

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: Install 2 dormer windows to north (rear) roofslope (Protected Building).

LOCATION: La Vignette, 13 Mount Durand, St. Peter Port.

APPLICANT: Mr S Jarrold

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: 21/04/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/02/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Studio - 020/WD01A & WD08

Application Ref: FULL/2022/0454

Property Ref: A305490000

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, full details of the hereby approved flat roof dormer windows to the rear of the dwelling (north elevation), including elevations to a scale of 1:20 and sections to a scale of 1:5, shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 20/04/2025 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/2022/0454
Property Ref: A305490000
Valid date: 22/02/2022
Location: La Vignette 13 Mount Durand St. Peter Port Guernsey GY1 1EB
Proposal: Install 2 dormer windows to north (rear) roofslope (Protected Building).
Applicant: Mr S Jarrold

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.

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The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a 3-storey house with later 2-storey elements attached to the west, the whole of which is a protected building. The site is located on the north side of Mount Durand at the end of a terrace of similar buildings, all of which are protected. The Bouillonne Steps, a protected monument that link Mount Durand and Les Petites Fontaines, adjoin the site to the east.

The site is located within a Main Centre Inner Area and Conservation Area under the Island Development Plan.

Planning permission is sought to install two, flat roof dormer windows to the rear elevation of the property.

Relevant History:

FULL/2021/1513 - Install captains dormer and rooflights to south (front) elevation, install catslide dormer and rooflights to north (rear) elevation and install window at second floor level to east (side) gable and internal alterations (Protected Building) – November 2021

FULL/2021/1506 – Internal Alterations (Protected Building) – November 2021.

FULL/2021/0712 – Internal Alterations (Protected Building) – June 2021.

FULL/2020/1984 - Change of use from single dwelling house (use class 1) to house of multiple occupancy (use class 6) (Protected Building) – January 2021.

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 former permission included a large cat slide dormer to the rear elevation of the property, together with two roof-lights positioned either side of the dormer. When compared to the proposed scheme, the extent of works to the roof structure is considered to be more conservative and less impactful to the special interest of the building and therefore the principle of installing two, well-proportioned dormer windows is acceptable under policy.

Whilst some concerns are raised over the form of the dormer windows which is arguably less traditional compared to the other styles of dormers such as Captain's and catslide dormers, the degree of harm to the building is outweighed by the reasonable aspirations of the householder under the provisions of Policy GP5, particularly as the dormers are modest in terms of their size.

Although, full details of the UPVc dormer windows are to be agreed by condition, the principle of UPVc windows has already been established as part of a former permission (FULL/2021/1513).

The installation of flat roof dormers within the wider area is common and therefore will not detract from the character and appearance of the Conservation Area (Policy GP4).

Neighbour amenity will not be adversely affected.

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: 13/04/22