

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: Erect single storey extension to north-west (side) elevation, rebuild chimney, install rooflights, fenestration and internal alterations. Erect detached single storey outbuilding to east boundary.

LOCATION: La Chaumiere, Les Hougues Peres, Vale.

APPLICANT: Mrs A Branch

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: 17/12/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/11/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects - 3814 PL01, 02 and PL03

Application Ref: FULL/2024/1845

Property Ref: C015880000

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.The roof lights hereby approved shall be flush fitting with the roof plane in which they are installed.

Reason - In the interests of visual amenity and the special interest of the Protected Building.

5.The replacement chimney shall be rebuilt on a like for like basis utilising the existing bricks where possible and shall be rebuilt to match exactly the precise detailing. The existing chimney pot shall be set aside and installed as part of the replacement chimney works.

Reason - To ensure the development is acceptable and does not have any detrimental impact on the protected status of the building local area.

6.In respect to condition 5 above, where it is not possible to reuse the original bricks or where replacement bricks are required, a sample brick should be submitted to and approved in writing for use by the Authority before any new bricks are brought to site or used in the development. The development shall be carried out only in accordance with the agreed details.

Reason - To ensure the development is acceptable and does not have any detrimental impact on the protected status of the building or the area.

7.Prior to the commencement of any work in connection therewith details of the means by which the extension would be attached to the existing building shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed works. This condition is imposed to make sure that the works will not have a detrimental impact on the special interest of the Protected Building.

8. Prior to the commencement of any work in connection therewith, details of the proposed external cladding shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To preserve the special interest of the protected building.

Expiry Date: This permission will cease to have effect on 17/12/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as La Chaumiere..

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/2024/1845
Property Ref: C015880000
Valid date: 01/11/2024
Location: La Chaumiere Les Hougues Peres Vale Guernsey GY3 5AG
Proposal: Erect single storey extension to north-west (side) elevation, rebuild chimney, install rooflights, fenestration and internal alterations. Erect detached single storey outbuilding to east boundary.

Applicant: Mrs A Branch

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. The roof lights hereby approved shall be flush fitting with the roof plane in which they are installed.

Reason - In the interests of visual amenity and the special interest of the Protected Building.

5. The replacement chimney shall be rebuilt on a like for like basis utilising the existing bricks where possible and shall be rebuilt to match exactly the precise detailing. The existing chimney pot shall be set aside and installed as part of the replacement chimney works.

Reason - To ensure the development is acceptable and does not have any detrimental impact on the protected status of the building local area.

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7. Prior to the commencement of any work in connection therewith details of the means by which the extension would be attached to the existing building shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed works. This condition is imposed to make sure that the works will not have a detrimental impact on the special interest of the Protected Building.

8. Prior to the commencement of any work in connection therewith, details of the proposed external cladding shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To preserve the special interest of the protected building.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as La Chaumiere..

OFFICER'S REPORT

Brief Description of the site:

La Chaumiere is situated on a corner of Les Hougues Peres. The property occupies a substantial site but itself is a modest cottage with gable facing the road and front windows facing southwest across a front garden with mature landscaping which screens the neighbouring bungalow from view. Glimpse views of the site are possible across the garden area of this adjoining bungalow and also looking east along the winding lane.

The property has an asymmetrical slate roof, granite front elevation with sash windows either side of a central front door. To the rear is a single-storey extension with catslide roof over and a single-storey mono-pitch roof extension to the side/northwest of the dwelling. The remains of a lean-to glasshouse and a pig sty are evident to the northwest of the dwelling along with the remains of a detached granite outbuilding adjacent to the east boundary and the vehicular access.

The site is located Outside of the Centres as designated in the Island Development Plan and the property is a protected building.

Relevant History:

FULL/2023/1572 – Erect single storey extension to north-west (side) elevation, rebuild chimney, install rooflights, fenestration and internal alterations. Erect detached single storey outbuilding to east boundary and alteration to vehicle access (Protected Building) – granted

Existing Use(s):

01 dwellinghouse

Historically there was evidence of growing and small glasshouses on the site. The entire site may not therefore, be recognised as domestic curtilage/garden.

