

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: Demolish extensions, extend and alter at ground and first floor levels, demolish and rebuild chimney and internal and fenestration alterations. Erect detached garage to east boundary and landscaping and lay cobbled driveway (Protected Building).

LOCATION: Les Galliennes, Route Des Talbots, St. Andrew.

APPLICANT: Mr & Mrs D Etasse

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: 14/12/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/03/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7548-01 B1A, B2A, B3B, B4A, B5B & B6A
Design Statement and Sustainability Report

Application Ref: FULL/2022/0786

Property Ref: K002840000

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 commencement of demolition work to either the west wing or southern extension as hereby approved, a specification of demolition shall be submitted to and approved in writing by the Authority. This specification should demonstrate that the existing structure of the entrance hall will be retained in situ. The demolition work shall thereafter be undertaken only in accordance with the approved document.

Reason - To ensure that the demolition work would not prejudice the retention of the remaining parts of the protected building.

5.Prior to the installation of any new windows and doors within the existing building and to the extended north facade, details of the design, materials of construction and finish of those windows and doors, to scale of 1:20 with sections at 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 and to protect the special interest of the protected building.

6.Prior to any works commencing on the C16th/17th window (identified as W7 on the approved drawings), a specification of the work required and details of the secondary glazing, to a scale of 1:20 with sections at 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 and to protect the special interest of the protected building.

7. Prior to the removal of any external lintels, a schedule of those to be removed and details of the proposed replacement lintels 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 and to protect the special interest of the protected building.

8. Prior to the commencement of any works to external render, a specification of the works to be undertaken 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 and to protect the special interest of the protected building.

9. Prior to the removal of the existing chimney to the retained building, a measured survey of that chimney shall be undertaken and the replacement chimney shall be constructed to match, using the same design, materials and means of construction as the existing. The existing chimney pots shall be reused or justification for replacement and details of any new pots shall be submitted to and agreed in writing by the Authority prior to the installation of those pots. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building.

10. Prior to removal of the tongue and groove boarding within the ground floor entrance hall, a specification for the removal, storage and reinstatement of that boarding 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 and to protect the special interest of the protected building.

11. No materials to be used on the exterior of the buildings shall be placed on the site until such time as details of those materials have been submitted to the Authority. 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 and to protect the special interest of the protected building.

12. Prior to the commencement of works on the flat roof extension hereby approved, precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, shall be submitted to and agreed in writing by the Authority. No occupation of the new extension shall begin until the 'green roof' has been completed

in accordance with the agreed details and the agreed roof shall thereafter be maintained in accordance with the agreed management and maintenance plan.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its provision and satisfactory maintenance is essential to secure the satisfactory appearance of the completed development.

13.No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas and the finish to the sides of the driveway;
- ii) full details of the retaining structure proposed to the roadside boundary;
- iii) full details of tree and hedge planting;
- iv) planting schedules, noting the species, sizes, numbers and densities of plants; and
- v) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

14.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

15.No development, excluding demolition and site works, shall begin until full details of the heat pumps and vehicle charge points, together with any areas of permeable surfacing, shall be submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until these elements and all other sustainable design features set out in the Design Statement and Sustainability Report have been installed/completed/made operational.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

Expiry Date: This permission will cease to have effect on 13/12/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this permission does not confer any consent for any works located outside of the domestic curtilage. Any such works, including the construction of new earthbanks, raised vegetable patches, paths, bridges and ponds, would fall to be considered under a separate application for planning permission.

For the avoidance of doubt, this decision permits the proposed outbuilding to the south of the dwelling to be used only for purposes incidental to the enjoyment of the dwelling house. Any use in connection with a trade or business would require a separate grant of planning permission.

Should any items of archaeological interest be uncovered during the course of works it is requested that the States Archaeologist, Culture & Heritage Service be informed. The Archaeology team can be contacted on 01481 709738 , 01481 709739 or mobiles 07781 102219 or 07781 131061.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their provisions. The existing buildings and trees may be used by bats or other wildlife for roosting and nesting. We recommend that the site is inspected accordingly prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or by emailing info@societe.org.gg

Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore encouraged that external lighting be avoided or kept to a minimum as much as possible.

