

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: Extend and alter at ground and first floor levels.

LOCATION: Beau Vallee, Rue Des Villets, Forest.

APPLICANT: Mr R & Mrs L Laine

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: 16/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Infinity Group: 04.SW-PD01B

Application Ref: FULL/2025/0416

Property Ref: H00358A000

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 15/04/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Whilst not material to the outcome of this application, it appears that the 'floating' style dormer windows to the rear (east) of the property should intersect with the main roof, similar to the design of the dormers to the front of the property, in order to ensure that the entire floor area of the bathroom and en-suite is usable.

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/2025/0416
Property Ref: H00358A000
Valid date: 19/03/2025
Location: Beau Vallee Rue Des Villets Forest Guernsey GY8 OHP
Proposal: Extend and alter at ground and first floor levels.

Applicant: Mr R & Mrs L Laine

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.

INFORMATIVES

Whilst not material to the outcome of this application, it appears that the 'floating' style dormer windows to the rear (east) of the property should intersect with the main roof, similar to the design of the dormers to the front of the property, in order to ensure that the entire floor area of the bathroom and en-suite is usable.

OFFICER'S REPORT

Brief Description of the site:

The application site known as Beau Vallee consists of a detached dwelling-house located to the east of La Rue Des Villets. The site is located Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to extend at ground and first floor level to create a 1.5 storey extension to the rear of the property.

The proposal will serve as a bedroom and en-suite. It is also proposed to alter the kitchen area and dormer windows to the front of the property.

The application was deferred to clarify the proposal in respect of the design of the dormer windows to the rear of the property, cladding material, and notations on the drawings.

Some concerns were also raised with regards to the potential loss of privacy as a result of the proposed position and proximity of the Cabrio rooflight/balcony and the neighbouring property to the north-west.

In response, the agent has omitted the Cabrio rooflight/balcony and has replaced it with a conventional rooflight. The rooflight will be 1.5m above finished floor level to match that of the east facing rooflight. The agent has clarified that the timber cladding will consist of natural timber, and has justified the dormer windows to the rear of the property in terms of their design.

Relevant History:

FULL/2015/2341	Erect first floor pitched roof extension (rear), alterations to fenestration and replacement dormers.	Granted
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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 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.

Whilst the pitch of the proposed 1.5 storey extension is different to the main pitch of the original house, the visual impact of this effect will be focused to the rear of the property and therefore is unlikely to adversely affect visual amenity.

The design of the dormers to the rear of the property also appears to be shown inaccurately as the lower section of the dormers does not intersect with the pitch of the original house, and thereby has a 'floating' design effect. Notwithstanding the drawing submitted, the agent has provided reassurance that the dormers created will be of a 'standard' design and construction. An informative should be attached to the decision to bring this potential discrepancy to the agent's attention prior to the Building Control stage. The corner windows incorporated on both north-east facing dormers, serving as a bathroom, are acceptable and are limited in terms of their size. The impact on neighbours will be negligible.

Overall, the design of the extension represents an acceptable sized addition to the property, and adopts a satisfactory standard of design by virtue of its scale, form, massing, siting and materials.

Careful consideration has been afforded to the amenities of neighbouring residents, with particular regard to overlooking to the north-west and south-east of the dwelling.

The cill height of the proposed (1.1m high and wide) roof light to the south-east of the proposed bedroom is approximately 1.5m from finished floor level. The distance and relationship towards the neighbouring property, and the neighbour's most sensitive external amenity area, is such that the resultant impact from overlooking and loss of privacy is not considered to be significant to justify refusal, or to attach a condition to raise the cill height accordingly. Furthermore, the neighbour's outbuilding/structure located towards the north-west corner of their site increases the separation distance between the roof light and the neighbour's external amenity space sufficiently to not cause unacceptable harm.

Similarly, in light of the amendments proposed, the resultant impact from overlooking and loss of privacy towards the neighbours to the north-west of the property is not considered to be unacceptable when taking into account of the distance and relationship to the neighbour's south-elevation. The neighbour's driveway and parking area to the side of the house also increases the separation distance between the roof light and the neighbour's windows directly affected by the development. Due to the distance, relationship and cill height of the roof light, it is not considered to cause undue harm to attach a condition to raise the cill height accordingly.

Consequently, the development 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: 15/04/25

