

**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:** Demolish extension, erect 1.5 storey extension to south (rear) elevation, install dormer windows and rooflight to north (front) elevation, erect single storey dower unit to west boundary and install swimming pool.

**LOCATION:** Woodstock, Oatlands Lane, St. Sampson.

**APPLICANT:** D Carre & A Hockey

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:** 23/05/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/03/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Arch+: 179-3-301A, 302, 303A, 304B, 305A, 306, 307A.

**Application Ref:** FULL/2024/0350

**Property Ref:** B010390000

**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.

**Expiry Date: This permission will cease to have effect on 23/05/2027 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

For the avoidance of doubt, this decision permits the erection of a dower unit to be used as an integral part of and incidental to the principal dwelling presently known as Woodstock. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

**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](http://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](mailto: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/2024/0350  
**Property Ref:** B010390000  
**Valid date:** 01/03/2024  
**Location:** Woodstock Oatlands Lane St. Sampson Guernsey GY2 4FD  
**Proposal:** Demolish extension, erect 1.5 storey extension to south (rear) elevation, install dormer windows and rooflight to north (front) elevation, erect single storey dower unit to west boundary and install swimming pool.

**Applicant:** D Carre & A Hockey

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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.

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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.

## INFORMATIVES

For the avoidance of doubt, this decision permits the erection of a dower unit to be used as an integral part of and incidental to the principal dwelling presently known as Woodstock. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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## OFFICER'S REPORT

### Brief Description of the site:

The application site comprises a detached traditional cottage situated to the south of Oatlands Lane in St Sampson. Surrounding the site, the area comprises residential properties to the north, south and west with a disused vinery to the east.

The site is situated Outside of the Centres as designated in the Island Development Plan.

### Relevant History:

None relevant

### Existing Use(s):

Residential – Use Class 1

### Assessment: *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|   |
|---|
| ✓ |
| ✓ |
| ✓ |
| ✓ |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|   |
|---|
| ✓ |
| ✓ |
| ✓ |

### Policies considered most relevant:

GP8: Design

GP9: Sustainable development

GP13: Householder development

**Representations:**

One letter of representation has been received in support of the application on the basis that the landowner has gone to great efforts in considering how best to efficiently use their land and the windows and natural slate roof is in keeping with the surrounding area and thermally enhances the property in accordance with Policy GP9 of the IDP.

**Conclusion/Brief comment:**

Planning permission is sought to demolish an existing extension and to erect a 1.5 storey extension to the south (rear) elevation, to install dormer windows and a rooflight to the north (front) elevation, to erect a single storey dower unit to the west boundary and to install a swimming pool.

During the course of consideration the application was deferred to address concerns with regard to the design and roof form of the rear extension. Revised plans have been submitted lowering the ridge height of the extension to be in-keeping with the traditional design and form of the host dwelling.

Policy GP13 of the Island Development Plan is generally supportive of proposals for domestic extensions, alterations and other such householder development where: there are no significant adverse effects on the amenities of neighbouring properties; the design, scale, mass and form would not detract from the open character of open locations; and, they do not adversely affect the special interest of a Conservation Area or Area of Biodiversity Importance or protected building or protected monument.

The proposed alterations are of an appropriate scale, mass and form so as not to detract from the openness of the surrounding area. The single storey dower unit extension situated to the rear of the property will be unseen and would not negatively impact on the appearance of the surrounding area. The 1.5 storey extension although visible from public vantage points to the south, as revised, has been designed with a roof form with a ridge height subservient to the host dwelling. The dormer windows will match the existing dwelling and the materials to be used in the construction of the scheme will be in-keeping with the character and appearance of the surrounding area.

Given the distance from the east and west boundaries, and the direction of the ridge height (north to south), the 1.5 storey extension would not have any significant impact on the amenities enjoyed by the occupiers of the neighbouring properties in either direction with regard to the loss of sunlight, or daylight. To the south the nearest property will be situated circa 35m distance.

With regards to privacy although roof lights are proposed in the east and west facing elevations at first floor, to the east the property is situated circa 10m from the property in this direction and any views would be towards the front garden area of the property which is not private. To the west the extension would face towards the roof of the neighbouring , property and given that ground floor windows face each

other in each property, the scheme would not cause any additional loss of privacy in respect of the property in this direction.

The proposed dower unit will comprise a lounge, kitchen/living area and a bedroom and shower room all at ground level. In support of the application the applicant's agent has confirmed that the dower unit will be used for a purpose ancillary to the main use of the dwelling house by the applicant's daughter. The letter confirms that the garden space, utilities and storage within the main garage will all be shared with the occupiers of the main dwelling and that main meals will be taken in the main dwelling.

The relationship of the occupiers of the dower unit and the principal dwelling, the nature of use and facilities to be shared indicate that the additional accommodation would be subsidiary to and dependent upon the principal dwelling unit. In addition, the size and layout of the site and the relationship between the principal dwelling and the outbuilding would not enable the site to be easily subdivided without compromising the amenity of both the outbuilding and the principal dwelling.

It is recommended that for the avoidance of any doubt an informative is included on any permission to ensure that the accommodation provided remains ancillary to the main dwellinghouse.

Although the plans make reference to the swimming pool being exempt from planning permission, this is not the case as it is situated within 2m of the boundary shared with a neighbouring property. Reference to this on the drawings has been amended and a fee for the pool has been paid and it has formed part of the consideration of this application. Given that the pool is below ground and the existing boundary treatment that exists between the neighbouring properties, the swimming pool would not cause any undue harm to neighbours.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

For the above reasons it is considered that the proposed development accords with Policies GP8, GP9 and GP13 of the Island Development Plan.

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:** 23/05/2024