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/2022/0786
Property Ref: K002840000
Valid date: 29/03/2022
Location: Les Galliennes Route Des Talbots St. Andrew Guernsey GY6 8SQ
Proposal: Demolish extensions, extend and alter at ground and first floor levels, demolish and rebuild chimney and internal and fenestration alterations. Erect detached garage to east boundary and landscaping and lay cobbled driveway (Protected Building).
Applicant: Mr & Mrs D Etasse

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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Reason - To ensure that the demolition work would not prejudice the retention of the remaining parts of the protected building.

5. Prior to the installation of any new windows and doors within the existing building and to the extended north facade, details of the design, materials of construction and finish of those windows and doors, to scale of 1:20 with sections at 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.

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7. Prior to the removal of any external lintels, a schedule of those to be removed and details of the proposed replacement lintels shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

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8. Prior to the commencement of any works to external render, a specification of the works to be undertaken shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

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9. Prior to the removal of the existing chimney to the retained building, a measured survey of that chimney shall be undertaken and the replacement chimney shall be constructed to match, using the same design, materials and means of construction as the existing. The existing chimney pots shall be reused or justification for replacement and details of any new pots shall be submitted to and agreed in writing by the Authority prior to the installation of those pots. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building.

10. Prior to removal of the tongue and groove boarding within the ground floor entrance hall, a specification for the removal, storage and reinstatement of that boarding shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

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Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its provision and satisfactory maintenance is essential to secure the satisfactory appearance of the completed development.

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Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

INFORMATIVES

For the avoidance of doubt, this permission does not confer any consent for any works located outside of the domestic curtilage. Any such works, including the construction of new earthbanks, raised vegetable patches, paths, bridges and ponds, would fall to be considered under a separate application for planning permission.

For the avoidance of doubt, this decision permits the proposed outbuilding to the south of the dwelling to be used only for purposes incidental to the enjoyment of the dwelling house. Any use in connection with a trade or business would require a separate grant of planning permission.

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OFFICER'S REPORT

Site Description:

The application site comprises an area of c2.8 acres, located to the south-west of Route des Talbots and running c200m along that road from the junction with L'Ecluse to the south-east. The site includes a house and enclosed barn dating from before 1787, both arranged gable-on to the Route des Talbots. Previously ancillary outbuildings were located to the south of the house, however these have been demolished under a separate consent. The land to the south and south-west of the house was formerly under glass, however these have been cleared.

The site formerly included a 19th century open sided barn to the north of the buildings identified above, a smaller outbuilding located to the north of the enclosed barn and a former mill building located adjacent to Rue des Roquettes to the north. Those buildings are however now under separate ownership, and permission has been granted for the conversion of the barn to residential use.

The recognised domestic curtilage of the property is extremely limited, running along the north elevation of the enclosed barn, including the small formal garden to the south-west of the house and the outbuildings and yard to the south-east of the house. The vehicular gateway and associated driveway to the north of the barn provide access to the house, agricultural buildings and the horticultural/agricultural land and, as a shared facility, has not been included within the recognised domestic curtilage. As part of the permission granted for conversion of the open sided barn, that access is however to be closed and a new access formed to serve both properties. Alternatively, there is also an extant permission to extend the domestic curtilage and create vehicular access to the site to the south of the house. Works have commenced on the implementation of that permission.

The whole of the house and enclosed barn, together with the roadside wall adjacent to those structures, is protected.

The site is located Outside of the Centres, within an Agriculture Priority Area, in the Island Development Plan.

Relevant History:

15/10/20 FULL/2020/1273 Permission for change of use of agricultural land to domestic garden and create new vehicular access and parking area

23/12/21 FULL/2021/0031 Permission for conversion of barn into a dwelling, demolish outbuilding, alterations to wing, change of use of land to domestic, create new vehicular access and close existing access. (Revised scheme).

