

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: Erect covered areas at ground floor level, install rooflights and remove render to section to north elevation. Repoint chimneys and internal alterations. (Protected Building).

LOCATION: Les Caches, Rue Des Caches, St. Pierre Du Bois.

APPLICANT: Mrs A Willment

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: 02/12/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/03/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions Ltd: 1427-WD-70, -71B, -72A, -73A, -74B, -75B, -76A, -77B & -78C; Addendum to Statement of Need date stamped received 27/09/2024

Application Ref: FULL/2024/0423

Property Ref: F012710000

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 installation, details of the means by which the north lean-to canopy and the infill lean-to roof shall be attached to the house shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out only in accordance with the agreed details.

Reason - To protect the special interest of the protected building.

5. Prior to installation, specifications for the hardstanding shall be submitted to and agreed in writing with the Authority. The works shall thereafter be carried out only in accordance with the agreed details.

Reason - To protect the special interest of the protected building.

6. Prior to any alterations being made to the living room fireplace, a method statement setting out the approach to its refurbishment shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out only in accordance with the agreed details.

Reason - To protect the special interest of the protected building.

7. Prior to their removal, the proposed position for reinstatement of the doors to be removed at ground floor level and the doors to be removed at first floor level shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out only in accordance with the agreed details.

Reason - To protect the special interest of the protected building.

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

Reason - To protect the special interest of the protected building.

9. Notwithstanding the ground floor plan and the method statement hereby approved, following removal of plaster on each side of the proposed doorway between the living room and entrance hall and prior to removal of any infill or stonework from the proposed doorway further details of the proposed works shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out only in accordance with the agreed details.

Reason - To protect the special interest of the protected building.

10. Notwithstanding the plans hereby approved, any levelling out of the attic floor shall be achieved through filling out above/below new joists. The A-frames shall not be altered in any way.

Reason - To protect the special interest of the protected building.

11. Rooflights hereby approved shall be fitted flush with the roof plane in which they are installed.

Reason - To protect the special interest of the protected building.

12. Notwithstanding the plans hereby approved, no consent whatsoever is conferred for the construction of dormer windows.

Reason - To define the permission for the avoidance of doubt.

Expiry Date: This permission will cease to have effect on 02/12/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the outbuilding immediately to the north-east of the building which forms the subject of this application is also protected and any alterations to that outbuilding will need to form the subject of a separate application for planning permission.

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/2024/0423
Property Ref: F012710000
Valid date: 26/03/2024
Location: Les Caches Rue Des Caches St. Pierre Du Bois Guernsey
GY7 9SG
Proposal: Erect covered areas at ground floor level, install rooflights and
remove render to section to north elevation. Repoint
chimneys and internal alterations. (Protected Building).
Applicant: Mrs A Willment

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 installation, details of the means by which the north lean-to canopy and the infill lean-to roof shall be attached to the house shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out only in accordance with the agreed details.

Reason - To protect the special interest of the protected building.

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Reason - To protect the special interest of the protected building.

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

Reason - To protect the special interest of the protected building.

9. Notwithstanding the ground floor plan and the method statement hereby approved, following removal of plaster on each side of the proposed doorway between the living room and entrance hall and prior to removal of any infill or stonework from the proposed doorway further details of the proposed works shall be submitted to and agreed in writing by the Authority. The works shall thereafter be carried out only in accordance with the agreed details.

Reason - To protect the special interest of the protected building.

10. Notwithstanding the plans hereby approved, any levelling out of the attic floor shall be achieved through filling out above/below new joists. The A-frames shall not be altered in any way.

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11. Rooflights hereby approved shall be fitted flush with the roof plane in which they are installed.

Reason - To protect the special interest of the protected building.

12. Notwithstanding the plans hereby approved, no consent whatsoever is conferred for the construction of dormer windows.

Reason - To define the permission for the avoidance of doubt.

INFORMATIVES

For the avoidance of doubt, the outbuilding immediately to the north-east of the building which forms the subject of this application is also protected and any alterations to that outbuilding will need to form the subject of a separate application for planning permission.

OFFICER'S REPORT

Brief Description of the site:

Les Caches comprises a traditional building group, with farmhouse and walled garden, and associated barns and outbuildings. The building group is located within the domestic curtilage in the centre of the site, with the land to the north-east, east and south of the property classified as agricultural. The site is accessed from Rue des Caches to the east.

The whole of Les Caches house is protected together with several barns and outbuildings. The free-standing greenhouse is not protected. Research suggests that the buildings have their origins in c.1450 with phases of development c.1500 and during the 18th and 19th centuries (McCormack, 2015 – building reference 237).

