

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 conservatory, erect single storey extension to south-west (front) elevation of ground floor flat and alterations to fenestration to ground and first floor flats.

LOCATION: La Fosse Farm, Rue Des Pres, St. Pierre Du Bois.

APPLICANT: Ms P Burbridge

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: 21/11/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/10/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture Ltd - 2216 02.13A

Application Ref: FULL/2023/1865

Property Ref: F012150000

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.

Expiry Date: This permission will cease to have effect on 20/11/2026 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/2023/1865
Property Ref: F012150000
Valid date: 17/10/2023
Location: La Fosse Farm Rue Des Pres St. Pierre Du Bois Guernsey GY7 9AH
Proposal: Demolish conservatory, erect single storey extension to south-west (front) elevation of ground floor flat and alterations to fenestration to ground and first floor flats.
Applicant: Ms P Burbridge

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.

OFFICER'S REPORT

Brief Description of the site:

La Fosse Farm, Rue Des Pres is a two-storey dwelling with granite front and slate roof. A two-storey pitched roof with clad exterior along with a two and single-storey extension with render exterior are situated to the rear of the main house.

A subservient extension/former barn exists to the northwest of the main house containing two flats, with external staircase to the rear and vinehouse to the front. This also has a granite exterior and slate roof.

The eastern wing is subservient with accommodation over two floors. The main part of the east wing has a granite exterior (front and side elevations) and pantile roof, incorporating rooflight. A single-storey render extension with slate roof exists to the rear. The front facing room within this accommodation was in use as an office at the time of the officer site visit.

A multi-level, landscaped garden area and patio has been created to the rear of the main farmhouse and east wing with hedge and gate separating the garden from the stable yard and from the rear of the two flats. Parking for the site is to the northwest of the two flats, southwest of the stables. An area of overflow parking, using gridforce, has been created on the land to the northeast of the existing parking area although there is no record of permission having been sought or granted for this surfacing material.

An 'L' shaped outbuilding/stable block is situated to the rear/north of the property and was required, by planning condition, not to be used in connection with any trade or business.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

September 2023 – pre-application advice was sought in relation to the proposed extension and alterations to fenestration

August 2023 – FULL/2023/1228 - Convert 2 flats (Use Class 2) to dwelling (Use Class 1), raise roof ridge height, demolish conservatory and erect single storey extension to south-east (front) elevation. Create flat within main dwelling at ground floor level (Use Class 2) – refused

November 2022 – FULL/2022/1531 - Conversion of 2 flats (Use Class 2) to dwelling (Use Class 1), demolish conservatory and erect 2 storey extension to south-east (front) elevation – refused

June 2008 – application to demolish existing glazed porch and replace with conservatory. Granted November 2008.

June 2008 – application for the demolition of lean-to vinehouse and change of use of ground floor self-catering holiday until to a residential unit. Granted November 2008

September 2007 – application to demolish lean-to greenhouse to front of the dwelling, pig sties, a garage and stable block and to erect a new conservatory to the rear of the dwelling (main house) and erect detached garage and stable block and additional hardstanding. Refused March 2008

September 1990 – revised application for a timber conservatory. Granted September 1990

November 1988 – permission sought to change the use of the barn (ground and first floors but excluding conservatory/vinehouse) to self-catering accommodation and for the main house to revert to a dwellinghouse. Granted February 1989

Existing Use(s):

01 dwellinghouse
02 flats
28 agriculture

The barn is recognised as containing two units of residential accommodation, each falling under Use Class 2 of the 2017 Use Classes Ordinance.

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

The existing lean-to vinehouse to the front of the property is not original but, as the planning history indicates, is a modern replacement. The lightweight glazed nature of the existing structure ensures that it does not appear as a dominant and obtrusive feature in the street scene. The proposed sunroom extension will not project further towards the road than the existing glasshouse but is taller as it does not reflect the asymmetrical roof pitch of the existing vinehouse. The design and appearance of the proposed extension would, however, represent a good standard of design that draws from the existing structure. Although more 'solid' given the proposed materials and gable end walls this would not appear unduly obtrusive in the rural lane.

The extension will not have a detrimental impact on the amenities of the occupiers of the main house given that there will be no significant change between the existing and proposed glazing arrangements. Permission is not required to plant a hedge or erect a low fence (up to 90cm high) forward of an elevation of a dwelling fronting a highway therefore there are means by which the potential for mutual overlooking could be reduced if deemed necessary by the occupiers.

The drawings were amended to show the internal layout of the existing flats and the proposed high level, first floor window serving a cupboard will not have a detrimental impact on the residential amenity/privacy of the main farmhouse.

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.

In view of the above it is recommended permission is granted for the proposed development.

Recommendation:

Grant with Conditions



Date: 17/11/2023