Existing Use(s):

Residential Use Class 1
Agricultural Use Class 28

Brief Description of Development:

Permission was initially sought to undertake the following works in relation to the house:

- Demolish west wing of house;
- Construct new L-shaped extension projecting to west (two storey, pitched roof, part render and slate, part cedar clad and zinc standing seam roof) and south (single storey, green roof, black timber cladding) and form associated terraces;
- Replace existing extension to south of eastern end of house;
- Alterations to house:
 - Ground floor:
 - Replace partition between entrance hall and living area;
 - Replace joists within living area as required;
 - Replace fireplace in living area;
 - Open up north elevation of barn (east of house) and install glazing and cladding, replace southern wall of barn;
 - First floor:
 - Install new partitions;
 - Install rooflights to barn (east of house);
 - Roof structure to be replaced as required, new roof covering of natural slate;
 - Reconstruct chimney;
 - Replace all windows with timber double glazed units;
 - Replace timber treads with stone and replace roof structure to tourelle;

- Floor boards to be replaced, joists to be replaced as required;
- Existing concrete floor to be replaced;
- Form courtyard to south of house;
- Alter the approved driveway to the south of the house and construct detached oak framed outbuilding with pantile roof, forming plant room/store, garage and office with lean-to log store.

In support of the application the following documents have been provided:

- Design Statement and Sustainability Report
- Heritage assessment
- Statement of Significance with appended Structural & Conditions Report

Further information was provided 16/06/22 from Dorey Lyle & Ashman Consulting Engineers providing details of ground investigations at the site.

Following deferral the following amendments were made to the submitted plans 31/08/22:

- Further details of windows, doors and lintels;
- Alteration to the construction of the tourelle roof, retaining existing timbers;
- Omission of works to Fireplace 4 and adjoining south wall;
- Alterations to primary roof material;
- Further details of main chimney;
- Clarification of works to fireplaces and floor structures and floorboards;
- Retention of primary roof structure;
- Repositioning of the garage building to enable planting between the building and the road.

Final amendments were received 03/10/22, including:

- Retention of C16-17 window;
- Retention of Room 12 ceiling structure, with localised repairs and provision of a loft hatch above the adjacent landing;
- Inclusion of an earthbank to define southern edge of curtilage.

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

GP5 Protected Buildings
 GP7 Archaeological Remains
 GP8 Design
 GP9 Sustainable Development
 GP13 Householder Development

Representations:

One letter of representation raising the following points:

- No details of landscaping provided;
- Checks should be made for bats and breeding birds in accordance with the Strategy for Nature;
- Suggest provision made for Swallows, Barn Owls, etc to nest.

La Societe Guernseisiaise comment as follows:

In respect of this application, we would like to highlight that buildings of this type can be used by roosting bats and other wildlife. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby.

We would request that the buildings be inspected for current or recent use by bats by a suitably qualified person prior to any building works. We would also recommend that any trees to be felled be similarly inspected. This would reduce the risk of disturbing or destroying animals which are protected under the Animal Welfare Ordinance 2012. It would also be beneficial to include suitable measures to support roosting bats and nesting birds within the development proposal.

We would request that, if this application is approved, an informative note be added to the Information Sheet as follows -

‘Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their provisions. The existing buildings and trees may be used by bats or other wildlife for roosting and nesting. We recommend that the site is inspected accordingly prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiale for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or by emailing info@societe.org.gg

We would also highlight the environmental impact of light pollution on many types of wildlife such as birds, bats and insects. Such pollution can be particularly problematic when introduced into a landscape such as this one, where existing sources of artificial light are relatively sparse. This part of the island has recently been shown to support a number of bat species.

We would ask that the Planning Service consider this aspect in relation to the application. We would further request that, if this application is approved, an informative note be added to the Information Sheet as follows:

‘Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore

requested that external lighting be avoided or kept to a minimum as much as possible’.

Consultations:

States Archaeologist comments as follows:

I would be grateful if you could place an informative notice on this application to the effect that the States Archaeologist should be informed if anything of interest is uncovered in the development of this site, in particular the area beneath the Victorian wing (due to be demolished) and the proposed extension to its south.

Summary of Issues:

Impact on the special interest of the protected building;
Impact on the character of the area.

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 extensions and alterations proposed under this application would be located within the extended curtilage as approved under FULL/2020/1273.

Impact on the special interest of the protected building

The submitted information satisfactorily demonstrates that both the Victorian (west) wing and the kitchen extension to the south of the main building are structurally unsound and technically incapable of repair. Demolition of these elements is therefore permissible under Policy GP5 and meets the statutory requirements in respect of protected buildings.

