

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: Demolish extension, erect two storey extension and extend roof terrace at first floor level to north-west (rear) elevation, erect porch to south-east (front) elevation and alterations to fenestration. Alter roadside wall, vehicle access and infill pedestrian access.

LOCATION: Les Rocques, Rue Du Planel, Torteval.

APPLICANT: Mr & Mrs S Brehaut

I refer to the application referred to below received as valid on 07/05/2024 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 29/07/2024

Drawing Nos: A7 Design Ltd: 23-1526 PD/01, PD/02 & PD/03

Application Ref: FULL/2024/0828

Property Ref: G00220B000

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 proposed rear extension is inappropriately designed by virtue of its mass and bulk which is overbearing and disproportionate to the size and proportion of the existing traditional farmhouse building. The lack of cohesion between the design of the traditional farmhouse, existing traditional pitched roof extension, and the proposed contemporary two-storey flat roof extension to the rear and flat roof extension/porch to the front results in a discordant mix of architectural styles and adaptations which does not provide a sense of cohesion or rhythm when 'read' as a whole. As such the introduction of extensions of the size and design proposed would be at odds with the surrounding built environment and would be detrimental to the character and appearance of the surrounding area. The proposals therefore do not represent 'good' design for the purposes of Policy GP8.

2. The position and size of first floor windows along the east elevation of the proposed first floor extension and distance to the neighbouring property's external amenity space would give rise to neighbour amenity issues as a result of overlooking.

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/2024/0828
Property Ref: G00220B000
Valid date: 07/05/2024
Location: Les Rocques Rue Du Planel Torteval Guernsey GY8 0LY
Proposal: Demolish extension, erect two storey extension and extend roof terrace at first floor level to north-west (rear) elevation, erect porch to south-east (front) elevation and alterations to fenestration. Alter roadside wall, vehicle access and infill pedestrian access.
Applicant: Mr & Mrs S Brehaut

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposed rear extension is inappropriately designed by virtue of its mass and bulk which is overbearing and disproportionate to the size and proportion of the existing traditional farmhouse building. The lack of cohesion between the design of the traditional farmhouse, existing traditional pitched roof extension, and the proposed contemporary two-storey flat roof extension to the rear and flat roof extension/porch to the front results in a discordant mix of architectural styles and adaptations which does not provide a sense of cohesion or rhythm when 'read' as a whole. As such the introduction of extensions of the size and design proposed would be at odds with the surrounding built environment and would be detrimental to the character and appearance of the surrounding area. The proposals therefore do not represent 'good' design for the purposes of Policy GP8.
 2. The position and size of first floor windows along the east elevation of the proposed first floor extension and distance to the neighbouring property's external amenity space would give rise to neighbour amenity issues as a result of overlooking.
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OFFICER'S REPORT

Site Description:

The application site known as Les Rocques consists of a traditional, two storey, 4 bay granite farmhouse which forms the corner between Rue Du Planel and Rue De L'Eglise. The property is accessed by a pedestrian and vehicle access to the front (south) of the site and is served by a garage to the east of the plot.

The property has undergone various extensions and alterations over the years, including a ground and first floor pitched roof extension and a roof terrace to the rear of the

property. The front of the property has retained its original character and has an attractive façade which is highly visible in the street scene.

The property is bounded by neighbouring properties to the north and east of the site which comprise a mix of building types and styles, including a circa 1960s bungalow (Samen) to the north, and a post 2000 bungalow (La Petite Grange) to the east.

