

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 conservatory, erect single storey extension and alter fencing/gate to south (side) elevation.

LOCATION: Sunnycroft, Les Mares Pellees, Vale.

APPLICANT: Mr & Mrs F Vieira

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: 08/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Create Ltd: 981-3-004A

Application Ref: FULL/2025/0523

Property Ref: C011770000

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 07/05/2028 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/2025/0523
Property Ref: C011770000
Valid date: 07/04/2025
Location: Sunnycroft Les Mares Pellees Vale Guernsey GY3 5PW
Proposal: Demolish conservatory, erect single storey extension and alter fencing/gate to south (side) elevation.

Applicant: Mr & Mrs F Vieira

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.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a semi-detached bungalow which is located towards the entrance of a private clos, accessed from Les Mares Pellees. The existing high level fence bordering onto Les Mares Pellees road is unauthorised however, due to the passage of time, is immune from enforcement action.

The application site is located in a Main Centre Outer Area as designated in the Island Development Plan.

Planning permission was granted in 2024 (FULL/2024/0413) to demolish a conservatory and erect a single storey pitched roof extension and install fencing to the south of the property, and create additional car parking provision to the front of the house. The revised plans included a landscaping scheme to the front of the property and was conditioned accordingly to require full details of the landscaping scheme and to ensure that the front of the property was appropriately demarcated to prevent a vehicle from overhanging the pavement when parked. The permission remains extant.

Planning permission is now sought for a similar proposal. The works include demolishing the conservatory and erecting single storey extension and fencing to the south (side) elevation as well as altering the fenestration. It is also proposed to remove a fence to create additional vehicle access/parking area to the front of the property.

In light of planning permission FULL/2024/0413, the proposed extension is smaller, and therefore the existing hardstanding is larger in order to retain the existing parking arrangement.

The new area of parking to the front of the house as granted under application FULL/2024/0413 is not included as part of this application.

The proposed landscaping located to the front of the property, immediately adjacent to Les Mares Pellees is not included as part of this application. The drawings do not show the area in question as forming additional car parking provision.

Relevant History:

FULL/2024/0413	Demolish conservatory and erect single storey extension and erect fencing to south (side) elevation, alterations to fenestration. Remove fence to create additional vehicle access/parking area to west (front) of property.	Granted
PAPP/2006/3191	Erect fencing.	Granted
PAPP/2002/3714	Remove conifer hedge and erect a fence.	Granted

PAPP/1999/0913	Erect a conservatory	Granted
----------------	----------------------	---------

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
 IP7 Private and Communal Car Parking
 IP9 Highway Safety, Accessibility and Capacity

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 proposed extension is broadly the same as that approved under FULL/2024/0413, albeit is smaller. The extension will have a negligible effect on the character of the area or visual amenity.

Whilst the drawings do not show additional car parking provision to the south of the existing parking area, concerns remain over potentially creating additional car parking immediately adjacent to Les Mares Pellees given that the proposal would not prevent a vehicle from overhanging onto the pavement and/or clos road. This in turn could cause a highway safety issue in terms of restricting visibility, and being parked in a position that could affect the flow of traffic towards the entrance of the clos. However, in light of the Exemptions Ordinance (2023), extending the hard surface area in future is likely to constitute exempt development, and therefore it would be unnecessary in this circumstance to attach a planning condition to restrict the parking provision on the site, notwithstanding the concerns raised.

Neighbour amenity will not be affected.

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: 07/05/25