

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: Subdivide, extend and alter dwelling to create 2 dwellings, create new vehicle access to east boundary and associated works.

LOCATION: L'Ormaie, La Maison Au Compte, Vale.

APPLICANT: Mr & Mrs Crowther-Martel

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: 23/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects - 1285_1_100, 300B, 320B, 322B, 370B, 371B, 380 & 381.

Application Ref: FULL/2025/0455

Property Ref: C01023A000

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.Notwithstanding the detail shown on the approved plans, details of an appropriate boundary treatment for the northern boundary of the parking area for Unit 2, shall be submitted to and agreed in writing by the Planning Authority. The boundary treatment shall be installed prior to first occupation of Unit 1 and retained as such thereafter.

Reason: In the interests of securing appropriate levels of amenity for both units.

5.Full elevations and details of the proposed cycle and bin stores shall be submitted to and agree in writing by the Authority prior to installation. Thereafter the development shall not be occupied until the cycle and bin stores have been installed, and these shall be retained thereafter.

Reason - To encourage the use of bicycles as an alternative to the car.

6.Within six weeks of the new access being brought into use, the end of the new opening shall be finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 22/07/2028 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/2025/0455
Property Ref: C01023A000
Valid date: 26/03/2025
Location: L'Ormaie La Maison Au Compte Vale Guernsey GY3 5RX
Proposal: Subdivide, extend and alter dwelling to create 2 dwellings, create new vehicle access to east boundary and associated works.

Applicant: Mr & Mrs Crowther-Martel

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.

4. Notwithstanding the detail shown on the approved plans, details of an appropriate boundary treatment for the northern boundary of the parking area for Unit 2, shall be submitted to and agreed in writing by the Planning Authority. The boundary treatment shall be installed prior to first occupation of Unit 1 and retained as such thereafter.

Reason: In the interests of securing appropriate levels of amenity for both units.

5. Full elevations and details of the proposed cycle and bin stores shall be submitted to and agree in writing by the Authority prior to installation. Thereafter the development shall not be occupied until the cycle and bin stores have been installed, and these shall be retained thereafter.

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Reason - To secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow situated in a relatively spacious plot to the south of La Maison au Compte and surrounded by other residential development.

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

The proposal is for the subdivision of the dwelling into one x 1bed unit and one x 2bed unit, the creation of a new vehicular access to the east boundary and associated works.

Relevant History:

N/A

Existing Use(s):

01 Dwelling house

Assessment: *(Tick as appropriate)*

no representation

✓
✓

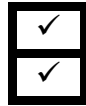
accords with policy

visual amenity acceptable

✓
✓

no material neighbour impact

within curtilage
design acceptable



traffic not affected



Policies considered most relevant:

OC1: Housing Outside of the Centres

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Policy OC1 makes provision for the subdivision of a dwelling into two or more self-contained units and provides a gateway policy for the proposal. In order to comply the scheme must demonstrate how the development is compatible with the character and amenities of the area, provide a satisfactory living environment for occupiers and should not include more than a modest extension.

The locality is characterised by residential development predominantly composed of bungalows and chalets to the southern side of the road particularly. The existing access is from La Maison au Compte with parking to the east side of the property frontage.

The introduction of an additional dwelling through the subdivision of L'Ormaie would not be out of character or incompatible with surrounding uses in line with the aims of Policy OC1. The subdivision of a large dwelling into two smaller dwellings also represents efficient and effective use of land/buildings by making better use of an existing dwelling. There is also an identified need for one and two bedroom units within the Island.

An extension is proposed in the form of a single storey rear extension to square off the rear of the existing dwelling and ties into the existing rear conservatory extension. In addition, the roof of the existing conservatory is to be replaced with a flat roof, which in turn, ties into the new extension. The existing conservatory walls are remaining which means this element of the scheme is not considered as a new extension, and does not result in significant works.

The extension measures 4.2m by 5.4m and is 2.8m high, this forms a lounge area but does not form a significant part of the one-bedroom unit, as the existing built form would exceed 35m² and could accommodate a one bedroom unit without such extension, but it provides enhanced living space.

The proposed rear extension equates to total additions of approx. 20sqm which is less than 20% of the existing floor area, and is not of such a scale that it forms a significant part of the proposed unit, on this basis the proposals are considered appropriate in terms of Policy OC1.

The replacement roof and the removal of the main chimney would be exempt development.

External alterations are proposed through the repositioning of windows in the front (north) elevation and a door in the east elevation. The external alterations as proposed are in-keeping with the host dwellings and would not cause harm to the character or appearance of the surrounding area in accordance with the aims of Policy GP8: Design.

The creation of a new access for Unit 2 onto Ruelle des Haizes to the rear of the plot is considered appropriate in terms of highway safety as the road is a narrow width with low vehicular speeds. The provision of two parking spaces per unit is acceptable and the subdivision of the site will not result in a significant intensification of the use of accesses at the site nor have an adverse impact on the local road network in accordance with Policies IP7 and IP9 of the IDP.

The subdivision of the plot also requires the erection of a new 1.8m high boundary fence between the rear garden of each, low planting is proposed to divide the front gardens. The parking area of Unit 2 is proposed to be divided from the rear garden of Unit 1 by a low-level boundary hedge, however this is not considered appropriate as it fails to ensure an acceptable level of amenity within the rear garden of Unit 1 and the rear of the dwelling itself. For this reason, a condition has been included to ensure an appropriate boundary screen is proposed to the northern edge of the new car parking area.

The external alterations and subdivision of the dwelling will not result in an unacceptable increase in the potential for overlooking or loss of privacy to surrounding or future occupiers. Both units are on a single level and are therefore able to provide level access to and within the building for people of all ages and abilities offering accessible accommodation. The scheme therefore accords with Policy GP8 in these respects.

The layout of accommodation is such that that both properties benefit from adequate sunlight and daylight, along with triple outlook. The subdivision of the plot and layout of the rear accommodation provides views over each separate, south facing private garden area. Both of the garden areas to the rear of the dwellings will be appropriately screened (with the inclusion of condition 4) to ensure sufficient private amenity space is provided for each dwelling. Both units also benefit from an amenity space to the front of the property.

Overall therefore, the scheme would provide a satisfactory living environment for the occupiers of both dwellings proposed and accords with Policies OC1 and GP8 of the IDP.

Two sheds are proposed within each garden area to provide a bin store and secure and sheltered cycle parking in line with Policy IP6. Full elevations of these have not been provided and will be requested by condition.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has taken into account the use of energy, resources and any adverse impact on the environment.

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. In view of the above, it is recommended planning permission is granted for the development proposed.

Recommendation:

Grant with Conditions



Date: 15/07/2025