Generally the proposed scheme and approach to the development is positive, and the proposed placement and scale of the extensions are well designed and sustain the overall special interest of the protected building. It is however recommended that the following elements are subject to further conditions to ensure the detailed design and implementation of the development is appropriate:

- Provision of a demolition specification, specifically demonstrating that the structure of the entrance hall will be retained in situ;
- Large scale details of all new windows and doors within the existing building and to the extended north façade;

- Large scale details of the works proposed to the retained C16-17 window (W7), including secondary glazing;
- Identification of external timber lintels to be replaced, including details of replacements. These lintels are important and should be retained where possible, and replaced on a like-for-like basis where necessary;
- Details/specification of works to external render;
- Chimney to be reconstructed on a like-for-like basis (materials and detailing) and pots to be reused where possible;
- Details of all materials to be used in the development, including construction of green roof and areas of hardsurfacing;
- Specification detailing reinstatement of tongue and groove boarding within ground floor entrance hall.

Impact on the character of the area

As noted above, the dwellinghouse which forms the subject of this application is set gable-on to the adjacent road. The road is elevated above the site level, however views into the site are available over the low roadside wall and through the new vehicle access to the south of the dwelling.

As set out above, the proposed alterations to the main dwelling are appropriate and maintain the special interest of that building, whilst the new extensions, though substantial in scale, are positioned and designed to ensure no adverse impacts on the character of the area. Given the change in levels between the site and the road, the use of a sedum or similar roof would be particularly effective in mitigating visual impacts, and full details of the roof construction and a requirement for implementation should be required by condition.

The proposed garage building is appropriately positioned and designed as an ancillary outbuilding and, although prominently located along the roadside, would be set below the level of the road and, following deferral, has been positioned to allow planting along the roadside boundary. Provided the roadside planting is of appropriate species and the retaining structure to the roadside is of an acceptable design, matters which can be controlled by condition, the structure would not have any adverse impacts on the character of the area. It should however be noted that the garage structure can only be used for purposes ancillary to the residential use of the main dwelling.

The extent of curtilage proposed, access and parking area match those approved under FULL/2020/1273, or by minor amendment to that decision. That decision included the following conditions which should be reiterated in this case, given the nature of the works now proposed and the extent of site clearance which has occurred:

- Finish to the sides of the driveway;
- Installation of earthbank along the southern boundary of the curtilage prior to the land being brought into domestic use;

- Requirement for and implementation of a landscaping scheme.

It is however noted that the landscaping considered under this application relates only to that located within the domestic curtilage. Whilst it is noted that significant vegetation clearance has occurred over the wider site, and it would be encouraged that appropriate planting is undertaken to replace that vegetation, that land does not fall within the scope of the current application and it would not be reasonable to require planting on it as a condition of the current application. As that land does not form part of the current application site, works shown on that land on the submitted landscape plan would not form part of any consent issued, and would have to be subject to a separate application for planning permission, including new earthbanks, raised vegetable patches, paths, bridges and ponds falling outside of the curtilage.

There is no need to reiterate Condition 8 of the previous permission (relating to the making good of the new access) as this would be controlled under the previous permission. It is noted that works have commenced on site and this condition has not been discharged however this will be addressed separately. Condition 9 relates to the relocation of the pump and trough, which is to some extent covered by the current application, however further details would be required by condition of the current decision.

Other considerations

The site is set away from residential properties and would therefore have no impact on nearby residential amenity. The approved barn conversion to the north would be set on the far side of the enclosed barn, away from the proposed areas of work, and would not be impacted upon by the proposals.

The scheme would result in a high level of residential amenity, and would provide generally accessible and adaptable accommodation to cater to changing needs of the occupiers.

The Sustainability Report submitted in support of the application addresses the requirements of Policy GP9 and, in particular, refers to the incorporation of heat pumps and electric vehicle charging points. These elements can be controlled by condition to ensure the completed development incorporates the indicated sustainability features.

Conclusion

Overall, subject to condition relating to the detailed design of elements of the proposals, the amended proposals accord with the purpose of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 12/12/22

