

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: Demolish and rebuild chimney, extend at 1st floor level to east (side) elevation, install rooflights to north (front) and rooflights and canopy to south (rear) elevation and internal alterations. (Protected Building).

LOCATION: 4 Les Blanches Cottages, La Route De Blanches, St. Martin.

APPLICANT: Miss N Burton & Miss M Hays

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: 06/08/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/06/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 389/D1, /D2, & /D3

Application Ref: FULL/2024/1016

Property Ref: J015060000

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. No timber cladding shall be installed until such time as details of the type, texture, colour and finish of the cladding materials to be used have been submitted to and agreed in writing by the Authority. The work shall then be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building in accordance with Policy GP5 of the IDP.

5. Details of the slate roof tile to be used in the development shall be submitted to the Authority and only the material agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building in accordance with Policy GP5 of the IDP.

Expiry Date: This permission will cease to have effect on 06/08/2027 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 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/2024/1016
Property Ref: J015060000
Valid date: 07/06/2024
Location: 4 Les Blanches Cottages La Route De Blanches St. Martin
Guernsey GY4 6AE
Proposal: Demolish and rebuild chimney, extend at 1st floor level to east (side) elevation, install rooflights to north (front) and rooflights and canopy to south (rear) elevation and internal alterations. (Protected Building).
Applicant: Miss N Burton & Miss M Hays

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. No timber cladding shall be installed until such time as details of the type, texture, colour and finish of the cladding materials to be used have been submitted to and agreed in writing by the Authority. The work shall then be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building in accordance with Policy GP5 of the IDP.

5. Details of the slate roof tile to be used in the development shall be submitted to the Authority and only the material agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building in accordance with Policy GP5 of the IDP.

OFFICER'S REPORT

Brief Description of the site:

The property comprises a single storey dwellinghouse with an attic bedroom and associated extensions to the east. The dwelling forms the easternmost building in a group of four attached dwellings, all of which are Protected Buildings.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2012/1533	Demolish existing extension and erect new extension on south east (side) elevation; install new windows on south west elevation; install sunken terrace and enlarge parking area. Erect a summer house at rear. Carry out retrospective internal and external alterations to main dwelling. (Protected Building)	Granted 24/09/2012
FULL/2012/0956	Replace roof, replace plastic fascias in timber, replace plastic gutters and down pipes and internal alterations (retrospective) (protected building).	Withdrawn 26/04/2012

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:

GP5: Protected Buildings
GP8: Design
GP9: Sustainable development
GP13: Householder development

Conclusion/Brief comment:

Planning permission is sought to demolish and rebuild the existing chimney, to extend at first floor level to the east (side) elevation, to install rooflights to the north (front) elevation and rooflights and a canopy to the south (rear) elevation. Internal alterations are also proposed.

The extension at first floor level will result in the removal of the existing shallow lean to roof that forms an extension attached to the east elevation of the original building. This extension appears to have been built between 1963 and 1979 and therefore has limited architectural and special interest. Removal of the roof is therefore supported. The proposal will result in raising the eaves and will change the roof form from a shallow lean to roof, to a pitched roof to follow that of the main building. The roof has been designed with a slight step down in height and a further projection to the front to signify the old and new parts of the building. The extension will be part rendered (to match the original dwelling) with timber cladding to break up the elevation. A slate material will be used for the roofing material to match the host building. No alterations are proposed to the ground floor windows which will remain as they are at present. Internally the alterations have been kept to a minimum.

A door canopy is proposed in the rear elevation and Velux windows are proposed in the roof of the extension (one to the front and two to the rear) and additional roof lights are proposed in the roof of the main dwelling (one to the front and one to the rear). The canopy is of an appropriate design and material and the rooflights to be used will be flush fitting conservation style rooflights in-keeping with the traditional dwelling. The chimney will be replaced like for like using traditional materials.

A proportionate Statement of Significance has been submitted as part of the application which demonstrates that the special interest of the protected building has been considered and understood resulting in a high quality scheme that has been designed to respect the scale, mass, detail and historic interest of the

protected building. However, no details of the type or finish of the cladding to be used or whether the roofing slates will be natural slate have been provided. To protect the special interest of the protected building it is recommended that conditions are included for further details to be provided. Subject to the recommended conditions, any harm to the special interest of this protected building would therefore be minimal and would be outweighed by the reasonable aspiration of the property owner. The scheme complies with Policies GP5 and GP8 in this respect.

With regards to impact on neighbours, given the position of the dwelling and its sunken appearance on site, the layout of the neighbouring property and the well-established planting on the neighbouring property, the additional rooflights proposed are unlikely to cause significant harm to the amenities of neighbouring properties. A side facing window exists in the southeast facing elevation of the property which is to be repositioned to a central point on this gable. However, given that the neighbouring property is set further back within their site, the window would face towards the parking area to the front of the property, which is not considered to be private amenity space. The window in the gable of the neighbouring property is also obscure glazed and a sufficient separation distance will remain. The proposal would therefore not have a material adverse effect on neighbour amenity.

The vehicle access point into the site will remain unaltered and the car parking will remain to the front that is sufficient to accommodate the level of car parking resulting from the scheme. The proposal would not affect highway safety.

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.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions

Recommendation:

Grant with Conditions



Date: 05/08/2024