

ENVIRONMENT DEPARTMENT PLANNING DIVISION

OPEN PLANNING MEETING AGENDA

An Open Planning Meeting will be held at Beau Sejour, Cambridge and Delancey rooms, on Tuesday 14/05/2013 at 8.45am for a 9.00am start.

The following applications will be considered at the Open Planning Meeting:-

Agenda Item 1 :-

APPLICATION NUMBER:	FULL/2013/0717
APPLICATION ADDRESS:	La Roda Farm Rue De L'Eglise St. Saviour
DESCRIPTION OF WORK:	Demolish existing extension on south elevation and outbuildings on east of dwelling and extend dwelling to east.
NAME OF APPLICANT:	Y. Burford & G Elson

Agenda Item 2 :-

APPLICATION NUMBER:	FULL/2013/0677
APPLICATION ADDRESS:	Les Talbots Cottage Route Des Talbots Castel
DESCRIPTION OF WORK:	Replace existing conservatory with new, erect pergola and timber screen to west of dwelling.
NAME OF APPLICANT:	Mr. D Hackley & Ms C Barrett

The agenda for the open planning meeting, along with the planning application report relating to each application to be considered, which follows below, is made available five working days before the date of the Open Planning Meeting on the Department's website and also in hard copy at the Department's offices. The planning application report/s below contain a summary of consultation responses and of any representations received on the application/s from third parties.

There will be provision for **public speaking** at the open planning meeting. The opportunity to speak is afforded only to persons who:

- a) have submitted a representation in writing within the period specified for publicity of the application under section 10 of the Land Planning and Development (General Provisions) Ordinance, 2007, along with the applicant and/or their agent for the application; and
- b) who have notified the Department in writing (by letter or by e-mail addressed to Planning@gov.gg) of their intention to speak which is received by the Department by 12.00 Noon on the working day immediately preceding the date of the Open Planning Meeting.



Application No: FULL/2013/0717
Property Ref: E003670000
Valid date: 11/03/2013
Location: La Roda Farm Rue De L'Eglise St. Saviour Guernsey
Proposal: Demolish existing extension on south elevation and outbuildings on east of dwelling and extend dwelling to east.
Applicant: Y Burford & G Elson

RECOMMENDATION - Grant: Planning Permission

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 Environment Department 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 Environment Department and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Environment Department 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 additional accommodation hereby permitted shall remain an integral part of and incidental to the principal dwelling presently known as La Roda Farm, to which it is attached, and shall not at any time be severed from that dwelling to provide a self contained unit of accommodation separate from the principal dwelling.

Reason - To prevent the establishment of a separate dwelling or other independent accommodation.

5. Notwithstanding the information submitted, prior to development being commenced on the site, precise details of the proposed pathway forward of the dwelling, including a cross-section and materials to be used, shall be submitted to and approved in writing by the Environment Department.

Reason - To ensure that the detailed design of the development is satisfactory.

6. Notwithstanding the information submitted, prior to development being commenced on the site, precise details of the materials to be used externally in the development shall be submitted to and approved in writing by the Environment Department.

Reason - To ensure that the detailed design of the development is satisfactory.

7. Before any work is commenced on the site including site works of any description, the tree located forward of the dwelling to be retained under the terms of this permission shall be securely fenced off by a chestnut paling or similar fence erected in a circle around the tree to coincide with the extremity of the canopy of the tree. Within the areas so fenced off the existing ground level shall be neither raised nor lowered, and no materials or temporary buildings or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand, and any tree roots encountered with a diameter of 5cms or more shall be left unsevered.

Reason - To adequately protect existing trees in the interests of amenity.

OFFICER'S REPORT

Site Description:

The property comprises two separate dwellings located adjacent to the Rue De L'Eglise; a traditional two storey farmhouse known as La Roda Farm and an attached barn conversion known as La Roda Cottage. This application relates to La Roda Farm.

Located to the rear of the dwellings, running perpendicular to the road, there are two agricultural outbuildings, and to the east of the dwellings there are pigsties and a domestic glasshouse. Permission has been granted for the creation of a separate access to serve La Roda Farm and this work is to be undertaken concurrently with this application.

The property is located within an Area of High Landscape Quality in the Rural Area Plan.

Relevant History:

14/01/12 PREA/2012/3337 Meeting to discuss extensions and alterations to dwelling.

