

**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:** Variations to plans previously approved to erect extensions at first floor level to west elevation of unit 1 and east elevation of unit 2 - Create Juliet balconies to west elevation of unit 1 and east elevation of unit 2, and alter rooflights and solar panels to south elevation.

**LOCATION:** No.2 La Lande, La Lande Vinery, La Route De La Lande, Vale.

**APPLICANT:** Mr P Le Lievre

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:** 29/05/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/04/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** PF+A Ltd: 7491-02/C1A, C3A & C4A.

**Application Ref:** FULL/2024/0681

**Property Ref:** C000490000

**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 on or before 23/01/2027.

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). In this case, as the application is for variations, the time period corresponds with the original permission under application reference FULL/2023/2378.

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 permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 24/01/2024, issued under planning application reference FULL/2023/2378, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

**Expiry Date: This permission will cease to have effect on 23/01/2027 unless development is commenced by that date.**

#### **ADVICE AND OTHER REMARKS:-**

##### **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/2024/0681  
**Property Ref:** C000490000  
**Valid date:** 22/04/2024  
**Location:** No.2 La Lande La Lande Vinery La Route De La Lande Vale Guernsey  
**Proposal:** Variations to plans previously approved to erect extensions at first floor level to west elevation of unit 1 and east elevation of unit 2 - Create Juliet balconies to west elevation of unit 1 and east elevation of unit 2, and alter rooflights and solar panels to south elevation.  
**Applicant:** Mr P Le Lievre

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

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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 on or before 23/01/2027.

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). In this case, as the application is for variations, the time period corresponds with the original permission under application reference FULL/2023/2378.

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 permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 24/01/2024, issued under planning application reference FULL/2023/2378, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

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## **OFFICER'S REPORT**

### **Brief Description of the site:**

Planning permission is requested for variations to plans previously approved to erect extensions at first floor level to west elevation of unit 1 and east elevation of unit 2. The variations involve creating Juliet balconies to the west elevation of unit 1 and the east elevation of unit 2, and alter rooflights and solar panels to south elevation.

The site previously contained a large metal framed glasshouse of approximately 8000sqm and a timber and metal clad packing shed along the south boundary in the south-west corner. Permissions were granted to convert and then demolish the packing shed and to erect 2 replacement dwellings (FULL/2019/1772 & FULL/2021/2225). The glasshouse and packing shed have since been removed and works on the replacement dwellings is nearing completion. The site is located close to Beaucette Marina and is Outside of the Centres.

The area is predominantly rural in character, comprising a network of small lanes, open fields and horticultural sites in various states of repair, interspersed with small groups of residential properties.

### **Relevant History:**

24/01/2024 – FULL/2023/2378 – Permission granted to erect extensions at first floor level to west elevation of unit 1 and east elevation of unit 2.

27/09/2023 – FULL/2023/1303 – Permission granted for variations to works previously approved to demolish existing, erect two dwellings, create vehicular access and change of use of agricultural land to domestic garden (429 sqm) - alter access and parking for unit 1, and widen roadside vehicle access.

11/10/2022 – FULL/2022/1077 – Application refused for variation to works previously approved - alter roof form and install a flue.

31/08/2022 – FULL/2022/1085 – Permission granted for variations to works previously approved - Alterations to accesses in the west boundary.

29/07/2022 - FULL/2022/1084 – Permission granted for alteration to field access gate to north elevation.

07/04/2022 – FULL/2021/2225 – Permission granted to demolish existing, erect two dwellings, create vehicular access and change of use of agricultural land to domestic garden (429 sqm).

16/12/2020 – FULL/2019/1772 – Permission granted for the sub-division and conversion of vinery building to create 2 dwellings and create additional vehicular access (revised).

**Existing Use(s):**

Residential use class 1: dwelling house

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

|                     |                                     |                              |                                     |
|---------------------|-------------------------------------|------------------------------|-------------------------------------|
| no representation   | <input checked="" type="checkbox"/> | visual amenity acceptable    | <input checked="" type="checkbox"/> |
| accords with policy | <input checked="" type="checkbox"/> | no material neighbour impact | <input checked="" type="checkbox"/> |
| within curtilage    | <input checked="" type="checkbox"/> | traffic not affected         | <input checked="" type="checkbox"/> |
| design acceptable   | <input checked="" type="checkbox"/> |                              |                                     |

**Policies considered most relevant:**

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP13: Householder Development

**Conclusion/Brief comment:**

The enlarged gable openings and Juliet balconies achieve a satisfactory standard of design and would have no adverse effects on the character and visual amenity of the area. The proposal accords with Policy GP8.

The rooflights to the south elevation are set at a high level which will prevent any overlooking of the neighbouring properties to the south. Due to the siting of the enlarged gable openings and Juliet balconies and the oblique angle to the neighbouring property to the south, the proposal is unlikely to result in a significant degree of overlooking of neighbouring properties.

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 that the application is approved.

**Recommendation:**

Grant with Conditions



**Date:** 23/052024

