

**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 conservatory, outbuilding and shed, alter roof form, extend and alter at ground floor and first floor levels with raised terrace area and balconies at first floor level.

**LOCATION:** Cielì Soleggiati, Les Grandes Rue, St. Pierre Du Bois.

**APPLICANT:** Mr Les Van Blerk

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:** 14/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Tyrrell Dowinton Architects: 2471 03.01, 03.02A, 03.03A, 03.04A, 03.06A, 03.07

**Application Ref:** FULL/2025/0112

**Property Ref:** F003470000

**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 13/04/2028 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](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/2025/0112  
**Property Ref:** F003470000  
**Valid date:** 11/02/2025  
**Location:** Ciel Soleggiati Les Grandes Rue St. Pierre Du Bois Guernsey  
GY7 9EL  
**Proposal:** Demolish conservatory, outbuilding and shed, alter roof form,  
extend and alter at ground floor and first floor levels with  
raised terrace area and balconies at first floor level.  
  
**Applicant:** Mr Les Van Blerk

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

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## OFFICER'S REPORT

### Brief Description of the site:

The application site comprises a 1.5 storey pitched roof dwelling with a two storey flat roof extension attached to the west elevation and a conservatory extension attached to the south elevation. The property is accessed onto Rue Des Grandes Rues to the southwest corner via a driveway between the two properties known as Corner Cottage and Reveaux Cottage.

The site is situated Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

### Relevant History:

None

### Existing Use(s):

Residential – Use Class 1

### 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:

GP8 Design  
GP9 Sustainable Development  
GP13 Householder Development

### Conclusion/Brief comment:

Planning permission is sought to demolish the existing conservatory, outbuilding and shed, to alter the existing roof form of the main dwelling (from a 1.5 storey pitched roof, to a single storey flat roof) and to create a two storey extension attached to the east elevation of the property. The proposal also includes the creation of a raised terrace at ground floor level and balconies serving the first floor accommodation.

The design of the proposed alterations and the materials to be used are of high quality, comprising a mixture of natural timber and aluminium cladding, painted rendered walls and blue/grey stacked dwarf walls. The proposal will improve the design and appearance of the residential unit resulting in a coherent modern contemporary design, in keeping with the character and appearance of the surrounding area. Setback from the road by circa 45 metres and behind roadside properties, the dwelling is largely screened from public vantage points along Rue des Grandes Rues and when visible is viewed at distance and the proposal would therefore not harm the character or appearance of the surrounding area.

The bulk and massing of the proposed two storey extension will be viewed in context with the much larger extension already present on the north elevation and would also replace an existing outbuilding on the site. The proposal would therefore not cause any undue harm on the landscape character or openness of the surrounding area.

At first floor the proposal will include a balcony along the full extent of the southwest facing elevation, views from which will extend towards the boundary shared with the property in this direction 'Corner Cottage'. However, a first-floor balcony is already present on this elevation, positioned at the closest point with the shared boundary. It is also noted that the balconies proposed are limited in depth and so unlikely to be used for the congregation of groups of people. Given that an element of overlooking already exists, any additional overlooking from the extended balcony would be over a greater separation distance and would not be so substantial to warrant the refusal of planning permission. A separation distance of circa 10m will exist between the proposed balcony in the northwest facing elevation and the boundary shared with 'Cumbre del Sol', sufficient to maintain privacy.

The proposal would not cause any harm with regard to the loss of natural light or overshadowing to any neighbouring properties.

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

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:** 10/04/2025