The application is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2012/1062	Variations to works previously approved to erect ground and first floor extension to rear, install roof terrace with balustrading and external staircase to first floor level. Install three rooflights to front (south) elevation and install oil tank to side (east) - alter balustrading from black metal to clear glass panels.	Refused
FULL/2012/0120	Variations to works previously approved, erect ground and first floor extension to rear, install roof terrace with balustrading and external staircase to first floor level. Install three rooflights to front (south) elevation and install oil tank to side (east) - install window to ground floor extension (West elevation) and remove existing parapet walls either side of existing roof.	Granted
FULL/2011/2453	Erect ground and first floor extension to rear, install roof terrace with balustrading and external staircase to first floor level. Install three rooflights to front (south) elevation and install oil tank to side (east).	Granted

Existing Use(s):

Residential

Brief Description of Development:

Planning permission is sought to demolish an extension and erect a two-storey flat roof extension, and extend roof terrace at first floor level to north-west (rear) elevation. To the front (south-east), the application includes a single storey flat roof porch. Permission is also sought to alter the fenestration, roadside wall, vehicle access as well as infilling a pedestrian access.

The proposed extension takes the form of a two-storey flat roof extension. The ground floor is finished in render, whilst adopting a mix of timber and zinc cladding finish at first floor level. The proposal incorporates contemporary-style windows and doors.

The ground floor porch to the front of the dwelling also adopts a contemporary flat roof design, finished in a mix of timber and zinc cladding.

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

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Representations:

None.

Consultations:

None.

Summary of Issues:

- Whether the design, scale, mass, siting, form and materials of the development is acceptable.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

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 considered in the assessment of this application.

The application site consists of a traditional 4 bay building (possibly dating back to 1787), in the form of a traditional Guernsey style farmhouse, with exposed granite to the front, slate roof and sliding sash windows. There is a more recent (circa post 2009) two storey pitched roof rendered extension to the rear.

The demolition of the structures as proposed is supported under Policy, provided the replacement structure(s) adopt a good standard of architectural design that is appropriate to the host dwelling and the character and appearance of the surrounding built environment, and carefully considers the impact on neighbour amenity. This could take the form of a contemporary or traditional extension as supported under Policy GP8, although the detailing of such scheme is important when given the sensitivity of the main house due to its age and visibility in the street scene.

The proposed extension is inappropriately designed by virtue of its mass and bulk which is overbearing and disproportionate to the size and proportion of the farmhouse building. The ground floor and first floor of the proposed extension lack cohesion by virtue of the choice and layout of materials (zinc and timber cladding), fenestration and detailing, all of which accentuates the mass and bulk of the extension as it introduces a jarring and unbalanced effect when 'read' against the main house and pitched roof extension. Moreover, the ground floor and first floor windows and cladding do not appear to be aligned, therefore adding irregularity to the design which accentuates the inappropriateness of the development against the traditional building. Similarly, the porch/extension to the front of the house is also considered to be inappropriate, by virtue of its array of materials, bulk, and lack of balance and symmetry, on this sensitive façade.

Overall the scheme does not achieve a good standard of architectural design for the purposes of criterion 'a' of Policy GP8.

The lack of cohesion between the design of the traditional farmhouse, existing traditional pitched roof extension, and the proposed contemporary two storey flat roof extension to the rear and flat roof extension/porch to the front results in a discordant mix of architectural styles and adaptations which does not provide a sense of cohesion or rhythm when 'read' as a whole. As such the introduction of an extension of this size and design would be at odds with the surrounding built environment in the immediate vicinity and would be detrimental to the character and appearance of the surrounding area.

In light of the agent's covering letter, there would be no obvious overriding sustainability or accessibility issues that would help to justify the design adopted with regards to Policy GP8.

The proposal is also likely to result in overlooking towards the neighbouring property to the east of the application site (La Petite Grange) when considering the close proximity between the proposed fenestration at first floor level, and the external amenity space of the neighbouring property. Consideration has been afforded to the impact on the neighbouring property to the north, although due to the distance between the proposed first floor fenestration and the neighbouring property, which appears to be separated by an area of hardstanding, the distance and relationship is such that it would not cause a significant level of overlooking.

Considering all the factors set out above, the design and amenity concerns are sufficient to rebut the flexibility afforded to householders so that reasonable development aspirations can be met (Policy GP13). The development would be contrary to Island Development Plan Policies GP8, GP9 and GP13. For the reasons set out above, it is recommended that planning permission is refused.

Date: 29/07/2024

