

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 single storey extension, install rooflights to east (rear) elevation, install rooflight to west (front) elevation, install 1st floor gable window to north (side) elevation, fenestration and internal alterations. Create new pedestrian gated access to north boundary. (Protected Building).

LOCATION: Les Blanches, La Route De Blanches, St. Martin.

APPLICANT: Mr C Ash

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: 12/05/2022

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

Drawing Nos: Studio: 016/CD01, /CD02 Ground Floor Plan, /CD02 First Floor Plan & Section A-A, & /CD04.

Application Ref: FULL/2022/0364

Property Ref: J017530000

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.The existing roof tiles shall be set aside during the construction works and the existing tiles used where possible for the replacement roof hereby approved. Where it is not possible to reuse the tiles that have been removed or where replacement tiles are required, a sample tile should be submitted to and approved in writing for use by the Authority before any new tiles are brought to site or used in the development.Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development in order to preserve the character, appearance and special interest of the Protected Building.

5.No metal cladding to be used on the exterior of the extension hereby approved shall be placed on the site until such time as samples of that cladding have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - In order to preserve the setting and special interest of the Protected Building.

6.Prior to the commencement of any work in connection therewith, joinery and construction details (1:20 elevations and 1:5 sections) of the windows and doors in the snug, hallway and bedroom/study have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the works do not detract from the special interest of the Protected Building.

7.The stone to be used in the construction of the new works to raise the ridge of the northern end of Les Blanchés shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - To preserve the character and appearance of the locality and the special interest of the Protected Building.

8.Prior to the commencement of any work in connection therewith, details of the new areas of hardstanding (incorporating permeable paving) have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the works undertaken respect the setting of the Protected Building and provide a sustainable form of development.

9.Prior to the commencement of any work in connection therewith details of the extent and method of re-pointing of the existing stone shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed works. This condition is imposed to make sure that the works preserve the special interest of the Protected Building and does not have any adverse impact on the character of the area.

10.The roof lights hereby approved shall be installed to be flush fitting with the roof plane.

Reason - For the avoidance of doubt and to preserve the character and appearance of the locality and special interest of the Protected Building.

Expiry Date: This permission will cease to have effect on 11/05/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the snug, hall, bedroom and bedroo/study to the northern end of hte building to be used as an integral part of and incidental to the principal dwelling presently known as Les Blanchés. It does not

permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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/2022/0364
Property Ref: J017530000
Valid date: 03/02/2022
Location: Les Blanches La Route De Blanches St. Martin Guernsey
GY4 6AE
Proposal: Erect single storey extension, install rooflights to east (rear) elevation, install rooflight to west (front) elevation, install 1st floor gable window to north (side) elevation, fenestration and internal alterations. Create new pedestrian gated access to north boundary. (Protected Building).
Applicant: Mr C Ash

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. The existing roof tiles shall be set aside during the construction works and the existing tiles used where possible for the replacement roof hereby approved. Where it is not possible to reuse the tiles that have been removed or where replacement tiles are required, a sample tile should be submitted to and approved in writing for use by the Authority before any new tiles are brought to site or used in the development. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development in order to preserve the character, appearance and special interest of the Protected Building.

5. No metal cladding to be used on the exterior of the extension hereby approved shall be placed on the site until such time as samples of that cladding have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - In order to preserve the setting and special interest of the Protected Building.

6. Prior to the commencement of any work in connection therewith, joinery and construction details (1:20 elevations and 1:5 sections) of the windows and doors in the snug, hallway and bedroom/study have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the works do not detract from the special interest of the Protected Building.

7. The stone to be used in the construction of the new works to raise the ridge of the northern end of Les Blanches shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - To preserve the character and appearance of the locality and the special interest of the Protected Building.

8. Prior to the commencement of any work in connection therewith, details of the new areas of hardstanding (incorporating permeable paving) have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the works undertaken respect the setting of the Protected Building and provide a sustainable form of development.

9. Prior to the commencement of any work in connection therewith details of the extent and method of re-pointing of the existing stone shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed works. This condition is imposed to make sure that the works preserve the special interest of the Protected Building and does not have any adverse impact on the character of the area.

10. The roof lights hereby approved shall be installed to be flush fitting with the roof plane.

Reason - For the avoidance of doubt and to preserve the character and appearance of the locality and special interest of the Protected Building.

