

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: Demolish 3 chimneys to north and south gables.

LOCATION: Veryan, Rohais De Haut, St. Andrew.

APPLICANT: Miss C Lee

I refer to the application referred to below received as valid on 06/11/2025 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 17/12/2025

Drawing Nos: MAT Ltd: 22-246-08

Application Ref: FULL/2025/1776

Property Ref: K000590000

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 removal of the chimney stacks serving the main dwelling without replacement would result in harm to the character and appearance of the existing dwelling and would not respect the character of the local built environment nor achieve a good standard of architectural design contrary to Policy GP8 a) and c) of the Island Development Plan.

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/2025/1776
Property Ref: K000590000
Valid date: 06/11/2025
Location: Veryan Rohais De Haut St. Andrew Guernsey GY6 8YX
Proposal: Demolish 3 chimneys to north and south gables.
Applicant: Miss C Lee

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The removal of the chimney stacks serving the main dwelling without replacement would result in harm to the character and appearance of the existing dwelling and would not respect the character of the local built environment nor achieve a good standard of architectural design contrary to Policy GP8 a) and c) of the Island Development Plan.

OFFICER'S REPORT

Site Description:

Veryan is a two-storey dwelling with granite front façade and pantile, pitched roof with brick chimney stacks with pots retained. Two flat roof dormers are situated in the front roofslope of the property and the front windows are multi-pane sashes. A single-storey, hipped roof extension is situated to the south of the dwelling and has a painted render exterior and is served by a chimney stack that is subservient to the main house/stacks. The roadside boundary is marked by a granite wall. A single-storey extension has been erected to the rear of the property as indicated by the photographs that accompany this submission.

The site is located Outside of the Centres as designated in the Island Development Plan. The property is a pre-1900 building.

Relevant History:

None relevant.

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to the removal of three chimney stacks at Veryan, Rohais De Haut. Two chimney stacks are located to either gable end of the building whilst the third sits forward of and lower than the two main stacks. It appears to serve the single-storey extension to the side of the dwelling.

The submission indicates that the chimneys are no longer required.

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

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Representations:

None.

Consultations:

None.

Summary of Issues:

The effect of the removal of the chimney stacks on the character and appearance of the pre-1900 building and the locality.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

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

The two brick chimney stacks to the main, pitched roof contribute to the character and appearance of the existing pre-1900 building. To remove them, without replacement, would not respect the character of the building or locality and thus would not represent good design for the purposes of Policy GP8.

The removal of the taller, brick chimney stack to the single-storey hipped roof element of the building would not result in undue harm to the character and appearance of the building and locality in accordance with the aims of the IDP.

Given the adverse impact of the removal of the two main chimney stacks on the character and appearance of the existing dwelling the application is recommended for refusal.

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

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 17/12/2025

