

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 chimney, raise height of flat roof at first floor level, erect single storey extension to north (rear) and east (side) elevation, install external insulating render system and fenestration and internal alterations (Protected Building).

LOCATION: Vidcocq Cottage, La Bailloterie Lane, Vale.

APPLICANT: Mrs T Sneddon

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: 20/03/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/07/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3063 DR-001, 100, 101A, 200B, 201B

Application Ref: FULL/2022/1388

Property Ref: C015690000

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.Notwithstanding the details shown on the approved plans, prior to the removal of any of the windows, a window survey that determines the condition of each window and details the full extent/specification of any required repairs shall be submitted to and approved in writing by the Authority. Only those windows deemed to be required to be removed as part of the window survey shall be removed and repaired in accordance with the approved details all other windows shall be repaired in situ.

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

Expiry Date: This permission will cease to have effect on 19/03/2026 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/2022/1388
Property Ref: C015690000
Valid date: 18/07/2022
Location: Vidcocq Cottage La Bailloterie Lane Vale Guernsey GY3 5HA
Proposal: Demolish chimney, raise height of flat roof at first floor level, erect single storey extension to north (rear) and east (side) elevation, install external insulating render system and fenestration and internal alterations (Protected Building).

Applicant: Mrs T Sneddon

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. Notwithstanding the details shown on the approved plans, prior to the removal of any of the windows, a window survey that determines the condition of each window and details the full extent/specification of any required repairs shall be submitted to and approved in writing by the Authority. Only those windows deemed to be required to be removed as part of the window survey shall be removed and repaired in accordance with the approved details all other windows shall be repaired in situ.

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

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Vidcocq Cottage' is a small traditional rural one and a half storey cottage which is a Protected Building. La Bailloterie Lane runs along the western boundary, with the west elevation of the west wing directly on the boundary. There are other residential neighbours to the east, south and across the road to the west, and a vinery to the north. The closest neighbour is approx. 45m away. The property is located Outside of the Centres as defined in the Island Development Plan.

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

☒

accords with policy

☒

within curtilage

☒

design acceptable

☒

visual amenity acceptable

☒

no material neighbour impact

☒

traffic not affected

☒

Policies considered most relevant:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

This application is to demolish the chimney, raise the height of the flat roof at first floor level, erect a single storey extension to the rear and side elevations. Install an external insulating render system, replace some windows and some internal alterations.

Initially the application was deferred because the rear two storey extension was considered awkward and one of the historic chimneys was to be removed without justification. Some of the existing windows were proposed to be replaced rather than be repaired and restored.

Although a two storey extension exists to the rear, and its removal is considered acceptable, the replacement extension needs to take the original main dwelling into consideration with careful detailing. The two chimneys on the west elevation form part of the special interest of the protected building and need to be retained. The main dwellings windows are original and need to be retained and restored.

Amended drawings were subsequently submitted preserving the existing chimney, the two storey extension has been altered to reduce the mass and the detailing has been considered where the new meets the existing. The existing windows are now to be retained and repaired rather than replaced, however, there is still not a definite specification for the restoration of the original front façade windows, rather a letter was submitted outlining what may happen to the windows. The letter stated that the windows would all be removed and transported to a workshop before being surveyed.

It is very possible that not all of the windows will need to be removed, some of them may be able to be repaired on site, therefore a condition will be added to ensure that the state of the windows is assessed on site, in situ, to ascertain their actual condition before any are removed.

With that said, the proposals are now 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.

The scale and massing of the new amended extension is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact 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: 16/03/2023