INFORMATIVES

For the avoidance of doubt, this decision permits the snug, hall, bedroom and bedroo/study to the northern end of hte building to be used as an integral part of and incidental to the principal dwelling presently known as Les Blanches. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

Les Blanches, La Route des Blanches is a detached, two-storey dwelling with accommodation in the roofspace. The property has a turrelle and glazed link extension to the rear. To the side is a subservient extension proposed to serve as a snug, entrance hall with staircase WC/utility at ground floor and with two bedrooms and a shower room above.

The application relates to the erection of a single-storey pitched roof extension to the rear of the subservient side extension to house a kitchen and dining room. Rooflights and a gable window are proposed in the side extension to serve the proposed first floor accommodation in the roofspace. Replacement windows are proposed to the extension to the west along with replacement rainwater goods. Excavation works are proposed around the site for access to the subservient extension to the west and the granite wall to the north boundary is to be increased

in height in connection with the proposed extension and a new gated pedestrian access formed.

The site is located Outside of the Centres as designated in the Island Development Plan. Les Blanches is a Protected Building.

Relevant History:

FULL/2017/2802 - Repair and re-slate roof, demolish and rebuild two chimney stacks, lead the parapet walls, replace guttering, install four rooflights (east elevation), replacement windows (rear and side elevations) and dormers, and internal alterations. (Protected Building) - granted

Pre-application advice was sought in this case.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

Island Development Plan policies:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The extension to the rear of the dwelling has been designed to be contemporary in its design and appearance with a mix of granite and metal clad exterior and with large areas of glazing to offer views across the garden area. The extension represents a high standard of design that will respect the local built environment. A condition can be imposed relating to external materials such as matching materials, bonding and method of laying of the boundary wall/east elevation of the extension in order to preserve the setting of the Protected Building and the character and appearance of the locality. Such a condition would also relate to the proposed pedestrian access

which is considered to represent the reasonable aspiration of the property owner and will not have a detrimental impact on the local area or on residential amenity.

Given its position, with a footpath to the north, the extension will not result in overshadowing or loss of light or privacy to the occupiers of adjoining dwellings. The extension also offers future occupiers with more flexible and adaptable accommodation that can respond to the needs of occupiers over time. The extension itself is on a single level and is shown to offer a level threshold to the garden and back into the existing building. It is acknowledged that accessibility to and within the existing building is not step free and that some doorway openings are narrow however, the property is a Protected Building and the situation is existing and cannot be required to change.

Large rooflights are proposed to the front and rear of the one and a half-storey side extension that exists at Les Blanchés to provide light and ventilation to a bedroom and bathroom. As there are existing large rooflights in the existing dwelling the proposals will not substantially alter from the existing situation and will not result in undue harm to the fabric and special interest of the Protected Building. The rooflights will not substantially alter the potential for overlooking or loss of privacy to adjoining neighbours given existing windows to the front and rear of the dwelling and the distance separation to adjoining neighbours. A condition can be imposed on any permission requiring the rooflights to be fitted flush to the roofslope.

The proposed gable window to the north elevation will introduce a window in an elevation where none currently exist. The window has been designed to be sympathetic to the existing Protected Building and will not result in the undue loss of historic fabric. The bedroom/study window will not result in an unacceptable degree of overlooking to properties across the footpath to the north.

Although a bedroom served by rooflights only may not benefit from a high degree of outlook for future occupiers this will have less impact on the special interest of this Protected Building whilst considering the reasonable aspirations of the property owner. The arrangement proposed in this case is considered to satisfactorily consider the health and well-being of future occupiers.

Excavation work and new hardsurfacing is proposed around the building, offering a ramped access to the west extension and patio area with level threshold to the rear extension. These works will not have a detrimental impact on the character and appearance of the area nor the setting of the Protected Building. A planning condition can be imposed relating to the proposed hardstanding (permeable) to ensure that appropriate materials are chosen for the locality and building.

The replacement windows, replacement rainwater goods and internal alterations proposed are considered to preserve the Protected Building and represent a good standard of design that respects the local built environment. A condition can be imposed relating to the joinery and construction of the proposed windows.

An informative note should be placed on the permission confirming that the accommodation should be used ancillary to the main dwelling and not as a self-contained unit of residential accommodation.

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.

In view of the above, it is recommended permission is granted for the proposed development. As the submission does not include details of aspects of the proposed development it is reasonable and appropriate to impose planning conditions to ensure these details are agreed by the Planning Service prior to work being undertaken on site.

Recommendation:

Grant with Conditions



Date: 11 May 2022

