

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: Variation to previously approved plans to erect 1.5 storey extension to east (side) elevation and single storey extension to south (front) elevation and alterations to fenestration - Erect extension at first floor level, material alterations to cladding and alterations to fenestration to south extension.

LOCATION: Lavender Barn, Route Des Landes, Vale.

APPLICANT: Mr S Holland

I refer to the application referred to below received as valid on 11/12/2023 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 19/01/2024

Drawing Nos: Turnstone Architecture Ltd: 303-10 Rev A P2

Application Ref: FULL/2023/2413

Property Ref: C013780000

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. The proposals are not considered to achieve a good standard of design and the scale, mass and form detracts from the open character of the area, particularly when viewed from the public views from the east. Thus the proposals do not comply with Island Development Plan Policies GP8a and GP13b.

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/2023/2413
Property Ref: C013780000
Valid date: 11/12/2023
Location: Lavender Barn Route Des Landes Vale Guernsey GY3 5JJ
Proposal: Variation to previously approved plans to erect 1.5 storey extension to east (side) elevation and single storey extension to south (front) elevation and alterations to fenestration - Erect extension at first floor level, material alterations to cladding and alterations to fenestration to south extension.
Applicant: Mr S Holland

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposals are not considered to achieve a good standard of design and the scale, mass and form detracts from the open character of the area, particularly when viewed from the public views from the east. Thus the proposals do not comply with Island Development Plan Policies GP8a and GP13b.

OFFICER'S REPORT

Site Description:

The property known as 'Lavender Barn' is an early 20th century one and a half storey barn, which was converted and extended approximately 10 years ago. It sits in a large plot which is now all domestic curtilage. The dwelling is located in the south west corner of the plot and set back from Route des Landes to the south. The dwelling faces east, and beyond the garden to the east is the garden of detached neighbours which are protected buildings. To the west is a strip of open land and then other residential properties. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2021/2439 - Erect 1.5 storey extension to east (side) elevation and single storey extension to south (front) elevation and alterations to fenestration. Remove section of hedge – Approved January 2022.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application seeks a variation to the previously approved application, and proposes to erect a pitched roof extension over the proposed flat roof garage, to enlarge the master bedroom. Also, to change some external materials by increasing the cladding and alter some of the fenestration.

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

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

None

Consultations:

None

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

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.

Around the existing dwelling is an open area comprising gardens and open land, the dwelling is set back from the road by approximately 19m and is located close to the west boundary.

The previous application was to extend the dwelling by adding a second one and a half storey pitched roof structure to the east of the existing single storey flat roof garden room. The application also proposed a flat roof garage attached to the south elevation of the existing two storey dwelling.

The design was supported because it balanced the building, the two one and a half storey elements were to be linked by the single storey flat roof link and the garage at the front of the property also had a flat roof, keeping the volume and mass away from the road and retaining the open nature of the area.

Adding an extension over the flat roof garage as now proposed, significantly increases the volume and mass of the building, and upsets the balance of the building, which when viewed from the east (public views) or from limited views from the west will seem very bulky, resulting in a circa 24.8m linear line when viewed from this elevation and public views with limited definition in roof line or distinction in the building line. The one and a half storey element of the garage would, in addition, bring the mass of the building further forward toward the roadside. The increased volume brings the property 8m closer to the road, reducing the open nature of the area and altering the aesthetic appeal.

The flat roof element of the approved scheme is low key and provides a garage without the feeling that the building is creeping towards the road, whereas the proposals bring the mass of the building closer to the road, impacting the visual amenity.

The addition of dormer windows over the garage doors, is at odds with the rest of the scheme, introducing new elements into the design which ordinarily has a fairly simple roof composition. The design of the dormers is also at odds with the overall design of the building and they are not considered to complement the already approved scheme.

In this instance, because the proposal is at the front of the property, altering the building line, upsetting the balance of the building and is overly visible from public views from the east, the recommendation is refusal.

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 Planning and Development (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: 18/01/2024

