

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 rooflight to west (rear) elevation, install first floor windows to east (front) elevation, internal and fenestration alterations. (Protected Building).

LOCATION: Les Caches, Rue Des Caches, St. Pierre Du Bois.

APPLICANT: Mrs A Willment

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: 26/07/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/04/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions: 1427-WD-01, -02A, -03, -04A, -05, -06, -07, -08 & -09.
Application Ref: FULL/2022/0595
Property Ref: F012710000

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 the removal of the existing windows and doors, details of the design, materials of construction and finish of all new windows and doors, to scale of 1:20 with sections at 1:5, have been 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 and the special interest of the protected building.

5.Prior to the commencement of construction of the extension, details of the means by which the new structure would be attached to the existing 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 work. This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

6.Notwithstanding the notations on Drawing No 1427-WD-09, prior to any works to the roof, other than investigatory works, full details of the extent of works required to the roof covering and associated structure, shall be submitted to and agreed in writing by the Authority. All works shall be undertaken 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

7. Notwithstanding the notations on Drawing No 1427-WD-09, prior to any works to the existing dormer windows, other than investigatory works, full details of the extent of works required to those dormers, including replacement of timbers, leadwork, roof covering, slating battens and rafters, shall be submitted to and agreed in writing by the Authority. All works shall be undertaken 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

8. Notwithstanding the notations on Drawing No 1427-WD-09, prior to any works to the first floor structure, full details of the extent of works required to the floor joists and details of the proposed replacement boarding shall be submitted to and agreed in writing by the Authority. All works shall be undertaken in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed work. This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

9. Notwithstanding the notations on Drawing No 1427-WD-09, prior to any works to the existing eaves partitions, other than investigatory works, full details of the extent of works required to those partitions and the associated structure shall be submitted to and agreed in writing by the Authority. All works shall be undertaken 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

10. Prior to installation, specifications of any proposed vents and extractors to be installed in the walls, eaves and ridge shall be submitted for the written agreement of 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

11. Prior to installation, specifications of the proposed paving for the patio shall be submitted for the written agreement of 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

12. Any replacement fascias, soffits or rainwater goods shall match the existing unless otherwise agreed in writing by the Authority.

Reason - To make sure that the works are carried out in a way which retains the character of the existing building.

13. The roof lights hereby approved shall be fitted flush with the roofslope in which they are installed.

Reason - For the avoidance of doubt and to secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 25/07/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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 Les Caches.

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/2022/0595
Property Ref: F012710000
Valid date: 06/04/2022
Location: Les Caches Rue Des Caches St. Pierre Du Bois Guernsey GY7 9SG
Proposal: Erect single storey extension, install rooflight to west (rear) elevation, install first floor windows to east (front) elevation, internal and fenestration alterations. (Protected Building).

Applicant: Mrs A Willment

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. Prior to the removal of the existing windows and doors, details of the design, materials of construction and finish of all new windows and doors, to scale of 1:20 with sections at 1:5, have been 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 and the special interest of the protected building.

5. Prior to the commencement of construction of the extension, details of the means by which the new structure would be attached to the existing 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 work. This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

6. Notwithstanding the notations on Drawing No 1427-WD-09, prior to any works to the roof, other than investigatory works, full details of the extent of works required to the roof covering and associated structure, shall be submitted to and agreed in writing by the Authority. All works shall be undertaken 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

7. Notwithstanding the notations on Drawing No 1427-WD-09, prior to any works to the existing dormer windows, other than investigatory works, full details of the extent of works required to those dormers, including replacement of timbers, leadwork, roof covering, slating battens and rafters, shall be submitted to and agreed in writing by the Authority. All works shall be undertaken 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

8. Notwithstanding the notations on Drawing No 1427-WD-09, prior to any works to the first floor structure, full details of the extent of works required to the floor joists and details of the proposed replacement boarding shall be submitted to and agreed in writing by the Authority. All works shall be undertaken in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed work. This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

9. Notwithstanding the notations on Drawing No 1427-WD-09, prior to any works to the existing eaves partitions, other than investigatory works, full details of the extent of works required to those partitions and the associated structure shall be submitted to and agreed in writing by the Authority. All works shall be undertaken 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

10. Prior to installation, specifications of any proposed vents and extractors to be installed in the walls, eaves and ridge shall be submitted for the written agreement of 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

11. Prior to installation, specifications of the proposed paving for the patio shall be submitted for the written agreement of 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 building is of satisfactory design and does not have any adverse impact on the special interest of the protected building.

12. Any replacement fascias, soffits or rainwater goods shall match the existing unless otherwise agreed in writing by the Authority.

Reason - To make sure that the works are carried out in a way which retains the character of the existing building.

