

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: Variation to previously approved plans to demolish existing workshop and erect 1.5 storey pitched roof outbuilding with external staircase on north boundary - relocate external stairs to west elevation and alterations to fenestration (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: 24/05/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/03/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Torode Architects: 6070-19C & 20E

Application Ref: FULL/2022/0291

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 on or before 14/11/2022.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 15/11/2019, issued under planning application reference FULL/2019/1605, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

Expiry Date: This permission will cease to have effect on 14/11/2022 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/2022/0291
Property Ref: C015670000
Valid date: 02/03/2022
Location: La Jaoniere Rue De La Greve Vale Guernsey GY3 5AF
Proposal: Variation to previously approved plans to demolish existing workshop and erect 1.5 storey pitched roof outbuilding with external staircase on north boundary - relocate external stairs to west elevation and alterations to fenestration (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 on or before 14/11/2022.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 15/11/2019, issued under planning application reference FULL/2019/1605, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

OFFICER'S REPORT

Brief Description of the site:

The site comprises a 1½ storey dwelling with a detached habitable barn (dower unit), two outbuildings and a glasshouse.

The dwelling, including the barn and the section of wall directly to the front of the dwelling, comprises a protected building, and the whole of the property is located within the Vale Church Conservation Area.

There is a substantial amount of land to the side (north) and rear (west) of the dwelling, all recognised as domestic curtilage.

Planning permission was granted in 2019 to demolish an existing workshop and erect 1.5 storey pitched roof outbuilding with an external staircase adjacent to the north boundary (Protected Building).

Planning permission is now sought to vary such permission (FULL/2019/1605) by repositioning the external staircase and first floor door from the east elevation to the west elevation, and the approved dormer window and ground floor window from the west elevation to the east elevation in return.

Relevant History:

FULL/2019/1605	Demolish existing workshop and erect 1.5 storey pitched roof outbuilding with external staircase on north boundary (Protected Building).	Granted
FULL/2019/1454	Erect flat roof extension to east and south elevation of detached garage and install balustrading and garage door (Protected Building).	Granted
FULL/2019/0305	Remove two single garage doors and install a double garage door to front (north) elevation of garage.	Granted
FULL/2018/1088	Change of Use of agricultural land to domestic garden and erect replacement glasshouse.	Granted
FULL/2014/2287	Demolish store, extend and convert barn to a dower unit. (Revised). (Protected Building).	Granted

PAPP/2008/0764	Erect a double garage.	Granted
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Existing Use(s):

Residential

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:

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

Conclusion/Brief comment:

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.

The shift in fenestration as described above is not considered to have a detrimental effect on the character or appearance of the Conservation Area, the setting of the protected building, nor pose a significant adverse impact on the amenities of neighbouring residents. Consequently, the change in design is supported under policy.

No representation has been received in light of the current application.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 23/05/22

