

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: Change of use from Gents Hairdressers to residential dwelling (residential use class 1) (Protected Building).

LOCATION: Headmasters, 4 Lower Vauvert, St. Peter Port.

APPLICANT: Mr M B Collis

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: 18/05/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/02/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Chateaux Architectural Design - 21/03/01 & 02A.

Application Ref: FULL/2022/0171

Property Ref: A30280A000

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.

Expiry Date: This permission will cease to have effect on 17/05/2025 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/2022/0171
Property Ref: A30280A000
Valid date: 01/02/2022
Location: Headmasters 4 Lower Vauvert St. Peter Port Guernsey GY1 1LZ
Proposal: Change of use from Gents Hairdressers to residential dwelling (residential use class 1) (Protected Building).

Applicant: Mr M B Collis

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.

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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.

OFFICER'S REPORT

Brief Description of the site:

The property known as '4 Lower Vauvert' is a two up two down detached building, originally built as a dwelling in the early 1800's and was converted into a hairdressers in 1989. The property faces west onto Lower Vauvert, with domestic properties to the north and east and across the road to the west. The property is located in the St Peter Port Main Centre and Conservation Area 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):

Retail use class 10: general retail.

Assessment: *(Tick as appropriate)*

no representation

X

accords with policy

X

within curtilage

X

design acceptable

X

visual amenity acceptable

X

no material neighbour impact

X

traffic not affected

X

Policies considered most relevant:

MC2: Housing in Main Centres and Main Centre Outer Areas

MC6: Retail in Main Centres

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

IP7: Private and Communal Car Parking.

Conclusion/Brief comment:

This application is for a change of use from a gents hairdressers to a residential dwelling.

Proposals for housing in the Main Centres will be supported providing they are in accordance with all other relevant policies.

Policy MC6 states that beyond the Core Retail Areas, change of use away from retail will be permitted where it supports the objective of ensuring the Main Centres remain attractive focal points for economic and social activity. The prefacing text to that policy confirms residential use would enhance such activity.

Policy GP4 states that Conservation Areas will support proposals for development within, where the development conserves and, where possible, enhances the special character of the particular Conservation Area.

In this instance, the change of use will not impact on the external elevations of the building, which means there will be no change to the special character of the surrounding conservation area, and the town centre will retain the social and economic activity.

The internal changes are minimal and the short statement of significance states that special interest of the original building will be retained, with a new kitchen using all the existing services and a new cooker hood venting out through a section of the modern flat roof. It is considered that GP5 has been complied with.

Although the building is relatively small, there is enough floor space for a one bedroom residential unit, and the size of the proposed dwelling exceeds the minimum Guernsey Technical Standard accommodation sizes.

Each room in the building has ample windows, providing adequate daylight and sunlight to the occupiers.

The building is existing and being converted back to a dwelling house, this brings some limitations on the accessibility to and within for people of all ages and abilities, however, the proposals will be bringing a vacant building back into an appropriate use, which is considered acceptable to maintain a vibrant town centre.

The building is within the town centre and does not have any specific outdoor space, however, the town centre location means that the property is close to all the existing public facilities and amenity spaces provided within the town centre, therefore the proposals are considered acceptable.

There is no space for off street parking, and there is no on street parking along Lower Vauvert. Any occupiers would either not own a car or park in one of the main car parks, all within an approx. 10 walk. There is a small flagstone area outside the front door, which is additional to the pavement, where a bicycle could possibly be stored, or along the alley to the rear, however, permission will need to be sought from the relevant land owners.

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: 17/05/2022

