

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Demolish conservatory, raise roof height, extend and alter to create first floor accommodation to rear of property including a balcony to north (rear) elevation, erect single storey extension to east (side) elevation (revised scheme).

LOCATION: Les Pecheuses Cottage, Route Des Adams, St. Pierre Du Bois.

APPLICANT: Mr & Mrs P Le Cheminant

I refer to the application referred to below received as valid on 05/05/2023 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 25/07/2023

Drawing Nos: ArcTECH Freelance Architecture: PLC-22-1090-02F

Application Ref: FULL/2023/0734

Property Ref: F001540000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. By virtue of the proposed design, scale, bulk and mass, the proposed extensions would not respect the traditional form and scale of the host dwelling, appearing overbearing and harmful in the wider landscape. The proposal would therefore fail to accord with Policies GP8 and GP13 of the Island Development Plan (IDP) and represents poor design which would result in significant visual harm to the character of the area.

OTHER REMARKS:-

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, against a

decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2023/0734
Property Ref: F001540000
Valid date: 05/05/2023
Location: Les Pecheuses Cottage Route Des Adams St. Pierre Du Bois
Guernsey GY7 9LL
Proposal: Demolish conservatory, raise roof height, extend and alter to
create first floor accommodation to rear of property including a
balcony to north (rear) elevation, erect single storey extension
to east (side) elevation (revised scheme).
Applicant: Mr & Mrs P Le Cheminant

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. By virtue of the proposed design, scale, bulk and mass, the proposed extensions would not respect the traditional form and scale of the host dwelling, appearing overbearing and harmful in the wider landscape. The proposal would therefore fail to accord with Policies GP8 and GP13 of the Island Development Plan (IDP) and represents poor design which would result in significant visual harm to the character of the area.

OFFICER'S REPORT

Site Description:

The roughly rectangular site is located on Route des Adams, close to the junction with the coast road. The existing dwelling is a bungalow with limited first floor accommodation above, and a conservatory located centrally within the U-shaped dwelling, with a detached garage to the east. The frontage of the dwelling is of a traditional style, form and scale, with further extensions at the rear, visible on the approach to the dwelling from the east.

There is residential development to the west and the site is bounded by hedges to the rear and east, with open land adjacent. The surrounding dwellings in the immediate vicinity are of a similar design and scale to Les Pecheuses Cottage.

The site is located Outside the Centres as designated by the Island Development Plan (IDP).

Relevant History:

FULL/2022/2288 – Demolish conservatory, raise roof ridge height, extend and alter to create first floor accommodation to rear of property including a balcony to north (rear) elevation, erect single storey extension to east (side) elevation.

This application was refused 24/02/2023

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

This revised scheme proposes the demolition of the existing central conservatory and section of the dwelling to the rear. This is to be replaced with single storey flat roof extension to the east elevation (replacing the conservatory), and an adjacent two storey flat roof extension with balcony to the north elevation.

The proposal also includes the introduction of a dormer to the east elevation and raising the ridge of the section of the dwelling which runs along the western boundary by approx. 0.6m to increase the head height at first floor.

The extensions are a contemporary style using boarded timber or composite cladding with a grey membrane or fibreglass roof covering proposed.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP8 – Design

GP9 – Sustainable Development

GP13- Householder Development

Representations:

None received

Consultations:

N/A

Summary of Issues:

- Principle of development
- Neighbour amenity
- Proposed design and impact on character of the area

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The principle of development is acceptable, as IDP Policy GP13 provides for extensions and alterations of existing dwellings, subject to other relevant considerations such as the impact on amenity, and character of the area.

Amenity

The proposed first floor windows face north and east and are not anticipated to result in harmful overlooking due to the position of the extensions, set further back in relation to the neighbour to the west. The proposal includes raising the eaves height along the western side, this is not considered to be harmful to neighbouring amenity due to the small-scale increase (0.6m) proposed.

The new rooflight windows proposed to the west elevation may allow for some degree of overlooking into the neighbour's property located to the west. The proposed rooflights serve the bedroom, ensuite and stairs and should the application be approved, obscure glazing would be conditioned to protect the neighbour's private amenity space.

Design & Character

IDP Policy GP8 considers that development should achieve a good standard of design which respects and where appropriate enhances the character of the environment.

The revised scheme no longer requires a higher ridge height of the extension than the original dwelling, and the size of the first-floor extension to the central section (above the existing conservatory) has also been reduced in scale to a box dormer. This has provided some improvements in terms of the design; however the revised scheme would still not respect the traditional form and scale of the host dwelling.

Despite modest revisions since the previous refusal, the modern two-storey, flat roof extension continues to appear at odds with the low eaves and pitched roof of the existing dwelling. The proposed box dormer is overly wide and contributes to the overbearing scale, bulk and mass of the proposed extensions which do not relate well to the traditional scale of the host dwelling.

The proposed extensions although partially screened by the existing garage and boundary hedge, would be visible on the open approach from the east. Irrespective of the flexibility of Policy GP13 regarding design choice, due to the proposed bulk, mass and scale of the extensions proposed, the development is likely to appear harmful in the wider landscape setting. The proposal will also have a significantly detrimental visual impact on the rural character of the area which is currently occupied by dwellings of a similar scale and design to the existing dwelling.

For the reasons above, the proposal fails to comply with Policy GP8 or GP13 and is recommended for refusal.

The Agent was invited to submit revised plans to reduce the scale and bulk of the scheme, but declined.

3 - General material considerations set out in the General Provisions Ordinance.

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. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 24/07/2023