

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 extension, erect single storey extension to west (side) elevation, install glazed gable to north elevation and fenestration, internal alterations to north of outbuilding (Protected Building).

LOCATION: Le Grand Douit, La Grande Rue, St. Saviour.

APPLICANT: Mr C McClean, Mr A McCarthy & Miss K Innes

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: 20/12/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/09/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions - 1402-SK-101A, 102, 103A & 106.

Application Ref: FULL/2022/1720

Property Ref: E008600000

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 submitted, this decision only relates to the works in the area outlined in red on the approved plans and no permission is conferred for any of the works in the area outlined in blue.

Reasons - To ensure only the relevant works to this application are approved.

5.Notwithstanding the details submitted, the works to the existing roof structure shall be carried out in accordance with the details approved under planning application reference FULL/2021/2256.

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

Expiry Date: This permission will cease to have effect on 19/12/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

If, following investigative works any other works are required for which planning permission has not been granted as part of this permission, you are required to contact the Authority with details and prior to the commencement of such works for confirmation of any further requirements for planning permission.

For the avoidance of doubt, this decision permits the proposed barn 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.

For the avoidance of doubt, this decision permits the proposed barn to be used as an integral part of and incidental to the principal dwelling presently known as Le Grand Douit. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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/2022/1720
Property Ref: E008600000
Valid date: 22/09/2022
Location: Le Grand Douit La Grande Rue St. Saviour Guernsey GY7 9PT
Proposal: Demolish extension, erect single storey extension to west (side) elevation, install glazed gable to north elevation and fenestration, internal alterations to north of outbuilding (Protected Building).

Applicant: Mr C McClean, Mr A McCarthy & Miss K Innes

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 submitted, this decision only relates to the works in the area outlined in red on the approved plans and no permission is conferred for any of the works in the area outlined in blue.

Reasons - To ensure only the relevant works to this application are approved.

5. Notwithstanding the details submitted, the works to the existing roof structure shall be carried out in accordance with the details approved under planning application reference FULL/2021/2256.

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

INFORMATIVES

If, following investigative works any other works are required for which planning permission has not been granted as part of this permission, you are required to contact the Authority with details and prior to the commencement of such works for confirmation of any further requirements for planning permission.

For the avoidance of doubt, this decision permits the proposed barn 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.

For the avoidance of doubt, this decision permits the proposed barn to be used as an integral part of and incidental to the principal dwelling presently known as Le Grand Douit. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Le Grand Douit' is a protected building, the main 18th Century part of the house is set back from and faces north onto La Grande Rue, very close to the crossroads with Rue Perelle and Route des Rouvets. An earlier 15th Century wing protrudes forward so the gable is directly onto the road, with the front façade facing east. There is a later one and a half storey extension to the east gable, with the outer gable facing directly onto Rue de la Girouette. The vehicular entrance is south of this and south of the drive is an original two storey barn, with the eastern external wall as part of the roadside boundary with Rue de la Girouette. There are detached residential properties in each direction across the roads and directly to the

west. The property is located Outside of the Centres and is within a Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2021/2256 - Replace roof, rebuild south gable wall, install 1st floor window, remedial work, internal and fenestration alterations to outbuilding (protected building) – Approved March 2022.

Existing Use(s):

Residential use class 1: dwelling house.

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

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 demolish the existing scullery extension and erect a slightly bigger single storey extension in its place to the north of the west elevation. Install a top glazed north gable window and fenestration, as well as some internal alterations to the north end of the existing barn.

The Authority does not agree with the conclusion of the statement of significance and the building should be considered to have special interest and has features worthy of retention. However, the proposals pertaining to this application are considered to achieve a high enough standard of design to comply with GP5. The works to the barn will make a contribution to the Conservation Area, and the homeowners aspirations are considered to outweigh the potential harm to the special interest of the barn.

The glazed gable window is similar to old buildings which would have a greenhouse roof and top part of the gable glazed, also the timber wall cladding on the north elevation of the building is of generally lower significance and therefore it has more

capacity for change. Therefore the proposed glazed gable and first floor window are considered acceptable.

The proposals will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation. The scale and massing of the new extension is not considered to have a detrimental effect on the special character and appearance of the surrounding conservation area, nor will it have any impacts on any of the immediate neighbours or on the special interest of the Protected Building.

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: 20/12/2022