

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 conservatory, erect single storey extension to east (side) elevation, repair pebbledash render on the south (front) elevation and internal alterations (Protected Building).

LOCATION: La Cachette, Summerfield Road, Vale.

APPLICANT: Mrs K Lewis

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: 11/12/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/06/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd - 6465/A/4.

Application Ref: FULL/2024/1050

Property Ref: C009770020

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 the commencement of any work in connection therewith, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement windows shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

5. Notwithstanding the submitted drawings and details and prior to the commencement of any work in connection therewith, a method statement setting out the extent and method of repairs to the pebbledash shall be submitted to and agreed in writing by the Authority. The works shall thereafter be undertaken in accordance with the approved statement. No consent whatsoever is conferred for the wholesale replacement of the pebbledash.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

6. Notwithstanding the submitted drawings and details and prior to the commencement of any work in connection therewith, details of the clear coat finish to be applied to the repaired pebbledash shall be submitted to and approved in writing by the Authority. The finish shall then be applied in accordance with these approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

7. The second floor doors to be removed as part of the works hereby approved shall be rehung in their new first floor positions as shown on the approved plan within six months of the date of their removal.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 11/12/2027 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/2024/1050
Property Ref: C009770020
Valid date: 24/06/2024
Location: La Cachette Summerfield Road Vale Guernsey GY3 5UH
Proposal: Demolish conservatory, erect single storey extension to east (side) elevation, repair pebbledash render on the south (front) elevation and internal alterations (Protected Building).

Applicant: Mrs K Lewis

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 the commencement of any work in connection therewith, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement windows shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

5. Notwithstanding the submitted drawings and details and prior to the commencement of any work in connection therewith, a method statement setting out the extent and method of repairs to the pebbledash shall be submitted to and agreed in writing by the Authority. The works shall thereafter be undertaken in accordance with the approved statement. No consent whatsoever is conferred for the wholesale replacement of the pebbledash.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

6. Notwithstanding the submitted drawings and details and prior to the commencement of any work in connection therewith, details of the clear coat finish to be applied to the repaired pebbledash shall be submitted to and approved in writing by the Authority. The finish shall then be applied in accordance with these approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

7. The second floor doors to be removed as part of the works hereby approved shall be rehung in their new first floor positions as shown on the approved plan within six months of the date of their removal.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

OFFICER'S REPORT

Brief Description of the site:

The protected building known as 'La Cachette' is an early 20th century detached three storey dwelling which is slightly set back from and faces south onto Summerfield Road. There is a neighbouring property to the west and a small residential estate to the north, with the associated parking abutting the boundary to the application site, and an open field to the south across the road. The property is located in the St Sampson Main Centre Outer Area as defined in the Island Development Plan.

The whole of La Cachette is protected together with the roadside wall, railings and gate. The glazed extension to the east and the extensions to the north are not included in the extent of protection. The building was surveyed in 2012, and it was found that the special interest of the Edwardian-style building includes, but extends beyond, the decorative, designed façade to include proportions, 3D and plan form and elements of the interior. The decision to retain the building on the protected building list was ratified in 2016.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

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:

This application is to demolish the existing conservatory and erect a single storey flat roof extension to the east (side) elevation, to repair the front façade pebbledash and apply a clear coat finish and to undertake internal alterations to this protected building.

As initially submitted, the proposal included replacement of the roof covering. The roof tiles are however likely to be original fabric and a designed feature of the Edwardian-style house, and there is no evidence to demonstrate that the tiles are not in good condition. Replacement of these high value roof tiles with slate would compromise the special interest of the protected building. Following deferral, replacement of the roof covering has been omitted from the application.

Initially the proposal also sought to remove the front façade pebbledash, replacing with smooth render. The exposed pebbledash is however a considered part of the design of the building and an authentic feature and replacement with smooth render would irreversibly compromise the special interest of the protected building. Following deferral wholesale replacement of the pebbledash was proposed, however this would still result in removal of authentic fabric and no evidence had been provided to demonstrate that such replacement was justified. The final proposal includes retention and repair of the existing pebbledash and sealing of the wall with a clear coat finish. This comprises an acceptable solution which would respect the special interest of the building. However, as no details have been submitted a method statement and details of the finishing coat shall be required by condition to ensure an appropriate finish.

Sufficient information has been provided to justify replacement of the existing windows in upvc, subject to provision of large scale details of the replacements prior to removal of the existing windows.

The amended proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The extension will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The scale and massing of the new extension is not considered to have a detrimental effect on the special interest of the protected building, the character and amenity of the surrounding area, and nor will it have any impact on either of the immediate neighbours.

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.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 11/12/2024

