

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 pig sties, erect 1.5 storey extension and erect wall and gate to south (rear) elevation. (Protected Building).

LOCATION: Albecq Farm, Retot Lane, Castel.

APPLICANT: Mr P Crowson

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: 28/06/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/01/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7487-01/B1A, /B2A, /B3A, /B4A, /B5A & /B6B.

Application Ref: FULL/2023/0221

Property Ref: D010930000

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.The vertical timber cladding shall not be used on the exterior of the hereby approved dormer window until a finished sample of such material has been submitted to and agreed by the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - In the interests of visual amenity and to respect the protecting building.

Expiry Date: This permission will cease to have effect on 27/06/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please note that the elevation drawings depict a clay pantile roof, although other drawings including the roof plan and block plan show that the roof will be finished in natural slate. Drawing No. 7487-01 B5A notes that the roof will be finished in natural slate. It is requested that the drawings be updated to reflect the roof material as either option would be acceptable under Policy.

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/2023/0221
Property Ref: D010930000
Valid date: 25/01/2023
Location: Albecq Farm Retot Lane Castel Guernsey GY5 7EG
Proposal: Demolish pig sties, erect 1.5 storey extension and erect wall and gate to south (rear) elevation. (Protected Building).

Applicant: Mr P Crowson

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. The vertical timber cladding shall not be used on the exterior of the hereby approved dormer window until a finished sample of such material has been submitted

to and agreed by the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - In the interests of visual amenity and to respect the protecting building.

INFORMATIVES

Please note that the elevation drawings depict a clay pantile roof, although other drawings including the roof plan and block plan show that the roof will be finished in natural slate. Drawing No. 7487-01 B5A notes that the roof will be finished in natural slate. It is requested that the drawings be updated to reflect the roof material as either option would be acceptable under Policy.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Albecq Farm' comprises a two storey, 15th century farmhouse with 19th century barns attached at either end of the building. The property features an original façade and a tourelle to the rear. The property is a Protected Building.

The dwelling faces onto Retot Lane, with the road winding around the east gable of the property. The glasshouse that once stood to the rear (south-west corner) of the property has been cleared from the site.

The property is located Outside of the Centres as defined in the Island Development Plan.

Planning permission was granted in 2021 to demolish pig sties to the rear of the property and erect a single storey flat roof extension, amongst other works (FULL/2021/2647).

Permission is now sought to demolish the pig sties and erect a 1.5 storey extension to the (rear) elevation of the building. The ground floor of the proposal will feature a kitchen/dining room with an internal staircase serving a bedroom and bathroom on the first floor. It is also proposed to install a door and side panel on the western wing of the property as shown on the south elevation.

Relevant History:

FULL/2022/2060	Demolish pig sties, erect 1.5 storey extension and erect wall and gate to south (rear) elevation	Withdrawn
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FULL/2022/0573	Install replacement windows and doors. (Protected Building).	Refused
FULL/2021/2647	Demolish extension and outbuilding, demolish and rebuild chimneys. Erect extension and	Granted
FULL/2021/2454	Demolish and rebuild chimneys, replace roof covering, install parapet and remove section of render. (Protected Building).	Granted

Existing Use(s):

Residential

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:

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.

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 addition of a first floor extension above the approved extension does not have a detrimental effect on the overall special interest of the building, or its setting.

The link between the original building and the proposed extension remains broadly the same, albeit the opening between the east wing and the proposed kitchen/dining room is larger which has some limited harm on the protected building, although the degree of harm is weighed against the reasonable aspirations of the property owner. In this case, the close proximity between the existing

window and door on the rear elevation of the original part of the house and the extent of demolition involved, together with the potential improvement in the flow between both elements is considered to be a reasonable aspiration. Overall, the change in the proposal is acceptable under Policy GP5 (Protected Buildings).

With regards to its design, the 1.5 storey extension will increase the dominance of the property when viewed from public vantage points to the side and rear of the site, although the extension has been carefully designed to limit the mass and bulk of the extension whilst respecting the original fabric, scale and form of the property. The combination of adopting a traditional scale, form and materiality, coupled with the contemporary style of fenestration is acceptable.

Overall, the proposal represents a modest sized addition to the property that has been sensitively design and achieves a 'high' standard of design for the purposes of Policy GP8 (Design) in terms of its scale, mass, form, siting and materials.

The extension will not unduly affect the rear built form of the surrounding area or visual amenity, or the amenities of neighbouring residents.

All other alterations are considered acceptable under Policy GP5 and GP8. Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Other matters:

It is reasonable to attach an informative to the permission to note that the some of the drawings depict a pantile roof, whilst noting on drawing No7487-01 B5A that the roof will be finished in natural slate. In addition, the roof plan and block plan also show that the roof will be finished in natural slate. For the avoidance of doubt, either a natural slate roof or clay pantile roof would be acceptable.

Recommendation:

Grant with Conditions



Date: 27/06/23

