

**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:** Partial demolition and installation of a door and window to first floor level south elevation, external steps and internal and fenestration alterations to barn (Protected Building).

**LOCATION:** Le Grand Douit, La Grande Rue, St. Saviour.

**APPLICANT:** Mr & Mrs C McClean & Mr A McCarthy

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:** 21/10/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/11/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Direct Architectural Solutions: 1402-SK-101E, 102G, 103G, 105D

**Application Ref:** FULL/2023/2077

**Property Ref:** E008600000

**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. Prior to their installation, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement windows and doors shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

5. Prior to replacement of the roof, details of the eaves shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

6. Prior to installation, a specification or sample of the new roof cladding for the entire roof shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

7. Prior to installation, a specification or sample of the proposed paving for the path shown on the approved plans shall be submitted to and agreed in writing by the

Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

8. Prior to installation the position and external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

9. Prior to commencement of construction, samples or specifications of the stone, the means of construction and bonding of all stone walls (including the external staircase), including details of the type and colour of stone, the method of pointing and the strength and colour of mortar mixes, shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

10. Prior to insertion, a specification of the new railings shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

**Expiry Date: This permission will cease to have effect on 21/10/2027 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](http://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](mailto: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/2023/2077  
**Property Ref:** E008600000  
**Valid date:** 15/11/2023  
**Location:** Le Grand Douit La Grande Rue St. Saviour Guernsey GY7 9PT  
**Proposal:** Partial demolition and installation of a door and window to first floor level south elevation, external steps and internal and fenestration alterations to barn (Protected Building).  
  
**Applicant:** Mr & Mrs C McClean & Mr A McCarthy

**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. Prior to their installation, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement windows and doors shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

5. Prior to replacement of the roof, details of the eaves shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

6. Prior to installation, a specification or sample of the new roof cladding for the entire roof shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

7. Prior to installation, a specification or sample of the proposed paving for the path shown on the approved plans shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

8. Prior to installation the position and external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

9. Prior to commencement of construction, samples or specifications of the stone, the means of construction and bonding of all stone walls (including the external staircase), including details of the type and colour of stone, the method of pointing and the strength and colour of mortar mixes, shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

10. Prior to insertion, a specification of the new railings shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

---

## **OFFICER'S REPORT**

### **Brief Description of the site:**

The property known as 'Le Grand Douit' is a protected building, the main 18<sup>th</sup> Century part of the house is set back from and faces north onto La Grande Rue, very close to the crossroads with Rue Perelle and Route des Rouvets. An earlier 15<sup>th</sup> Century wing protrudes forward so the gable is directly onto the road, with the front façade facing east.

There is a later one and a half storey extension to the east gable, with the outer gable facing directly onto Rue de la Girouette. The vehicular entrance is south of this and south of the drive is an original two storey barn, with the eastern external wall as part of the roadside boundary with Rue de la Girouette. The barn is also a protected building.

There are detached residential properties in each direction across the roads and directly to the west. The property is located Outside of the Centres and is within a Conservation Area as defined in the Island Development Plan.

**Relevant History:**

FULL/2022/1730 – Convert barn to create residential dwelling (Use Class 1) with associated parking and landscaping and remove section of wall to create vehicle access (Protected Building) – Refused March 2023.

FULL/2022/1720 – Demolish extension, erect single storey extension to the west side elevation, install glazed gable to north elevation and fenestration, internal alterations to north of outbuilding (Protected Building) – Approved December 2022.

FULL/2021/2256 - Replace roof, rebuild south gable wall, install 1st floor window, remedial work, internal and fenestration alterations to outbuilding (protected building) – Approved March 2022.

**Existing Use(s):**

Residential use class 1: dwelling house.

**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:**

GP4: Conservation Areas  
GP5: Protected Buildings  
GP8: Design  
GP9: Sustainable Development  
GP13: Householder Development

**Conclusion/Brief comment:**

Initially this application was to install a juliette balcony to the first floor level of the south elevation of the barn, with internal alterations and alterations to the fenestration.

When visiting site however, it became apparent that this application would also have to include partial demolition, because far more of the barn had been removed than had been approved with FULL/2021/2256 (see above). The application was deferred so that appropriate information could be prepared and provided, a structural engineers report was provided to seek to justify the partial demolition that had occurred.

The structural engineer's report satisfactorily demonstrates that the replacement of the roof, first floor structure, south gable wall (along with short returns to east and west walls) and the north timber wall was necessary for reasons of structural instability. The report explains that the remaining walls were of sound construction.

Taking a proportionate approach and bearing in mind that (in this instance) removal of the walls and internal floors may, together with deterioration over time since the SE's report was compiled (2021), have destabilised the walls, it is agreed that the proposal does meet GP5, subject to a condition requiring details of the stone to be used in the reconstruction works and its method of laying.

The first floor fenestration comprised central double doors and a full length 1m wide glazed panel, with a timber lintol above and Juliette balcony across the doors. The design was not sympathetic with the age and style of the barn being overly domestic in nature and horizontal in design.

The application was once again deferred to allow a different approach for the south fenestration to be considered. The final outcome is for a single window and door at first floor level with an external granite staircase and a single ground floor window to balance the gable fenestration. The proposals are now considered to achieve a good standard of design, using materials which complement the existing materials. The extension will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The minimal internal alterations are considered to be appropriate and acceptable, and the changes to the south gable fenestration are now considered to complement the age and style of the barn and they are not considered to result in any harm to the special interest of the protected building or its setting.

The scale and massing of the extension is not considered to have any impacts on the special interest of the main protected building, or have a detrimental effect on the character and amenity of the surrounding conservation area. Neither will they have any impacts on any of the immediate neighbours.

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 Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

**Recommendation:**

Grant with Conditions



**Date:** 21/10/2024

