

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Erect extension at 1st floor level, alter conservatory roof to flat roof and alterations to fenestration to north (rear) elevation.

LOCATION: Le Cerisiers, Les Baissieres, St. Peter Port.

APPLICANT: Mr & Mrs Ruddy

I refer to the application referred to below received as valid on 15/03/2022 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 14/06/2022

Drawing Nos: Jason Hobbs Architectural Services - 6250/A/1

Application Ref: FULL/2022/0636

Property Ref: A209760000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. Due to the first floor extension's inappropriate design by virtue of its form, bulk, mass and detailing, compounded by its incongruous appearance with the traditional appearance of the pre-1900 property and visibility in the street scene, the proposed development is not considered to respect the rhythm and form of the surrounding built environment and visual amenity and therefore does not represent 'good' design for the purposes of Policy GP8. In addition, the introduction of an extension of this design could set an undesirable precedent for other similar sites within the surrounding area.

Consequently, the proposal is considered to have a significant detrimental effect on the character of the area and visual amenity which is sufficient to rebut the flexibility afforded to householders so that reasonable development aspirations can be met (Policy GP13) and would be contrary to Island Development Plan Policies GP8 and GP13.

OTHER REMARKS:-**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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2022/0636
Property Ref: A209760000
Valid date: 15/03/2022
Location: Le Cerisiers Les Baissieres St. Peter Port Guernsey GY1 2UE
Proposal: Erect extension at 1st floor level, alter conservatory roof to flat roof and alterations to fenestration to north (rear) elevation.
Applicant: Mr & Mrs Ruddy

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. Due to the first floor extension's inappropriate design by virtue of its form, bulk, mass and detailing, compounded by its incongruous appearance with the traditional appearance of the pre-1900 property and visibility in the street scene, the proposed development is not considered to respect the rhythm and form of the surrounding built environment and visual amenity and therefore does not represent 'good' design for the purposes of Policy GP8. In addition, the introduction of an extension of this design could set an undesirable precedent for other similar sites within the surrounding area.

Consequently, the proposal is considered to have a significant detrimental effect on the character of the area and visual amenity which is sufficient to rebut the flexibility afforded to householders so that reasonable development aspirations can be met (Policy GP13) and would be contrary to Island Development Plan Policies GP8 and GP13.

OFFICER'S REPORT

Site Description:

The property comprises a traditional, pre-1900 dwelling which is located north of Les Baissieres. The property is located Outside of the Centres as designated in the Island Development Plan Proposals Map.

The surrounding area is predominantly residential in character. The main vehicle access is sited in the south-west corner of the site and the main dwelling has a glazed link to the rear connecting the rear wing. The Guernsey style cottage features an attractive façade which is highly visible in the street scene.

Planning permission was approved in 2009 and 2010 respectively to extend the dwelling at first floor level. The previous permission in 2010 included a double pile roof and a flat roof element linking the pitched roofs.

Relevant History:

FULL/2010/0068	Extend and alter dwelling	Granted
PAPP/2009/0408	Permission in Principle for Extension and alterations (options 1 & 2)	Granted
PAPP/2009/0409	Permission in Principle for Extension and alterations (options 1 & 2)	Granted

Existing Use(s):

Residential

Brief Description of Development:

Planning permission is sought to erect a flat roof extension at first floor level, alter a conservatory roof to flat roof and make alterations to the fenestration to north (rear) elevation. The extension will be finished in cladding (material not specified).

The first floor extension will serve two dressing rooms and two en-suites.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Representations:

None.

Consultations:

None.

Summary of Issues:

- Whether the design, scale, mass, siting, form and materials of the development is acceptable.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.
- 3 - General material considerations set out in the General Provisions Ordinance.
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The application site comprises a traditional Guernsey style cottage which makes a positive contribution to the character and appearance of the surrounding area.

Traditional dwellings are typically sensitive to certain types of development. Inappropriate design by virtue of the proposed extension's mass, bulk, detailing and materiality, exacerbated by its disproportionate size compared to the surface area of the rear roof slope and its original roof form, can adversely affect the rhythm and form of the surrounding built environment.

Given that the side profile of the dwelling is visible in the street scene, the mass and bulk of the extension would not relate well to the traditional property, nor the surrounding character and appearance of the locality. The incorporation of cladding is only likely to exacerbate the prominence of the extension when 'read' against the original building. The proposal is of an unacceptably poor standard of design and would be likely to set a highly undesirable precedent.

For the purposes of planning policy, the proposal is considered to have a significant detrimental effect on the character of the area and visual amenity which is sufficient to rebut the flexibility afforded to householders so that reasonable development aspirations can be met (Policy GP13) and would be contrary to Island Development Plan Policies GP8 and GP13.

For the reasons set out above, it is recommended that planning permission is refused.

Date: 14/06/2022