05/12/12 PREA/2012/3337 Written advice regarding extensions and alterations to dwelling.

21/11/12 PREA/2012/3337 Meeting to discuss extensions and alterations to dwelling.

13/11/12 FULL/2012/2470 Permission to remove section of earthbank to create new vehicle access and driveway.

01/08/12 FULL/2012/0881 Permission for change of use of agricultural land to provide domestic curtilages.

08/12/94 Approval for change of use of self-catering unit to residential unit.

Existing Use(s):

Two dwellings each in Residential Use Class 1
Land in Agricultural Use Class 44

Brief Description of Development:

Permission is sought to demolish the existing single storey lean-to extension across the rear elevation of the main dwelling, the pig sties and part of the glasshouse to the east of the dwelling and to extend the dwelling to the east, altering the existing glasshouse and constructing a two storey and a single storey pitched roof element with a flat roof extension to the rear.

In addition it is proposed to create a pedestrian access in the front boundary earthbank and lay an associated pathway to the front of the dwelling.

A Planning and Design Statement is submitted in support of the application.

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

Rural Area Plan policies:

RH6 Extensions and alterations to dwellings
RCE13 Demolition of buildings and features

Representations:

None received.

Consultations:

None undertaken.

Summary of Issues:

Impact on the character and amenity of the rural area.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Policy RH6 of the Rural Area Plan indicates that extensions or alterations to existing houses, including works within the curtilages of those houses, will normally be permitted, subject, in specific circumstances, to satisfying the provisions of other policies. In addition, the supporting text to Policy RH6 refers to the need to consider the material planning considerations as specified in Section 13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and the amenity of adjacent properties.

In this case, Policy RCE13 is also relevant, providing for demolition of existing buildings and features only where the existing structure does not make a positive contribution to the character or appearance of the area and where the proposed development would make a positive contribution.

The single storey rear lean-to extension to be demolished appears to be a late 19th century extension to the dwelling and the Rural Planning and Design Statement (RPDS) submitted in support of the application indicates that the extension is constructed of single block and random stone. The extension is of poor construction for habitable use and, by exposing the rear elevation of the original building, the proposed demolition would constitute an enhancement of the property.

To enable extension of the dwelling, the proposal also includes demolition of outbuildings to the east, namely pig sties and part of a glasshouse. The RPDS states that the proposed location for extension has been selected to leave the rear elevation of the existing farmhouse exposed, minimising the impact of the works on the original building. The stone walls of the existing glasshouse are to be retained and the section to be demolished is a modern replacement of an earlier structure. The pig sties appear to be contemporary with the original house (1787 – 1840). The pig sties do have value in identifying the historic use of the property, however this value is not considered of such significance to require retention.

In principle therefore, subject to the acceptability of the replacement development, the demolition of the lean-to extension, glasshouse and pig sties complies with the intentions of Policy RCE13.

The proposed side extensions follow a traditional pitched roof form and are subservient to the main dwelling. The design of these elements respects the scale, mass and form of the existing building.

The flat roof element is of an acceptable scale and form in the context of this building group. The extension would be located to the rear of the pitched roof side extensions and, given the positioning on the rear elevation and limited visibility from Rue De L'Eglise, would have no significant impact on the wider character of the area.

The proposals include a projecting element forward of the established building line of the dwelling. This element however utilises the walls of the existing forward projecting glasshouse, removing the existing modern glasshouse structure, simplifying the form and infilling with glass to create a light-weight appearance. The materials of the structure are not however specified and it is recommended that further details are required by condition.

Overall, the proposed extensions are considered to conserve the traditional qualities of the existing building as well as the general character and amenity of the rural area.

The existing tree forward of the dwelling makes a positive contribution to the character of the area. The proposed development does not however involve any further excavations within the likely root protection area of the tree and should not therefore, subject to appropriate protection measures during construction, compromise the long term survival of the tree.

The property is set in an isolated location, some 200m across fields to the nearest neighbour, and the proposals would not therefore have any adverse impact on the amenity of adjoining properties.

The proposed creation of a pedestrian path to the front of the dwelling would not, in principle, have any adverse impacts on the appearance of the property or character of the area. It is however recommended that further details are required by condition to fully assess this element.

