

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: Variation to previously approved plans for change of use from Hairdressers to residential dwelling (residential use class 1) - replace roof covering, extend and alter at 1st floor level to rear, internal and fenestration alterations (Protected Building).

LOCATION: Head Masters, Lower Vauvert, St. Peter Port.

APPLICANT: Mr P Vidamour

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: 23/01/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/09/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs 6310/A/2.

Application Ref: FULL/2022/1932

Property Ref: A30280A000

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 the original permission, 18th May 2025.

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.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 18th May 2022, issued under planning application reference FULL/2022/0171, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5.Notwithstanding the information on the application drawings, permission is not granted to remove the existing fireplace located on the south wall of the first floor Bedroom 1.

Reason: For the avoidance of doubt and to ensure the special interest of the protected building is sustained.

Expiry Date: This permission will cease to have effect on 22/01/2026 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/2022/1932
Property Ref: A30280A000
Valid date: 29/09/2022
Location: Head Masters Lower Vauvert St. Peter Port Guernsey GY1 1LZ
Proposal: Variation to previously approved plans for change of use from Hairdressers to residential dwelling (residential use class 1) - replace roof covering, extend and alter at 1st floor level to rear, internal and fenestration alterations (Protected Building).
Applicant: Mr P Vidamour

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 the original permission, 18th May 2025.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 18th May 2022, issued under planning application reference FULL/2022/0171, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5. Notwithstanding the information on the application drawings, permission is not granted to remove the existing fireplace located on the south wall of the first floor Bedroom 1.

Reason: For the avoidance of doubt and to ensure the special interest of the protected building is sustained.

OFFICER'S REPORT

Brief Description of the site:

The property known as '4 Lower Vauvert' is a two up two down detached building, originally built as a dwelling in the early 1800's and which was converted into a hairdressers in 1989. The property faces west onto Lower Vauvert, with domestic properties to the north and east and across the road to the west. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan. The property is a Protected Building

Relevant History:

FULL/2022/0171 - Change of use from Gents Hairdressers to residential dwelling (residential use class 1) (Protected Building) – Approved May 2022.

Existing Use(s):

Residential use class 1: dwelling house.

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

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

Conclusion/Brief comment:

This application seeks to vary the previously approved scheme for a change of use to a dwellinghouse. The proposal seeks to replace and upgrade the roof cover from corrugated tin to slate tiles, extend at first floor over the kitchen to provide a second bedroom along with some internal alterations and alterations to fenestration.

A brief Statement of Significance has been submitted containing information on the fabric of the building. Once a site visit had been carried out it has been concluded that the replacement roof and the extension over the kitchen are acceptable under Policy GP5, as the harm to the special interest of the Protected Building will be outweighed by the reasonable aspirations of the property owner.

Although not specified in the supporting letter the drawing mentions the replacement of windows and doors with double glazed units. However, these works are not considered acceptable, as the majority of the windows and doors can be repaired and refurbished. The application was deferred and reference to replacement windows omitted from the drawings. For the avoidance of doubt a condition is recommended regarding the retention of a first floor fireplace.

With no replacement windows or front door, the rest of the proposals will not harm the special quality of the character and appearance of the surrounding conservation area. Nor will the proposals impact on any neighbouring properties.

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: 19/01/2023