13. The roof lights hereby approved shall be fitted flush with the roofslope in which they are installed.

Reason - For the avoidance of doubt and to secure the satisfactory appearance of the completed development.

INFORMATIVES

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 Les Caches.

OFFICER'S REPORT

Brief Description of the site:

Les Caches comprises a traditional building group, with farmhouse and walled garden, and associated barns and outbuildings. The building group is located within the domestic curtilage in the centre of the site, with the land to the north, east and south of the property classified as agricultural. The site is accessed from Rue des Caches to the east.

The whole of Les Caches house is protected together with several barns and outbuildings. The free-standing greenhouse is not protected. Research suggests that the buildings have their origins in c.1450 with phases of development c.1500 and during the 18th and 19th centuries (McCormack, 2015 – building reference 237).

The site is bounded by the Route de Plaisance along part of the north boundary, and a residential property for the remainder. To the south and east the site is separated from fields by Rue des Caches and Rue des Rondiaux. There are residential properties located to the south-east of the site. The site is bounded by fields to the west.

The site is located to the south of the St Peters Local Centre, with the north-east corner of the site falling within the Local Centre designation, and being identified as Important Open Land. The majority of the property, including the buildings and associated domestic curtilage, however falls Outside of the Centres.

This application relates to the Coach House accommodation, projecting to the south of the main house. Alterations were undertaken to that accommodation in the 1980s, including the addition of a link to the main house and the addition of chimneys.

Permission is sought under this application to undertake the following works to the Coach House:

- Construct monopitch extension across west elevation, forming enlarged kitchen, dining, wet room and WC;
- Open up apertures to west wall at ground floor level and install bifold doors;
- Replace uPVC windows and door with timber;
- Remove existing window to east elevation, enlarge aperture and install doors;
- Install two new windows at first floor level to east elevation of link;
- Install new rooflight to west roofslope;
- Replace ground floor with insulated concrete floor;
- Replace first floor boards and inspect joists;
- Reopen door at first floor level in north gable;
- Alter partitions at first floor level;
- Remove chimney breast to south gable.

A Statement of Significance and a Statement of Need has been submitted in support of the application.

The application was initially deferred for further information in respect of the relationship of the proposed extension to the south gable parapet and large stone at the base of that gable, and for review of the configuration of glazing proposed to the south elevation of the extension. The number of vague notes on the plans was also raised, requiring either further justification or removal from the plans.

Revised plans have been submitted amending the design/providing clarification in respect of the extension. No alterations have been made to the notes.

Relevant History:

Various pending applications for work at this property.

Existing Use(s):

Residential Use Class 1

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

Policy GP13 of the Island Development Plan indicates that alterations and extensions to residential properties will be supported where there is no significant adverse impact on the amenities of adjoining properties; the design, scale, mass and form of development does not detract from the character of an open area; and there is no adverse effect on the special interest of a Conservation Area, Area of Biodiversity Importance, Protected Building or Protected Monument.

In this case, Policies GP8 and GP9, relating to Design and Sustainable Development, would also be relevant and the proposals must satisfy the terms of Policy GP5 of the Plan, and meet the statutory duties with regard to protected buildings.

Externally, the Coach House is of medium value. The interior is of low value. The value of elements of the building has been assessed against the magnitude of impact of the works to establish the effect of the development on the overall special interest of the protected building in accordance with BS 7913:2013.

The amended plans indicate that the parapet and stone to the south gable will not be altered by the proposed extension, and justification has been provided for the proposed window configuration. On balance, the proposed extension would be acceptable under GP5.

Application of sand:cement render/Vandex would seal damp into the walls and have an adverse effect contrary to the requirements of Policy GP5. However, the existing internal plaster is modern and it is ultimately for the agent/specialist to specify a system that will not result in problems with the building in the future. On balance, the statutory duty to secure the special interest of the protected building has been proportionately discharged and the vandex waterproofing system is acceptable as proposed.

The remaining works, including internal alterations, insertion of a rooflight, replacement of windows, opening up of archways, replacement of render with lime pointing and provision of paving, relate to modern elements of the building, or to those which have been substantially altered during previous phases of development,

and, as such, subject to conditions relating to the detailing of those elements, would comply with GP5.

There are many vague notes throughout the documents which relate to removal of defective timbers, eaves partitions, joists and roof structure and coverings (including slates and ridge tiles). On the construction notes, these relate to 13 rainwater goods; 24, 45, 53 & 54 dormer timbers and leadwork; 27 eaves partitions; 32 first floor joists; 44 roof, and; 47 fascias and soffits. The decision should be conditioned to require further information in respect of these works prior to the works being carried out on site.

The building group is set away from public view points and neighbouring properties, and the proposed works would have no impact on the character of the area or neighbour amenity.

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: 20/07/22