

**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 and rebuild chimneys, erect single storey flat roof extension and single storey pitched roof extension, install rooflights and dormer to north-west (rear) elevation, install rooflights to south-east (front) elevation and internal and fenestration alterations (Protected Building).

**LOCATION:** Holbrook, Rue Des Annevilles, Vale.

**APPLICANT:** Mr & Mrs R Le Page

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:** 19/04/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/10/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** CCD drawing no's: 3696 PL-01A, PL-02B, PL-03B & PL-04A

**Application Ref:** FULL/2022/1519

**Property Ref:** C02173A000

**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 removal of the existing, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement doors and windows shall be submitted for the written agreement of the Authority.

Reason - to preserve the special interest of the protected building and to ensure that all new and replacement doors and windows are appropriate for a building of this age.

5.Prior to the timber cladding being brought on site, full details of that cladding shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To ensure the cladding material is acceptable.

6.All new and replacement rooflights shall be fitted flush with the roof plane in which they are installed.

Reason - to preserve the special interest of the protected building.

7. The re-pointing of the building shall be undertaken using a lime-based mortar.

Reason - to preserve the special interest of the protected building.

**Expiry Date: This permission will cease to have effect on 18/04/2026 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

All leadwork should be installed in accordance with Lead Sheet Association instructions to respect and preserve the special interest of the protected building.

**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/2022/1519  
**Property Ref:** C02173A000  
**Valid date:** 10/10/2022  
**Location:** Holbrook Rue Des Annevilles Vale Guernsey GY6 8LY  
**Proposal:** Demolish and rebuild chimneys, erect single storey flat roof extension and single storey pitched roof extension, install rooflights and dormer to north-west (rear) elevation, install rooflights to south-east (front) elevation and internal and fenestration alterations (Protected Building).

**Applicant:** Mr & Mrs R Le Page

**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.

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 removal of the existing, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement doors and windows shall be submitted for the written agreement of the Authority.

Reason - to preserve the special interest of the protected building and to ensure that all new and replacement doors and windows are appropriate for a building of this age.

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6. All new and replacement rooflights shall be fitted flush with the roof plane in which they are installed.

Reason - to preserve the special interest of the protected building.

7. The re-pointing of the building shall be undertaken using a lime-based mortar.

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## **INFORMATIVES**

All leadwork should be installed in accordance with Lead Sheet Association instructions to respect and preserve the special interest of the protected building.

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## **OFFICER'S REPORT**

### **Brief Description of the site:**

The application site, known as Holbrook, comprises a traditional Guernsey granite cottage, located to the west of Rue Des Annevilles. The whole of the building together with the roadside wall is protected. The property is located Outside of the Centres as designated in the Island Development Plan. The site is not within a Conservation Area.

Planning permission was originally sought to demolish and rebuild chimneys, erect a single storey and a 1.5 storey extension, install rooflights and dormer to north-west (rear) elevation. Permission was also sought to install rooflights to the south-east (front) elevation and make internal and fenestration alterations. A Statement of Significance and Heritage Impact Statement has been submitted in support of the application.

The application was deferred over concerns regarding the replacement windows to the front, together with the scale and form of the proposed extension to the rear of the property as it was considered disproportionate to the main house. Attention was also drawn to improving the ground floor link in terms of its detailing, and the proposed rendering over the painted granite work.

The agent has reduced the size of the footprint of the extension. The height of the building has been reduced from 1.5 storey to a single storey pitched roof extension, with a flat roof link. The ridge height of the extension is now shown to be lower than that of the main house.

Further clarity was sought regarding the retention of the windows to the front of the house, rendering on the north-east elevation, and internal alterations to the original part of the property, notably 'blocking up' the internal doorway between Bedroom 2 and the Dining Room.

The agent has confirmed in their e-mail of 28<sup>th</sup> March 2023 and the letter of 11<sup>th</sup> April 2023, that only the existing windows to the front of the house will be retained, the north-east and south-west gables will be re-pointed not rendered, and the internal door serving bedroom 2 will not be blocked up and the internal door is to be retained.

**Relevant History:**

|                |                                                                                                                                                                                                          |         |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| FULL/2012/3593 | Demolish shed, erect rear extension with lantern light, install four replacement roof lights to the front and two dormers and two rooflights to the rear and internal alterations. (Protected Building). | Granted |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|

**Existing Use(s):**

Residential

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

no representation  
accords with policy  
within curtilage  
design acceptable

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

**Policies considered most relevant:**

GP5 Protected Buildings  
GP8 Design  
GP9 Sustainable development  
GP13 Householder Development

**Conclusion/Brief comment:**

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP.

The agent has satisfactorily demonstrated an understanding of the significance of the building in accordance with Policy GP5, although the statement that the protected building is of low value is questionable and the windows to the front of the building make a positive contribution to the special interest and character of the building.

On the basis of the information provided, the windows to the front of the building are considered to be repairable and replacement would not therefore be justified under Policy GP5. Following deferral, the agent has however confirmed that these windows to the front of the house are to be retained and the plans have been amended to omit any reference to replacement. Replacement of the windows to the side and rear elevations would however be acceptable, subject to provision of large scale details of the replacements. Replacement of rooflights would also be acceptable, provided the replacements are fitted flush with the roof.

Re-pointing of the front elevation and, following the omission of render following deferral, the side gables, in lime, would be acceptable and can be controlled by condition.

Towards the rear of the property, construction of the replacement extension would entail removal of existing outbuildings, one of which includes a stone pig sty. The stone pig sty is of some interest, although in itself is not protected and does not have an important contribution to the setting of the protected building.

As initially proposed there were concerns regarding the size and proportions of the proposed rear extensions. In light of the amendments secured, the proposed development, on the whole, addresses the concerns raised and adopts a high enough standard of architectural design for the purposes of Policy GP8 and GP5 when taking into account the various forms and elements of the proposal that make up the overall scale, form, mass, siting, materials and detailing. The revised proposal 'breaks up' the mass of the property by virtue of creating a well detailed flat roof link which in turn helps to distinguish between the proposed pitched roof timber clad extension from the original granite faced cottage. Views, particularly to the west of the site from Les Rouvets Road, would enable these elements to be 'read' as one cohesive development, separating the old and the new forms of the building.

Whilst the setting of the protected building will undoubtedly be affected as a result of the proposal by virtue of its proximity and relationship to the main house, the degree of harm would not be so substantial as to reasonably justify refusal,

particularly when taking into account the scale, form, mass and siting of the extension which seeks to sensitively extend the property in a manner that respects the scale and form of the original property, whilst using contrasting, but sympathetic materials.

Despite the proposal being visible in public views, the proposal is considered to respect the scale, form and mass of the main house and will not be detrimental to the character or appearance of the surrounding area.

As set out above, it is however necessary and reasonable to attach conditions to the permission to require large scale drawings of new and replacement fenestration, rooflight installation, details of the timber cladding and use of lime-based mortar.

Due to the siting of the proposed development and distance to neighbouring boundaries, coupled with its single storey design, the proposed pitched roof and flat roof extensions will not adversely affect the amenities of neighbouring residents.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

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:** 19/04/23