

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: Alteration to captain's dormer to north (front) elevation. (Protected Building).

LOCATION: Joie De Vivre, La Grande Maison Road, Vale.

APPLICANT: Mr J Greenfield

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: 20/02/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Design Ltd: 23-1495-P2/PD/01, /02 & /03.

Application Ref: FULL/2025/0066

Property Ref: C020810000+C02081B000

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 20/02/2028 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/2025/0066
Property Ref: C020810000+C02081B000
Valid date: 21/01/2025
Location: Joie De Vivre La Grande Maison Road Vale Guernsey GY6 8LP
Proposal: Alteration to captain's dormer to north (front) elevation.
(Protected Building).

Applicant: Mr J Greenfield

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.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a large detached Victorian dwelling situated to the south of La Grande Maison Road and to the east of Pleinheume Road. Attached to the southwest facing elevation of the property is a wing which is occupied as a separate residential dwelling (subject to permission ref: FULL/2023/1461). To the east of the property is a large outbuilding which has previously been converted into a separate dwelling. Surrounding the site, the area comprises residential properties in all directions with open fields beyond, to the south and southeast.

The site is situated Outside of the Centres as designated in the Island Development Plan. The whole of the building together with the outbuilding and roadside wall and railings are protected.

Relevant History:

FULL/2025/0084	Subdivide of 2 dwellings into 2 flats and internal works (Protected Building)	Pending Consideration
FULL/2023/1461	Sub-divide dwelling to create 2 dwellings with associated works (Protected Building) (Retrospective).	Granted 19/10/2023
FULL/2010/1541	Extend and convert barn to dwelling, erect conservatory on rear (south east) elevation, erect lean-to porch on side (south west) elevation, remove hedge and erect garden wall (protected building).	Granted 12/08/2010
FULL/2009/3098	Change of use of part of dwelling house to bed and breakfast accommodation and internal alterations.(Protected Building)	Granted 19/02/2010
HAPP/2009/0363	Extend and convert barn and existing residential unit to a dwelling.	Permission in principle granted 2009

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:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable development

GP13: Householder development

Conclusion/Brief comment:

The Authority also has a duty under Section 34 of the Law to wherever possible ensure the special interest of a protected building is not harmed and to pay special to preserving the protected building's special characteristics. This duty is encapsulated in Policy GP5 which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

Planning permission is sought to alter the existing dormer from a flat roof with slated cheeks, to a vaulted style pitched roof with glazed cheeks. The existing timber sash windows will be repaired where necessary.

The alterations to the dormer window as proposed would constitute partial demolition.

However, the existing dormer window is in a poor condition, and its appearance (flat bitumen roof) detracts from the special interest of the protected building. The proposed replacement represents a high-quality design, using traditional materials to match/complement the host building. The proposal would therefore improve the character and appearance of the protected building and would not harm its special interest.

Situated to the front of the property and facing towards a shared driveway with the neighbouring property to the southwest, and a driveway to the property to the northeast (some 10m distance), the introduction of glazed cheeks into the dormer window as proposed would not harm residential amenity.

The proposal would not affect highway safety.

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 application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions

Date: 18/02/2025



