

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: Install replacement roof, install rooflights, remove dormers north west (front) elevation, replace windows and repoint walls and chimney (Protected Building).

LOCATION: La Cordonnerie, La Bellieuse, St. Martin.

APPLICANT: Mr & Mrs B Rees

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: 01/11/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/05/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Design Ltd: 20-1229-P2/PD/01A & /PD/02A.

Application Ref: FULL/2023/0957

Property Ref: J003050000

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.No works to the roof, including the removal of the dormers, shall take place on the site until such time as samples of the slates to be used have been submitted to the Authority. Only the slates agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

5.The roof lights hereby approved shall be flush fitting with the plane of the roof in which they are inserted.

Reason - For the avoidance of doubt and in the interests of visual amenity and to preserve the special interest of the Protected Building.

6.This permission expressly precludes any alterations to the window reveals, highlighted green on the approved plans.

Reason - The application submission does not provide details of any alterations proposed to the window reveals and so works to these reveals have not been assessed by the Authority as part of the consideration of the application.

Expiry Date: This permission will cease to have effect on 31/10/2026 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/2023/0957
Property Ref: J003050000
Valid date: 22/05/2023
Location: La Cordonnerie La Bellieuse St. Martin Guernsey GY4 6RP
Proposal: Install replacement roof, install rooflights, remove dormers north west (front) elevation, replace windows and repoint walls and chimney (Protected Building).

Applicant: Mr & Mrs B Rees

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. No works to the roof, including the removal of the dormers, shall take place on the site until such time as samples of the slates to be used have been submitted to the Authority. Only the slates agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

5. The roof lights hereby approved shall be flush fitting with the plane of the roof in which they are inserted.

Reason - For the avoidance of doubt and in the interests of visual amenity and to preserve the special interest of the Protected Building.

6. This permission expressly precludes any alterations to the window reveals, highlighted green on the approved plans.

Reason - The application submission does not provide details of any alterations proposed to the window reveals and so works to these reveals have not been assessed by the Authority as part of the consideration of the application.

OFFICER'S REPORT

Brief Description of the site:

La Cordonnerie is a semi-detached dwelling situated to the east of La Bellieuse. Vehicular access to the property is to the north of the dwelling and the vehicular access offers views of the northeast elevation of the dwelling, with some views of the existing conservatory visible from the road. A recently constructed single-storey extension exists to the rear of the dwelling.

As originally submitted the application related to the replacement of the existing roof covering, from pantiles to slates, replacement of all windows (including dormers) and new/replacement conservation style rooflights to the rear along with replacement rainwater goods and replacement timber fascias.

The application has been accompanied by a written statement which considers the special interest of the protected building.

The application was deferred due to concerns relating to the replacement of pantiles with slates and to seek clarification on other matters. As amended the application relates to the replacement roof covering (pantile to slate), removal of dormers, installation of rooflights and replacement windows.

The application proposes for the existing granite to be repointed (lime mix) and for the paint to be removed from existing chimney stacks to leave the brickwork exposed however, these works are exempt under Class 5 of the 2023 Exemptions Ordinance.

The site is located in a Local Centre, Conservation Area and Archaeological Area as designated in the Island Development Plan. La Cordonnerie is a Protected Building.

Relevant History:

FULL/2021/1941 - Demolish extension and erect single storey flat roof extension to south-east (rear) elevation and alterations to fenestration (Protected Building) – granted

FULL/2023/0538 - Variations to plans previously approved to demolish extension and erect single storey flat roof extension to south-east (rear) elevation and alterations to fenestration (Protected Building) - Increase floor area, alter rooflights and fenestration (retrospective) – granted

Existing Use(s):

01 dwellinghouse

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:

Island Development Plan policies:

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The proposals:

- Replacement roof covering to combat damp ingress and damage to wet bed ridge (with associated replacement of that ridge)

- Installation of rooflights to the front and rear roofslopes
- Replacement rainwater goods
- Removal of dormer windows
- Replacement windows
- Replacement fascias with projecting gutter and cornice of the principal façade retained

Are considered acceptable when taking into account the reasonable aspiration of the property owner and the balance of this against the harm that would be caused by the works. These works accord with Policy GP5.

The application does not clearly explain what is depicted by the green shading to the window reveals on the proposed floor plans. It is not possible therefore, to fully assess works that may be associated with the replacement windows which could impact on overall special interest. This matter could be managed by condition (expressly excluding any works to the window reveals).

The works outlined above will not result in harm to the character and appearance of the Conservation Area or the amenities of surrounding residential neighbours.

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 permission is granted for the works outlined subject to planning conditions.

Recommendation:

Grant with Conditions



Date: 27/10/2023