recommended that the boundary is formed by an earth bank and/or a native mixed hedge. In addition, an access for agricultural vehicles, including an agricultural style gate, should be provided within the south-east boundary to ensure that the proposal does not adversely affect the potential agricultural use of the adjoining field or details of an existing alternative agricultural access to the field will be required.

If during construction works anything potentially of archaeological interest is uncovered it is requested that you contact the States Archaeologist, Culture & Heritage Service. The Archaeology team can be contacted on 01481 709738, 01481 709739 or mobiles 07781 102219 or 07781 131061.

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as The Grange. The land recognised as domestic curtilage by the Authority is identified on CCD plan 3669/PD04C.

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/2022/0057
Property Ref: J003100000+J003110000+J003120000
Valid date: 28/02/2022
Location: The Grange (On the site of La Bellieuse House) Les Traudes St.
Martin Guernsey GY4 6RW
Proposal: Raise roof ridge height, demolish existing external steps, erect
two storey extension to north elevation, erect single storey
extension to south elevation and alterations to fenestration.
Applicant: Mr & Mrs Moore

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. No use or occupation of the extended dwelling hereby permitted shall begin until a scheme for the treatment of the south-east boundary between the domestic land

and the adjacent agricultural field has been submitted to and agreed in writing by the Authority and the agreed scheme for the boundary treatment has been fully completed (see notes below).

Reason - To define the domestic and agricultural uses on the site.

5. The stone to be used in the construction of the new works hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - In the interests of the character and appearance of the completed development.

INFORMATIVES

With regards to the south-east boundary, it is recommended that the boundary is formed by an earth bank and/or a native mixed hedge. In addition, an access for agricultural vehicles, including an agricultural style gate, should be provided within the south-east boundary to ensure that the proposal does not adversely affect the potential agricultural use of the adjoining field or details of an existing alternative agricultural access to the field will be required.

If during construction works anything potentially of archaeological interest is uncovered it is requested that you contact the States Archaeologist, Culture & Heritage Service. The Archaeology team can be contacted on 01481 709738, 01481 709739 or mobiles 07781 102219 or 07781 131061.

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as The Grange. The land recognised as domestic curtilage by the Authority is identified on CCD plan 3669/PD04C.

OFFICER'S REPORT

Site Description:

The site comprises of a derelict traditional dwelling accessed via a track from Les Blanchés Pierres lane and situated to the rear of dwellings fronting onto Les Traudes to the west and set within a rural area with mature tree lined boundaries. The dwelling itself is located within a Conservation Area and the site is partly within an Agriculture Priority Area. The dwellings to the west are protected buildings and the site is partly within an area of archaeological interest.

Relevant History:

29/06/2021 - FULL/2021/0723 – Application withdrawn for the reinstatement of redundant building into a dwellinghouse with alterations and extension.

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested to raise the roof ridge height, demolish external steps to the west elevation, erect a two storey extension to the north elevation, erect a single storey extension to the south elevation and alterations to fenestration.

The creation of the gravelled driveway to the north of the dwelling does not require planning permission.

The application was supported by a Preliminary Bat Survey Report dated 15/11/2021 which concluded that the building had no evidence of bats and no historic or present evidence of nesting birds.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Policy GP4: Conservation Areas

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP13: Householder Development

Representations:

None

Consultations:

14/03/2022, States Archaeologist

“In view of the location of the property very near to St Martin’s Church and the historic centre of the parish, I would be grateful if you could place an informative notice on the decision to the effect that the developers should contact me in the event that they uncover anything potentially of archaeological interest”.

Summary of Issues:

The main issues in deciding this application are the design and impact of the development on the character and appearance of the Conservation Area and the impact on the amenities of neighbouring residents.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Following the submission of information provided about the use of the building at pre-application stage, the Planning Service recognises the authorised use of the property known as The Grange as a single dwelling house. As a result, the proposal amounts to the extension and alteration of an existing dwelling and falls to be considered principally under Policy GP13.

Sited to the rear of dwellings fronting onto Les Traudes to the west and set back from Les Blanches Pierres to the north and north-east by between 30 metres and 60 metres, the dwelling does not form a prominent feature from the public highway.

The design and materials of the proposed extensions and alterations respect the character and appearance of the existing building and achieve a high standard of design. The proposal conserves the character and appearance of the Conservation Area and would have no adverse effects on the setting of neighbouring protected buildings, in accordance with Policies GP4 and GP8.

The arrangement of fenestration together with the distance to and layout of neighbouring properties is likely to result in the proposal having no significant adverse effects on the amenities of neighbouring residents.

It is recommended that an informative is added to the decision notice to address the comments of the States Archaeologist.

Limited information is provided about the boundary treatment along the south-east boundary with the agricultural field. It is recommended that the south-east boundary of the domestic property is formed using an earth bank and/or hedging to prevent the encroachment of domestic uses onto the adjoining agricultural land. In addition, vehicular access to the agricultural land would need to be maintained to prevent the loss of agricultural land or adverse effects on the potential use of agricultural land within an Agriculture Priority Area. This can be dealt with by condition.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

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.

It is recommended that the application is approved.

Date: 28/04/2022