

**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 existing ground floor walls to rear elevation and 1st floor south elevation, alter fenestration to ground floor rear elevation and extend 1st floor to rear elevation and erect gate to front (east) boundary (Protected Building).

**LOCATION:** La Carriere, Croute Becrel, Vale.

**APPLICANT:** Mr & Mrs Gibbons

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:** 24/11/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/06/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** DLM Architects - 1184/9, 10, 11, 12, 13, 14 & 15

**Application Ref:** FULL/2022/1341

**Property Ref:** C015470000

**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.

**Expiry Date: This permission will cease to have effect on 23/11/2025 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](http://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](mailto: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/2022/1341  
**Property Ref:** C015470000  
**Valid date:** 24/06/2022  
**Location:** La Carriere Croute Becrel Vale Guernsey GY3 5HY  
**Proposal:** Demolish existing ground floor walls to rear elevation and 1st floor south elevation, alter fenestration to ground floor rear elevation and extend 1st floor to rear elevation and erect gate to front (east) boundary (Protected Building).

**Applicant:** Mr & Mrs Gibbons

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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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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.

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## OFFICER'S REPORT

### Brief Description of the site:

The property known as 'La Carriere' is a pre-1900's one and a half storey dwelling which is set back from and faces southeast onto Croute Becrel. To the northeast is a detached neighbouring property, to the northwest is a reservoir to the southwest is an old vinery and to the southeast across the road is another reservoir. The property is located Outside of the Centres and is within a Conservation Area as defined in the Island Development Plan. The property is a Protected Building.

### Relevant History:

There is no relevant history pertaining to this application.

### Existing Use(s):

Residential use class 1: dwelling house.

### Assessment: *(Tick as appropriate)*

|                     |                                     |
|---------------------|-------------------------------------|
| no representation   | <input checked="" type="checkbox"/> |
| accords with policy | <input checked="" type="checkbox"/> |
| within curtilage    | <input checked="" type="checkbox"/> |
| design acceptable   | <input checked="" type="checkbox"/> |

|                              |                                     |
|------------------------------|-------------------------------------|
| visual amenity acceptable    | <input checked="" type="checkbox"/> |
| no material neighbour impact | <input checked="" type="checkbox"/> |
| traffic not affected         | <input checked="" type="checkbox"/> |

### Policies considered most relevant:

GP4: Conservation Areas  
GP5: Protected Buildings  
GP8: Design  
GP9: Sustainable Development  
GP13: Householder Development

### Conclusion/Brief comment:

This application is to alter and reconfigure the rear extension and northwest elevation of the property and some alterations to the existing garage/outbuilding and erect a gate to the entrance.

The rear of the house was extended in the early 1990's with a rear facing gable and a new dormer. In reality not much of the rear roof slope would have been left. The rear extension is typical 1990's with rendered finish and uPVC windows. The rear of the main house has also been changed with uPVC patio doors.

In terms of what is special about the building it is judged that the rear has generally low or negligible special interest. The demolitions at the rear of the house are in fabric that has already been altered or added in the 1990's and is of generally low special interest.

The proposed box dormer is quite large but in terms of conserving the fabric of the Protected Building which is of special interest (in simple terms the front half of the house) it's actually quite clever in that it is within the newer parts of the house that are less significant and more capable of change. The proposed changes are designed in a way that is reasonably well proportioned and detailed in a contemporary way which will make a counterpoint to the design of the existing building, which is a reasonable approach to conservation.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The extension will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

Due to its siting to the rear of the property the extension will not form a prominent feature in public views. The scale and massing of the new rear extension is not considered to have a detrimental effect on the special character and amenity of the surrounding conservation area, it will not have any detrimental impacts on the special interest of the protected building, nor will it have any adverse effects on any of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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:** 24/11/2022