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

Island Development Plan policies:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP9: Highway Safety and Capacity

Conclusion/Brief comment:

The proposal relates to the demolition of an existing side extension, the erection of a link extension leading to a pitched roof single-storey extension to the side/north of the existing dwelling to house two bedrooms, one ensuite, and open plan living, dining and kitchen area leading onto a new external terrace. The proposed extension will require the removal of the remains of the existing glasshouse and pigsty.

The scheme also relates to the construction of a detached, pitched roof garage outbuilding with associated hardstanding. The materials proposed extension consist of a standing seam zinc roof and vertical timber clad exterior. The demolition and reconstruction of chimney stacks is also proposed.

The application proposes the insertion of two 700mm x 550mm conservation rooflights to the front roofslope of the existing cottage along with a larger, 1340mm x 980mm rooflight to the catslide roof to the rear of the property both of which were approved as part of the 2023 scheme. Internal works are limited to the removal of all partitions in the single-storey rear extension to provide a bootroom and lining of an existing matchboard partition at first floor wall, also associated with the provision of a bathroom (the lining works were approved in 2023).

The submission sets out that the current proposal would replace the 2023 permission. The application has been accompanied by a covering letter which addresses Policy GP9, Statement of Significance and Visualisation Report. It is however, noted that although reference is made to BS7913:2013 the terminology is mis-used in terms of ranking value and impact, also, no assessment is made of the effect on the setting of the protected building. Nonetheless, generally, the Statement is agreed with, with the exception of the 20th century date apportioned to the kitchen and bathroom lean-tos which are present on the 1898 map.

The rooflights and internal alterations to the cottage itself have been carefully considered and will not result in unacceptable harm to the Protected Building in accordance with Policy GP5. A condition is appropriate requiring the rooflights to be flush fitting to the plane of the roof in which they are located. The rebuilding of the chimney stack with a lead tray and reusing the existing pot is acceptable subject to a condition relating to the replacement bricks/reuse of the pot as per the submission.

With regard to the design and appearance of the proposed extension the flat roof link provides clear definition between the original protected building and the new extensions. It is appropriate to impose a condition relating to the means of fixing the extension to the original cottage. The front elevation of the extension is set back from the front façade of the cottage in order to maintain its traditional appearance. The extension represents a good standard of design that respects the local built and open environment and which will not result in harm to the special interest of the Protected Building in accordance with the aims of all relevant policies in the IDP. A condition is appropriate in relation to the proposed external cladding.

The extension and alterations to the cottage will not result in overlooking or overshadowing that would result in harm to the amenities enjoyed by the occupiers of any surrounding dwellings. The scheme offers accessible, flexible and adaptable accommodation that meets the aims of the IDP and considers the health and well-being of the occupiers of the property having regard to sunlight/daylight.

The remains of a granite outbuilding is shown to be removed in order to accommodate a double garage adjacent to the east site boundary and the demolition of the former outbuilding has previously been accepted. The proposed garage/domestic outbuilding has been designed with a pitch, slate roof and combination of granite and larch clad exterior. Granite shown to be used for the front elevation and the elevation facing the house whilst the rear and east elevation are to be larch clad. The works represent a reasonable aspiration of the property owner that would outweigh harm to the setting of the protected building.

The garage is larger than the building it replaces but is set away from the protected building and will not result in undue harm to its setting. Although the building will be visible in the wider area, from the lane to the east, it will be viewed in the context of the existing cottage and other properties close by. It will not appear unduly obtrusive in the open landscape concerned.

In terms of external works around the site, to lay a driveway and patio and to reinstate a gatepost to the east side of the gateway all represent reasonable aspirations of the property owner. It is reasonable to require details of hardstanding to be submitted to and agreed in writing by the Authority.

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.

It is recommended permission is granted subject to conditions.

Recommendation:

Grant with Conditions



Date: 17/12/2024

