

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 sheds, erect single storey extension, enlarge dormer window to north (rear) elevation and alteration to fenestration. Erect summerhouse with solar panels to north boundary, remove section of hedge and erect bike shed to west boundary.

LOCATION: Les Ronciers, Village Rachelle, Rue Des Goddards, Castel.

APPLICANT: Mrs E Grafton

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: 04/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 1:500 scaled block plan, proposed elevation drawings, glazing schedule, proposed ground floor plan, proposed first floor plan, proposed elevations for garden room & proposed glazing schedule for garden room (all labelled Version 9.6).

Application Ref: FULL/2025/0232

Property Ref: D011250001

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 en-suite window in the enlarged dormer hereby approved to the north elevation shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained as such at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 03/04/2028 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 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/2025/0232
Property Ref: D011250001
Valid date: 18/02/2025
Location: Les Ronciers Village Rachelle Rue Des Goddards Rue Des Goddards Castel Guernsey GY5 7BP
Proposal: Demolish sheds, erect single storey extension, enlarge dormer window to north (rear) elevation and alteration to fenestration. Erect summerhouse with solar panels to north boundary, remove section of hedge and erect bike shed to west boundary.
Applicant: Mrs E Grafton

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).

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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 en-suite window in the enlarged dormer hereby approved to the north elevation shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained as such at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached dormer bungalow situated to the north of Village Rachelle. Surrounding the site, the area comprises residential properties in all directions.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2020/2124	Demolish extension and erect single storey flat roof extension and extend catslide dormer to north (rear) elevation and alterations to fenestration.	Granted 04/12/2020
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Existing Use(s):

Residential – Use Class 1

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:

Planning permission is sought to erect a single storey extension, to enlarge the existing dormer window to the rear (north) of the premises and alterations to existing fenestration. The proposal also includes the removal of a section of hedge and the construction of a bike shed to the front of the premises along the west boundary and to demolish two existing sheds and to erect a summerhouse with solar panels in their place along the north boundary (rear) of the site.

At present the rear elevation accommodates a single catslide dormer window serving a bathroom at first floor level. The proposal intends to extend this dormer on both sides, to span the full width of the property. The extended dormer will accommodate a new study, and an ensuite to the master bedroom. The existing dormer window is obscure glazed and given that views from the window serving the new ensuite in the extended dormer will have the potential to look into the garden area of the property to the east (Clair de Lune) it is suggested that this window is also fitted with obscure glazing (secured by condition). This will also be consistent with the previous decision at this property for a dormer window extension in this position ref: FULL/2020/2124.

A window is also proposed in the extended dormer to serve the proposed study. However, views from this window will extend towards land to the northwest/west that does not form part of the residential curtilage associated with the neighbouring property in this direction (Ashleigh) and would not cause any undue harm.

A new window is also proposed in the west facing gable of the property at first floor which will serve the proposed study. However, this window will be set much further back from the boundary than an existing first floor gable window in the same elevation serving bedroom 3. To require the new window to be obscure glazed would be unjustifiable and unreasonable in this instance. The proposed single storey extension and summerhouse would not cause harm to residential amenity.

Situated to the rear and unseen from public vantage points, the single storey extension to the rear and the extension to the dormer window would not harm visual amenity of the surrounding area. Removal of the hedge and its replacement with a fence is acceptable and this together with the bicycle store to the front of the premises is in-keeping with the visual character and amenity of the surrounding area.

The changes to the fenestration are considered minor and would raise no concerns.

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: 02/04/2025