The site is bounded by the Route de Plaisance along part of the north boundary, and a residential property for the remainder. To the south and east the site is separated from fields by Rue des Caches and Rue des Rondiaux. There are residential properties located to the south-east of the site. The site is bounded by fields to the west.

The site is located to the south of the St Peters Local Centre, with the north-east corner of the site falling within the Local Centre designation, and being identified as Important Open Land. The majority of the property, including the buildings and associated domestic curtilage, however falls Outside of the Centres.

Relevant History:

Various applications for works to the house and outbuildings, together with the creation of a glamping operation on the land to the north-east of the building group. Specifically relevant to the main house:

FULL/2022/1735 Refurbish and replace windows and doors (protected building).
Approved 11/10/2022

FULL/2023/2114 Refurbish and replace roof covering, replace rooflights, creation of and alteration to parapets and replace chimneys to west wing of main dwelling (Protected Building). Approved 24/01/2024

Existing Use(s):

Residential Use Class 1

Assessment: *(Tick as appropriate)*

no representation

X

accords with policy

X

within curtilage

X

design acceptable

X

visual amenity acceptable

X

no material neighbour impact

X

traffic not affected

X

Policies considered most relevant:

GP5 Protected Buildings

GP8 Design

GP9 Sustainable Development

GP13 Householder Development

Conclusion/Brief comment:

A Statement of Significance and a Statement of Need have been submitted in support of the application.

Permission is sought for works to the main house, including:

External works:

- Extend roof to rear to form covered patio area, including extension to patio area;
- Remove render from tourelle;
- Replace roof over detached outbuilding to rear and link to main house;

- Installation of new rooflights to north roofslope (replacement of roof to wing and replacement of rooflights to south roofslope of wing previously approved, those to north roofslope are larger than previously approved, rebuild of chimney to wing previously approved);
- Re-pointing and replacement lead to chimneys (Section A-A refers to rebuild of a chimney, but this appear to relate to the west gable chimney which was approved under FULL/2023/2114).

These works generally comprise a reasonable aspiration of the property owner that outweighs any harm arising, subject to the following conditions:

- Details of means by which the north lean-to canopy and the infill lean-to roof shall be attached to the house;
- Details of hardsurfacing;
- Details of any new vents or extractors;
- That any rooflights shall be fitted flush with the roof plane.

For the avoidance of doubt, replacement of existing windows, including the alteration of a window to a door on the south elevation, were previously approved under FULL/2022/1735.

Initially, the application proposed installation of 4 no flat roof dormer windows to the south roofslope, first as flat roof and then as pitched roof. It was however considered that the installation of dormers in this unbroken roof plane on an important façade of the building, and taking into account the physical impact on the historic fabric (including where one dormer appears to cut through a historic A-Frame), would result in a large/very large adverse effect on the overall special interest of Les Caches. The dormers have therefore been omitted from the application. It is however noted that the outline of a dormer remains on the west elevation, and a condition should be attached to the decision to avoid any doubt.

Internal works:

- Removal of internal partitions ground and first floor (doors to be saved and reused elsewhere);
- Infill of existing doorways and cupboard, creation of new doorways;
- Replacement of ground floor flag stones;
- Fireplaces to be refurbished and stoves installed;
- Insertion of new partitions to form ground floor pantry and boiler cupboard;
- Lining of external walls to utility;
- Convert attic space, including upgrade of floor and roof and
- Installation of new stairs;
- Insertion of ply flooring over attic boards/A frame bases for sound insulation;

Despite two deferrals, insufficient information has been provided to assess the detailed approaches to the creation of a doorway between the living room and entrance way, or the refurbishment of the east ground floor fireplace. The submitted Statement of Need states that the chamfered stone adjacent to the doorway would be retained but this is not reflected on the ground floor plan.

On balance, confirmation of the precise approaches to these elements can be managed by planning condition.

The remaining works are found to be a reasonable aspiration, that outweighs any harm to the protected building, and are acceptable under the terms of the relevant policies of the Plan, subject to the following conditions:

- Any levelling out to the attic floor shall only be carried out through filling out above/below new joists and not by trimming A-frames;
- Details of reinstatement of any doors to be removed.

Subject to the stated conditions, the amended proposals would meet the terms of Policy GP5 and the statutory duties of the Law in respect of protected building.

The house is located on a large site, set away from public highways and neighbouring properties and the proposed works would not have any adverse impacts on the character of the area or the amenity of nearby properties, in accordance with Policies GP8, GP9 and GP13.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

At the time of the site visit for this application, internal alterations were being carried out to the north-east outbuilding. This outbuilding forms part of the listing of the protected building group and planning permission would be required for any alterations. These alterations have not been included on the plans submitted for the current application and will therefore need to be addressed under a separate application for planning permission.

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: 29/11/2024