No details are supplied regarding the surfacing surrounding the proposed extensions, however the hardsurfacing of these areas would constitute exempt development under the Land Planning and Development (Exemptions) Ordinance, 2007.

The solar panels proposed to the rear roofslope of the main dwelling would also constitute exempt development. The solar tubes proposed to the rear elevation of the new extensions would not have any significant impact.

Subject to the conditions identified above, the proposals are considered to accord with the purpose of the Law, material considerations and relevant policies of the Rural Area Plan and approval is recommended.

Date: 26/04/13



Application No: FULL/2013/0677
Property Ref: D002760000
Valid date: 06/03/2013
Location: Les Talbots Cottage Route Des Talbots Castel Guernsey GY5 7AQ
Proposal: Replace existing conservatory with new, erect pergola and timber screen to west of dwelling.
Applicant: Mr D Hackley & Ms C Barrett

RECOMMENDATION - Grant: Planning Permission

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 Environment Department 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 Environment Department and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Environment Department 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.

OFFICER'S REPORT

Site Description:

The application site is a detached cottage located on raised ground above road level in the Talbots Valley. The property is in a very rural setting and is not close to any neighbouring dwellings. The site is within an Area of High Landscape Quality and an Area of Nature Conservation Importance as defined within the Rural Area Plan.

Relevant History:

- 2012 Excavate raised garden area to side of dwelling to create parking area, relocate vehicle access, form raised deck to side and rear, demolish section of garden wall and erect bin store, granted.
- 2009 Install rooflights (rear elevation), granted.

Existing Use(s):

Residential use class 1.

Brief Description of Development:

The application is for the replacement of the existing conservatory, and erection of a pergola and a timber screen to the west of the dwelling.

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

Rural Area Plan:
RH6 – Extension and alteration to dwellings.

Representations:

None.

Consultations:

None.

Summary of Issues:

Impact on visual amenity including landscape character.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Policy RH6 of the Rural Area Plan indicates that extensions or alterations to existing houses, including works within the curtilages of those houses, will normally be permitted, subject, in specific circumstances, to satisfying the provisions of other policies. In addition, the supporting text to Policy RH6 refers to the need to consider the material planning considerations as specified in Section 13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and the amenity of adjacent properties.

The application is for 3 elements:

Replacement conservatory

The existing conservatory to the west elevation would be demolished and replaced with a new conservatory of the same design and size and located in the same position as the existing. A change of material is proposed from wood to powder coated aluminium. The conservatory is located to the side of the dwelling and although seen from the public highway and public footpath to the side and rear of the dwelling, it is not considered that the development would have a detrimental impact on visual amenity. The change of material will not be particularly noticeable from the public areas and given that the conservatory would be identical in size and design to the one it replaces, there is no additional impact to the character and appearance of the area or on the original dwelling.

Erection of a pergola

The pergola would be erected over a section of raised decking to the west of the site. Constructed of timber it would be 4.45m x 2.65m and 2.3m high, however given that the deck on which it is positioned is raised the overall height would be 3.3m. The pergola would be erected on the section of deck close to Route Des Talbots, however although raised it would not be overly prominent within its setting. It would be seen from the National Trust land however its impact on visual amenity would not be detrimental. It would be of lightweight design and constructed of a natural material which would blend with the setting.

Erection of timber screen

A timber screen is proposed to the west elevation and would be sited on top of a retaining wall to the rear of the raised decking area. The wall is staggered in height but the screen would continue along the height of the highest point of the wall, 1.9m in height. It would be sited to the west side of the pergola and would act as a privacy screen to the occupiers of the dwelling from the public footpath. The screen would be of a horizontal slatted design and would not have an adverse impact on visual amenity. Again this development would be of a lightweight design and would be in keeping with the surroundings.

The proposed developments would have no impact on residential amenity given the rural setting of the dwelling. Although seen from the National Trust land, there would be no detrimental impact on the visual character of the area or landscape quality. The proposed development is all contained within the domestic curtilage of the property and the developments are in keeping with their setting. Policy RH6 - Extension and alteration to dwellings, presumes in favour of such domestic development and in this instance it is not considered that there would be any reason to rebut this presumption. The application is therefore considered to accord with the relevant policies, purpose of the law and the material planning considerations. The application is therefore recommended favourably.

Date: 22nd April 2013