

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: Install replacement front door to west elevation (Protected Building).

LOCATION: Garden Villa, Rue Sauvage, St. Sampson.

APPLICANT: Mr S Davidson

I refer to the application referred to below received as valid on 26/06/2024 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 09/09/2024

Drawing Nos: Block plan and proposed image (both dated 26/06/24)

Application Ref: FULL/2024/1136

Property Ref: B015840000

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, likely original, timber 4-panel front door of Garden Villa makes a positive contribution to the overall special interest of the protected building. Damage is minimal and the door is capable of repair and upgraded weatherproofing. On this basis, as in this instance the door is considered to be repairable, the proposal does not accord with Policy GP5 or the advice set out in Guidance Note CN11 - Windows and Doors in Protected Buildings.

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/2024/1136
Property Ref: B015840000
Valid date: 26/06/2024
Location: Garden Villa Rue Sauvage St. Sampson Guernsey GY2 4WL
Proposal: Install replacement front door to west elevation (Protected Building).
Applicant: Mr S Davidson

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The, likely original, timber 4-panel front door of Garden Villa makes a positive contribution to the overall special interest of the protected building. Damage is minimal and the door is capable of repair and upgraded weatherproofing. On this basis, as in this instance the door is considered to be repairable, the proposal does not accord with Policy GP5 or the advice set out in Guidance Note CN11 - Windows and Doors in Protected Buildings.

OFFICER'S REPORT

Site Description:

The property known as 'Garden Villa' is an early 19th century two-storey detached dwelling which is set back from and faces west onto Rue Sauvage. To the north and south there are neighbouring properties and to the west across the road is open fields. The property is a Protected Building. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

A pre-application earlier in the year.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to install a replacement front door to the west front elevation of the Protected Building

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

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

Conservation Advice Note 11 (CN11) – Windows and Doors in Protected Buildings

Representations:

None

Consultations:

None

Summary of Issues:

- Design and impact of the development on the special interest of the Protected Building.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The pre-application advice stated that the *'Planning Service would firstly encourage that the front door be repaired as necessary, and only if it can be shown that the door is beyond repair, or not of historic or architectural significance (which would need to be justified as part of a formal application), consideration would be given to replacement'*. It was also noted that the front door did not appear to be beyond repair and it was suggested that it might be beneficial for the owner to have a survey done.

The policy relevant to the assessment of the application in relation to the protected building is Policy GP5 (Protected Buildings). Conservation Advice Note 11 (CN11) – 'Windows and Doors in Protected Buildings' is also relevant to the assessment. Policy GP8 (Design) requires development to achieve a 'high' standard of design where it directly affects a protected building, or its setting.

Policy GP5 (protected buildings) states that proposals to extend or alter a protected building will be supported where the development does not have an adverse effect on

the special interest of the particular protected building or its setting. Furthermore, it is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved.

The submission included a supporting letter which laid out a few paragraphs describing the door, but there was no evidence provided to show that the door was unable to be repaired and/or was not of significant historic or architectural interest.

The existing front door is a 4-panel door of solid timber construction set within a decorative timber frame with fanlight over. It is likely to be original to the early 19th century building and makes a positive contribution to the special interest of the protected building.

Replacement is proposed for reasons of weatherproofing. At the time of the site visit the owner explained that his carpenter had advised that repair would not be possible without also replacing the frame which the owner would like to keep.

A degree of damage is present at the base of the door and some minor repairs are evident to the base of the lower panels. However, this damage is not extensive and appears to be reparable.

On this basis, as in this instance the door is considered to be repairable, the proposal does not accord with Policy GP5 or the advice set out in Guidance Note CN11 - Windows and Doors in Protected Buildings.

Therefore, the recommendation for this application is one of a refusal.

3 - General material considerations set out in the General Provisions Ordinance.

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. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Trees or Monuments or on SSS's.

Date: 09/09/2024