

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: Variations to previously approved plans to demolish extensions and stables, re-roof, demolish and rebuild chimneys, extend and alter at ground floor and 1st floor level. Install rooflights to south (rear) elevation, install rooflights to north (front) elevation, internal and fenestration alterations. Extend and alter outbuildings to west of property (Protected Building). - rebuild collapsed gable to west of property.

LOCATION: Le Colombier Farm, Rue De Colombier, Torteval.

APPLICANT: Mr & Mrs D Jones

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: 02/05/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/03/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects - 3437 PD/01D, 02C, 03C, 04D & 10A

Application Ref: FULL/2024/0490

Property Ref: G001840000

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 on or before 29/11/2025.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 30/11/2022, issued under planning application reference FULL/2022/1510, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

Expiry Date: This permission will cease to have effect on 29/11/2025 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/2024/0490
Property Ref: G001840000
Valid date: 20/03/2024
Location: Le Colombier Farm Rue De Colombier Torteval Guernsey GY8 ONF
Proposal: Variations to previously approved plans to demolish extensions and stables, re-roof, demolish and rebuild chimneys, extend and alter at ground floor and 1st floor level. Install rooflights to south (rear) elevation, install rooflights to north (front) elevation, internal and fenestration alterations. Extend and alter outbuildings to west of property (Protected Building). - rebuild collapsed gable to west of property.

Applicant: Mr & Mrs D Jones

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 on or before 29/11/2025.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 30/11/2022, issued under planning application reference FULL/2022/1510, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

OFFICER'S REPORT

Brief Description of the site:

The application site, known as Le Colombier Farm, comprises a large detached farmhouse, located to the north of Rue de Colombier. The property is located in a Conservation Area and Agriculture Priority Area and is Outside of the Centres as designated in the Island Development Plan.

It is recognised that the whole of the exterior of the building, together with the stone well housing at the rear and the barn attached to the western side of the farmhouse are protected. The interior of the house is not listed.

Planning permission was granted in 2022 to demolish extensions and stables to the rear of the property, re-roof the dwelling and barn, and demolish and rebuild chimneys. The permission also included extending and altering the property at ground floor and 1st floor level, installing roof lights to the front and rear of the property, internal and fenestration alterations and to extend and alter the outbuilding to the west of property.

Permission is now sought to rebuild a collapsed gable wall to the west of the property. The agent has noted in their submission that the wall is to be repaired where possible, and largely rebuilt on the drawings submitted. It is proposed to rebuild the gable wall with reclaimed granite from the collapse, with a blockwork wall within the interior of the house. Only the very top of the gable wall will be visible, between the apex of the roof and the Cart Shed.

Additional information was requested to clarify the works. The agent has provided photographs of the extent of the collapse and further justification.

Relevant History:

FULL/2022/1510	Demolish extensions and stables, re-roof, demolish and rebuild chimneys, extend and alter at ground floor and 1st floor level, install rooflights to south (rear) elevation, install rooflights to north (front) elevation, internal and fenestration alterations. Extend and alter outbuilding to west of property (Protected Building).	Granted
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Existing Use(s):

Residential

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:

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.

In this case, the interior of the building is not protected, therefore the only sensitive aspect of the works relates to the exterior of the proposed wall.

Based on the additional information received, it is considered that rebuilding the collapsed wall in the manner proposed is justified, and would have a negligible effect on the special interest of the protected building, Conservation Area, and visual amenity.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 29/04/24

