

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: Partially demolish conservatory, erect replacement conservatory to west elevation, install rooflights to east elevation, install cladding to north dormer window, fenestration and internal alterations (Protected Building).

LOCATION: Saints Farm, Icart Road, St. Martin.

APPLICANT: Mr J Orr & Mr J Gwilliam

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: 12/11/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/08/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects - 3879 PL02, 03A, 04A, 05B

Application Ref: FULL/2024/1445

Property Ref: J011100000

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 installation, large scale drawings (1:20 elevations and 1:5 sections) of all new and replacement external doors and windows shall be submitted to and agreed in writing by the Authority. Notwithstanding the details contained in the Proposed Replacement Windows, Doors, Conservatory etc. (Phase 2) document received 25/10/2024 only casement glazing bar option 1 shall be used. The works shall be carried out only in accordance with the 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.

5. All rooflights hereby approved shall be fitted flush with the roof plane in which they are installed.

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. Prior to installation, details of the external appearance of all new vents and extractors shall be agreed in writing by the Authority. The works shall be carried out only in accordance with the 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. No details of the proposed lead work have been submitted with this planning application and all leadwork shall be installed in accordance with the details set out by Lead Sheet Association.

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.

8. Prior to the construction of the replacement vinehouse, large scale drawings (1:5) of the glazing bars shall be submitted to and agreed in writing by the Authority. The work 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.

Expiry Date: This permission will cease to have effect on 12/11/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats may be roosting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works, particularly works to the dormer.

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/2024/1445
Property Ref: J011100000
Valid date: 29/08/2024
Location: Saints Farm Icart Road St. Martin Guernsey GY4 6
Proposal: Partially demolish conservatory, erect replacement conservatory to west elevation, install rooflights to east elevation, install cladding to north dormer window, fenestration and internal alterations (Protected Building).

Applicant: Mr J Orr & Mr J Gwilliam

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 installation, large scale drawings (1:20 elevations and 1:5 sections) of all new and replacement external doors and windows shall be submitted to and agreed in writing by the Authority. Notwithstanding the details contained in the Proposed Replacement Windows, Doors, Conservatory etc. (Phase 2) document received 25/10/2024 only casement glazing bar option 1 shall be used. The works shall be carried out only in accordance with the 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.

5. All rooflights hereby approved shall be fitted flush with the roof plane in which they are installed.

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. Prior to installation, details of the external appearance of all new vents and extractors shall be agreed in writing by the Authority. The works shall be carried out only in accordance with the 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. No details of the proposed lead work have been submitted with this planning application and all leadwork shall be installed in accordance with the details set out by Lead Sheet Association.

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.

8. Prior to the construction of the replacement vinehouse, large scale drawings (1:5) of the glazing bars shall be submitted to and agreed in writing by the Authority. The work 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.

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats may be roosting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works, particularly works to the dormer.

OFFICER’S REPORT

Brief Description of the site:

The property known as ‘Saints Farm’ is an 18th century granite farmhouse which is located on the east side of Icart Road, the property faces south. To the north are neighbouring detached dwellings to the east and south is a Site of Special Significance and to the west across the road is open agricultural land. The property is located Outside of the Centres as defined in the Island Development Plan. The property is a Protected Building.

Relevant History:

FULL/2024/1169 - Repair and replacement of windows to south, west and east elevations (Protected Building) – Approved August 2024.

Existing Use(s):

Residential use class 1: dwelling house.

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

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

Consultation:

Agriculture, Countryside and Land Management Services – wish to highlight the potential for Saints Farm to support roosting bats and the risk to potential roosts of the proposed installation of slate cladding to the face of a 1990s granite and slate dormer window (rear elevation). It is recommended a survey is undertaken prior to work starting to ensure there are no roosting bats within the building and so to avoid potential breaches to the Animal Welfare Law.

Conclusion/Brief comment:

This application is to partially demolish and rebuild the west facing conservatory, install rooflights to the east roof slope, install cladding to the north dormer window as well as internal alterations and fenestration changes.

Initially there were some discrepancies between the submitted text and the drawings, so the application was deferred to ensure all of the errors were overcome.

The rebuilding of the conservatory will retain the scale and massing of the existing conservatory, which is considered acceptable. Cladding the dormer and installing a rooflight are both considered reasonable aspirations of the homeowners and the small internal alterations and window changes are considered to be acceptable and appropriate.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The proposals will provide adequate levels of sunshine and daylight, and retain the flexible and adaptable accommodation for the homeowners.

The proposals are not considered to have a detrimental effect on the special interest of the protected building or on the character and amenity of the surrounding area, nor will they have any impact on any 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. An informative note can be used to address the comments and concerns raised regarding roosting bats.

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: 11/11/2024

