

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: Erect single storey extension to west (rear) elevation.

LOCATION: Homelea, Rue Des Fleurs, Les Barras Lane, Vale.

APPLICANT: Mr & Mrs Bourgaize

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: 13/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture - 3345-DR-001

Application Ref: FULL/2025/0122

Property Ref: C024150049

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.The external face of the extension hereby approved shall be finished in smooth render, in accordance with the approved details, within 2 months of its construction.

Reason - In the interests of visual amenity and to ensure that the external face of the extension is completed within an acceptable timeframe.

5.Full details of the composite cladding material hereby approved shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

Reason - to ensure the approved composite cladding material is acceptable in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 12/03/2028 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/2025/0122
Property Ref: C024150049
Valid date: 23/01/2025
Location: Homelea Rue Des Fleurs Les Barras Lane Les Barras Lane Vale
Guernsey GY6 8HB
Proposal: Erect single storey extension to west (rear) elevation.

Applicant: Mr & Mrs Bourgaize

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.

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5. Full details of the composite cladding material hereby approved shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

Reason - to ensure the approved composite cladding material is acceptable in the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

'Homelea' consists of a semi-detached bungalow sited on corner plot. The property is located on Les Prins Estate, which itself is situated Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to erect a single storey extension to the west (rear) elevation of the property. The extension will serve as a kitchen/living room and utility.

The application was deferred as some concerns were raised with regards to the siting of the proposed extension on the west boundary, and its potential effect on the character and appearance of the surrounding area. It was advised to set the extension in from the west boundary in order to maintain the boundary treatment in the interests of respecting the character of the area and visual amenity.

In response, the agent has provided justification to retain the position of the extension as originally proposed. It is noted in their letter dated 7th March that the suggested design *would leave an unserviceable gap resulting in littering and damage and that it is good design principles to design out these issues. Creating a larger gap to provide access for cleaning and decoration is maintained would result in an unviable amount of internal floor area, and external amenity space is lost.*

An annotated visualisation has also been provided, in attempt to address the concerns raised.

Relevant History:

FULL/2013/2636	Erect a utility unit on west elevation of dwelling	Granted
FULL/2013/1725	Demolish existing garage at front and erect replacement single storey extension, shed and	Granted

	fence with pedestrian gate. Install one rooflight in west elevation of main dwelling and create car parking area.(Revised)	
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Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☐ X		

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 principal aim of the Island Development Plan is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

Paragraph 19.9.5 of Policy GP8 states that:

"In other, less sensitive, areas a good standard of design will be expected, however the Island Development Plan adopts a supportive position with regard to building design in these areas to enable the property owner to exert personal choice in design matters. This adopts the flexible and proportionate approach that underpins the Plan Objectives of the Island Development Plan. In all cases the design of soft and hard landscaping can also help to reinforce local character and distinctiveness, mitigate the impacts of development and

can contribute to more sustainable construction and should also be considered from the outset as an intrinsic part of the design process.”

The application site is not a protected building, nor is it situated in a Conservation Area as designated in the Island Development and therefore is located in a less sensitive area.

Although, the property sits on a corner plot which is naturally more sensitive to development given that three facades of the property are visible in the street scene, therefore careful consideration has given to the proposed development and its potential effect on the character and appearance of the locality.

The proposed development represents a modest sized addition to the property, is subservient and proportionate to the house, and adopts a good standard of design for the purposes of Policy GP8 by virtue of its scale, form, massing, and materials.

It is considered that the siting of the extension is not ideal as it forms part of the west boundary of the site which in turn will increase the prominence of the development in the surrounding area. Consequently, the resultant effect of the development is likely to have a detrimental effect on the character and appearance of the surrounding area as a result of introducing a discordant element to the boundary treatment which is also at odds with the surrounding built form. However, the degree of harm is not considered to be significant or unacceptable that it would be sufficient enough to rebut the general support in favour of householder development which allows property owners to exert personal choice with regards to design matters, in areas less sensitive to change (Policy GP8). A condition should be applied to the decision to ensure that the rendering of the extension should be done in a timely manner in the interests of visual amenity.

Moreover, the agent has provided justification for the design proposed which is understandable and creating a maintenance space for the west elevation of the proposed extension would make the extension impractical.

Due to its scale, size, relationship to the original house, and neighbouring development, the proposal is not considered to have a detrimental impact on the character of the area, visual amenity, or the amenities of neighbouring residents.

The use of composite timber cladding in this location is acceptable, although a condition should be applied to the decision to ensure that the appearance of the composite timber cladding is acceptable to ensure that the design is satisfactory.

Sightlines would not be adversely affected as a result of the development.

Due to its scale, size, relationship to the original house, and existing boundary treatment and neighbouring development, the proposal is not considered to have a detrimental impact on the character of the area, 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).

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: 11/03/25