

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: Raise roof ridge height and extend and alter to create extension at first floor level.

LOCATION: Le Menage, Rue De La Planque, Torteval.

APPLICANT: Mr L E Mealing

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: 07/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Layout 2 (roof plan), Figures 1, 2, 3, 4, 5, 7.

Application Ref: FULL/2025/0013

Property Ref: G00278C000

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.Prior to the commencement of any work in connection therewith, a finished sample of the timber cladding or other cladding material proposed, detailing its colour and type has been submitted to agreed in writing by the Authority. The work shall be completed only in accordance with the agreed details.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 06/03/2028 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 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/2025/0013
Property Ref: G00278C000
Valid date: 03/02/2025
Location: Le Menage Rue De La Planque Torteval Guernsey GY8 0ND
Proposal: Raise roof ridge height and extend and alter to create extension at first floor level.

Applicant: Mr L E Mealing

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. Prior to the commencement of any work in connection therewith, a finished sample of the timber cladding or other cladding material proposed, detailing its colour and type has been submitted to agreed in writing by the Authority. The work shall be completed only in accordance with the agreed details.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow located to the south-east of Rue De La Planque, Torteval and is located Outside of the Centres as defined in the Island Development Plan.

Planning permission has been granted to erect a single storey flat roof extension to the south-east (rear) elevation and raise the ridge height of to the front (northwest) of the property (FULL/2022/2305). Works have commenced on site with the ground floor extension under construction.

Planning permission is now sought to raise the ridge height of the bungalow and erect a first floor pitched roof extension to create additional habitable accommodation.

The proposal includes a traditional pitched roof, with two gabled end pitched roofs to the rear, perpendicular to the main ridge to the rear. This will create a central flat roof element at first floor level, between the double pile roof. The proposal will include a first floor accommodation comprising 4 bedrooms, bathroom and shower room and an internal 'social area' towards the rear of the extension.

It is noted that the wall surfaces will be finished in painted smooth render, and retain the granite façade at ground floor level to the front of the house. The pitched roofs will be finished in natural slate, with the flat roof sections finished in GRP. Vertical timber cladding will be comprised of iroko boards. The windows will be finished in grey uPVC or aluminium, with guttering and down pipes in black or grey.

Relevant History:

FULL/2022/2305	Erect single storey extension to south-east (rear) elevation, raise roof ridge height to front (north-west) of property, install external insulating render system and alterations to fenestration.	Granted
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PREA/2024/1461	Variations to plans previously approved; alterations to roof form and pitch (option A), or extend at first floor level and alter roof form to hipped roof (option B).	Pre-application enquiry
FULL/2022/2305	Erect single storey extension to south-east (rear) elevation, raise roof ridge height to front (north-west) of property, install external insulating render system and alterations to fenestration.	Granted
FULL/2021/1151	Change of use of agricultural land to domestic garden (1,670sqm). Raise and alter roof ridge height to create first floor accommodation, install external insulating render system and erect detached 1.5 storey garage/office.	Granted

Existing Use(s):

Residential

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

Conclusion/Brief comment:

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.

The principle to create a first floor extension has already been established as part of applications FULL/2021/1151 and FULL/2022/2305.

The proposal will adopt traditional pitched roofs to the front and rear of the building which will help to assimilate the development into its surroundings, most of which comprises pitched roofs, whilst creating a large flat roof infill section to the rear. Whilst the flat roof aspect does not achieve a high standard of design, it would not cause unacceptable harm to the character of the area or visual amenity particularly given its secluded position.

It is recognised that the size of the property will increase the mass and bulk of the dwelling in public vantage points but the overall effect has been broken down by the incorporation of pitched roofs and contrasting materials and as proposed the scheme is acceptable.

The scheme introduces overlooking where none currently exists but it is again noted that the principle of first floor accommodation has already been accepted. The scheme will generate an element of overlooking towards neighbouring properties to the south and west due to the first-floor fenestration. Due to the position of the dwelling in its plot, away from the site boundaries and distance separation between properties, the scheme would not amount to substantial harm to justify refusal. Similarly, the proposal is set far enough away from the neighbouring property to the east to not cause material shadowing issues, as well as factoring in mature boundary treatments.

With regards to the principal elevation which fronts onto Rue De La Planque, there is sufficient flexibility in both Policy GP8 and GP13 to enable this style and appearance of property.

Overall, subject to appropriate conditions, the proposal adopts a good standard of design by virtue of its scale, form, massing, siting and materials. The first floor extension is considered in keeping with the built form of the surrounding area and will not cause unacceptable harm to visual amenity, or the amenities of neighbouring residents.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

No representations have been received as part of this application.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 03/03/25

