

**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 outbuilding/ancillary unit to south-west boundary and pergola link.

**LOCATION:** Vau P'tites Ouaies, Route Des Blicqs, Forest.

**APPLICANT:** Mr & Mrs N Gosling

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:** 22/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Viage: 22004-005B & 006A.

**Application Ref:** FULL/2025/0496

**Property Ref:** H006520000 + K005560000

**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.For the avoidance of doubt, this decision permits the erection of a detached dower unit to be used as an integral part of and ancillary to the principal dwelling presently known as 'Vau P'tites Ouaies'.

Reason - To ensure that the dower unit remains part of the same planning unit and does not become separated or severed in the future.

**Expiry Date: This permission will cease to have effect on 21/05/2028 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

Please note that this permission does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

The Authority does not recognise all of the land outlined in red on the submitted plan as forming the domestic curtilage associated with the dwelling presently known as Vau P'tites Ouaies. The land recognised as domestic curtilage by the Authority is outlined in blue on the plans submitted.

**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/2025/0496  
**Property Ref:** H006520000 + K005560000  
**Valid date:** 14/04/2025  
**Location:** Vau P'tites Ouaies Route Des Blicqs Forest Guernsey  
**Proposal:** Erect single storey outbuilding/ancillary unit to south-west boundary and pergola link.  
  
**Applicant:** Mr & Mrs N Gosling

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

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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. For the avoidance of doubt, this decision permits the erection of a detached dower unit to be used as an integral part of and ancillary to the principal dwelling presently known as 'Vau P'tites Ouaies'.

Reason - to ensure that the dower unit remains part of the same planning unit and does not become separated or severed in the future.

## **INFORMATIVES**

Please note that this permission does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

The Authority does not recognise all of the land outlined in red on the submitted plan as forming the domestic curtilage associated with the dwelling presently known as Vau P'tites Ouaies. The land recognised as domestic curtilage by the Authority is outlined in blue on the plans submitted.

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## **OFFICER'S REPORT**

### **Brief Description of the site:**

The application site known as Vau P'tites Ouaies consists of a traditional detached farmhouse located to the south of Route Des Blicqs.

The site is located in a Conservation Area and is Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to erect a single storey flat roof outbuilding/ancillary unit to the south-west boundary. An area of decking is located to the rear of the dower unit and features a pergola link to the host dwelling.

The dower unit will feature a bathroom, bedroom, study, kitchenette, living area and decking area. The dower unit is to be used by a close family member.

The agent has stated that the internal floor area will be 58sqm.

The outbuilding will be finished in horizontal composite timber cladding, upvc windows and doors, grey flat roof membrane, and black corrugated metal sheet cladding.

Notwithstanding planning permission being granted in 2013 to subdivide the property (FULL/2013/0572) and two separate Cadastre references, the applicant has confirmed that the property has not been subdivided and remains as one planning unit. Consequently the permission in 2013 has not been implemented.

**Relevant History:**

|                |                                                                                                            |         |
|----------------|------------------------------------------------------------------------------------------------------------|---------|
| FULL/2024/1526 | Remove section of hedge to field boundary to south-west of property.                                       | Granted |
| FULL/2014/3072 | Widen vehicular access and replace door and hatch.                                                         | Granted |
| FULL/2013/0572 | Sub-divide dwelling to provide two dwellings, erect wall and create parking area.                          | Granted |
| PAPP/2002/1640 | Convert barn to habitable accommodation, install dormer windows and construct conservatory (retrospective) | Granted |

**Existing Use(s):**

Residential

**Assessment:** *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

**Policies considered most relevant:**

GP8 Design  
GP9 Sustainable Development  
GP13 Householder Development

Supplementary Planning Guidance – Ancillary/Associated Living Accommodation Units.

**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.

Policy GP13 (Householder Development) states that proposals for the alteration and/or extension of residential properties within the residential curtilage, will be supported where there are no significant adverse effects on the amenities of neighbouring properties; the design, scale, mass and form would not detract from the open character of open locations; and they do not affect the special interest of Conservation Area, Area of Biodiversity Importance, protected building or protected monument.

Policy GP13 also states that proposals for dower units will be supported provided the additional accommodation is demonstrably ancillary and well-related to the existing dwelling and there are no significant adverse effects on the amenities of neighbouring properties.

Paragraph 19.14.14 states that:

*“Dower units can be acceptable in circumstances where a completely independent unit of accommodation would not comply with the normal criteria regarding access, space about dwellings and residential amenities. Proposals usually take the form of extensions to the main dwelling but can also include conversion of existing or the construction of new outbuildings within the recognised domestic curtilage where these are well related to the principal dwelling. Proposals to create dower units will be assessed sympathetically and will be supported where the proposal is acceptable in terms of the impact of the development on the amenities of neighbouring residents”.*

Whilst the proposed dower unit will be detached from the main house, the proposal is considered to have a subordinate relationship and association to the main dwelling due to the limited facilities afforded to the occupiers of the dower unit and the access to it.

In addition, the close proximity between the proposed dower unit and the main dwelling, together with the assurances by the agent in terms of shared garden area, parking area, and utility supplies with the main house, is sufficient to demonstrate that the proposed dower unit is compliant with Policy GP13 and Supplementary Planning Guidance Ancillary/Associated Living Accommodation Units in this instance, subject to the accommodation being used only for purposes ancillary and incidental to the main dwelling.

In terms of design, the proposed dower unit adopts a satisfactory standard of design in terms of its scale, form, mass, siting and materials, for the purposes of Policy GP4 and GP8.

Whilst some concerns are raised over the rudimentary quality and design of the structure given its sensitive surroundings, the proposal is not considered to be unduly prominent in the Conservation Area to justify refusal. The proposal relates well enough to the surrounding built form given it's siting away from the road and is screened sufficiently by mature landscaping.

Overall, the proposal is not considered to have a detrimental impact on the character of the Conservation 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:** 21/05/25