

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: Remove existing render and front door surround and re-point the granite work to northeast and southeast (front) elevations (Protected Building).

LOCATION: Les Sages Villa, Route Des Sages, St. Pierre Du Bois.

APPLICANT: Mr & Mrs F Pedersen

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: 28/04/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/02/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Design - 21-1308 PD/07A

Application Ref: FULL/2023/0380

Property Ref: F006640000

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 submitted and hereby approved drawings, should one of the front facades of the building not be granite faced or able to stay exposed, then an alternative option should be submitted to and agreed in writing by the Authority. Only the agreed finish to the facade shall be completed in accordance with the approved details.

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 27/04/2026 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/2023/0380
Property Ref: F006640000
Valid date: 20/02/2023
Location: Les Sages Villa Route Des Sages St. Pierre Du Bois Guernsey GY7 9DL
Proposal: Remove existing render and front door surround and re-point the granite work to northeast and southeast (front) elevations (Protected Building).
Applicant: Mr & Mrs F Pedersen

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 submitted and hereby approved drawings, should one of the front facades of the building not be granite faced or able to stay exposed, then an alternative option should be submitted to and agreed in writing by the Authority. Only the agreed finish to the facade shall be completed in accordance with the approved details.

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 'Les Sages Villa' is an 18th century dwelling which sits on a corner site with Route des Sages along the northeast boundary and Rue des Sages along the southeast boundary, the property sits close to the crossroads in the northeast corner. There are neighbouring properties in all directions apart from to the south, where across the road is open land. The property is a protected building and is located Outside of the Centres and within the Agricultural Priority Area as defined in the Island Development Plan.

Relevant History:

FULL/2022/2366 - Install wall and balustrade to north-west elevation (protected building) – Approved February 2023.

FULL/2022/0738 – Install replacement windows (Protected Building) – Approved May 2022.

FULL/2021/2530 - Install replacement door to south-west elevation, re-build roadside wall to north-east elevation, reinstate chimney pot and internal alterations (protected building) – Approved December 2023.

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:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

This application was initially to remove the existing render and then to re-render the northeast and southeast front elevations of the property leaving the granite arched doorway surround and granite window lintels.

The reason for removing the render is because it is in poor condition and is causing damp to be retained in the walls. As such it might be possible to consider its removal a reasonable aspiration. However, whether this aspiration outweighs the effect on overall special interest is subject to the appearance of the proposed replacement.

The application originally proposed to lime render both elevations leaving only the archway and lintels exposed. However, concerns were raised that the appearance of the building would be fundamentally changed resulting in a very large effect on the overall special interest of the protected building which is not outweighed by the reasonable aspirations of the owner.

The application was deferred and it was recommended that should the building be pointed in lime, thus leaving the stonework exposed, the impact and therefore the effect on the overall special interest would be reduced to such an extent that the reasonable aspirations of the owner would outweigh the harm. However, should one of the front facades not be granite fronted then another solution will be required.

Amended drawings were subsequently submitted showing that the render will be removed and the existing granite stonework will be revealed and repointed to show the façade before the Victorians covered it up. The revised proposal has reduced the impact on the overall special interest and accords with Policy GP5. Should one of the front facades not be granite fronted then another solution will be required, this could be dealt with by condition.

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: 27/04/2023