

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, raise roof ridge height and extend and alter at ground, 1st floor and 2nd floor.

LOCATION: Le Couochant Du Soleil, Cobo Coast Road, Castel.

APPLICANT: Mr & Mrs S & V Lasenby

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: 04/08/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/05/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+ - 132-3-001, 002, 003A & 004A.

Application Ref: FULL/2023/0746

Property Ref: D015830000

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.Details of the roofing materials to be used in the development shall be submitted to and agreed in writing by the Authority. Only those materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 03/08/2026 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/2023/0746
Property Ref: D015830000
Valid date: 15/05/2023
Location: Le Couochant Du Soleil Cobo Coast Road Castel Guernsey
GY5 7HB
Proposal: Demolish extension, raise roof ridge height and extend and
alter at ground, 1st floor and 2nd floor.

Applicant: Mr & Mrs S & V Lasenby

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - In the interests of visual amenity.

OFFICER'S REPORT

Site Description:

The site consists of a traditional two storey pitched roof building with a later 1½ storey lean-to extension to the rear. The ground floor of the building is used as a tea room/cafe with a 2 bedroom flat above at first and second floor levels. The site forms part of a ribbon development of properties along Cobo Coast Road and is within the Cobo Local Centre.

Relevant History:

None

Existing Use(s):

Residential use class 2: flat
Retail use class 11: food

Brief Description of Development:

Planning permission is requested to extend and alter the building at first and second floor levels. The proposal involves replacing, raising and altering the roof including increasing the eaves height by 0.5m and the ridge height by 1.3m and demolish and rebuild chimneys; and partially demolish the rear lean-to extension and extend at first floor level to create a 2½ storey lean-to rear extension.

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

GP8: Design
GP9: Sustainable development
GP13: Householder development

Representations:

None

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. The design and impact of the development on the character and appearance of the area.
2. The impact of the development on the amenity of people living in the area.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

During the course of consideration the application was deferred due to concerns about the design of the proposal, the loss of detailing and features of the building and the resultant impact on the character of the building. Revised plans have been received in response which seek to address the concerns raised by retaining and replicating traditional detailing and features of the building including rebuilding the chimney stacks, repairing and extending quoin detailing to the front elevation, omitting barge boards on the gables and finishing the extended gable walls with painted render to match the existing.

Properties within the area are of a mixed size and design. Whilst the extended building would be higher than the immediately adjoining buildings to the north and south, multi storey designs are encouraged under Policy GP8 as a more efficient use of land and there are a series of larger buildings along the coast road to the south. As a result, the increased scale and height of the building could be accommodated within the street scene and it would not have a significant adverse effect on the openness and landscape character of the area.

Whilst not protected, the existing building is of a traditional design and it makes a positive contribution to the character and appearance of the area. The revised design of the extended building retains and/or replicates many of the existing traditional features and materials of the building. The submitted plans note the replacement roof will be blue/grey but does not specify a material, details of which can be requested by condition. The north gable of the extended building is highly visible in public views to the north and its asymmetric design is a somewhat uncharacteristic design approach, albeit there are a limited number of examples of asymmetrical gables in the area. However, the revised design of the north gable, including rebuilding the chimney stack, omitting barge boards and finishing the external face of the extended gable in painted granite, would respect the traditional

character of the building. The site is not within a Conservation Area or other sensitive area as identified in Policy GP8 and the overall design of the proposal achieves a good standard of design , in accordance with Policies GP8 and GP13.

The proposed first floor window in the east elevation serving the kitchen has the potential to increase overlooking of the rear garden of a neighbouring property to the south-east, with the window set back approximately 8 metres from the boundary. However, the view towards the neighbour's rear garden would be partially blocked by an existing outbuilding on the application site and together with the current degree of overlooking from the existing kitchen rooflight, the additional harm caused by the proposed larger window is unlikely to be so significant as to have a material adverse effect on the amenities of neighbouring residents.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

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 recommended that the application is approved.

Date: 03/08/2023