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 extension, raise and alter roof ridge height to create accommodation at 1st floor level, erect single storey extension to west (rear) elevation, erect porch to east (front) elevation and alterations to fenestration.

LOCATION: Pres De L'Ecurie, Duveaux Lane, St. Sampson.

APPLICANT: Mr M S Campbell & Ms C Harvey

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: 09/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 412/C2A, /C3A, /C4, /C5A & /C6A.

Application Ref: FULL/2025/0701

Property Ref: B00899D000

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 first floor window to the north elevation which serves the ensuite shall be obscure glazed and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and this window shall be retained.
as such thereafter.
Reason: To protect neighbour amenity and prevent harmful overlooking, in accordance with Policy GP8 and GP9.

Expiry Date: This permission will cease to have effect on 08/07/2028 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/0701
Property Ref:	B00899D000
Valid date:	16/05/2025
Location:	Pres De L'Ecurie Duveaux Lane St. Sampson Guernsey GY2 4XZ
Proposal:	Demolish extension, raise and alter roof ridge height to create accommodation at 1st floor level, erect single storey extension to west (rear) elevation, erect porch to east (front) elevation and alterations to fenestration.
Applicant:	Mr M S Campbell & Ms C Harvey

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.

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as such thereafter.

Reason: To protect neighbour amenity and prevent harmful overlooking, in accordance with Policy GP8 and GP9.

OFFICER'S REPORT

Brief Description of the site:
The site consists of an L-shaped bungalow with single storey additions to the west (rear) elevation and is located close to the junction of Duveaux Lane and Baubigny Road. The dwelling is an approx. 1950s construction and the site is located Outside of the Centres.

Planning permission is requested to demolish the existing rear most extension to the west and alter and raise roof height to create first floor accommodation along with a single storey rear extension, the erection of a porch to the front (east) elevation and alterations to fenestration.

Relevant History:
FULL/2017/0010-

Existing Use(s):
01 Dwelling houses

Assessment: *(Tick as appropriate)*

no representation	✓	visual amenity acceptable	✓
accords with policy	✓	no material neighbour impact	✓
within curtilage	✓	traffic not affected	✓
design acceptable	✓		

Policies considered most relevant:
GP8- Design
GP9- Sustainable Development
GP13- Householder Development

Conclusion/Brief comment:

Policy GP13 indicates that proposals for the alteration and/or extension of residential properties will be supported subject to certain criteria being met including with regards to the impact on the amenities of neighbouring properties, taking into account the surrounding character and where they accord with all the

relevant policies of the Island Development Plan. In this instance Policies GP8 and GP9 are also relevant. In addition, the preceding text of Policy GP13 refers to the need to consider the material planning considerations as specified in Part IV, Section 13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and its likely effect on the reasonable enjoyment of neighbouring properties.

Properties within the area are predominately bungalows of a similar size and scale to the application site. The proposal would result in a 2.5m increase to the ridge height and an increase in the scale and mass of the dwelling. However, Policy GP8 encourages multi-storey designs as a more efficient use of land and the plot is considered sufficient to accommodate a dwelling of a greater mass and height. The proposed design is more contemporary and as the property is not located within a Conservation Area or other sensitive area, Policy GP8 also provides support for personal choice in design matters. Taking into account the character of the surrounding area the scale, mass and design of the extended dwelling is unlikely to have a significant adverse effect on the character of the local built environment, in accordance with Policies GP1, GP8 and GP13.

The extended dwelling would result in a degree of overlooking of the neighbouring properties either side from the first floor windows in the rear (west) elevation. However these rear windows would not face directly towards the neighbouring dwellings and together with the distance to the neighbouring dwellings and oblique angle, the proposal is unlikely to result in a significant degree of harmful overlooking of the neighbouring properties to either side. In addition, it is noted that the only side window proposed at first floor level would serve an ensuite and can therefore be obscure glazed. There are side facing rooflights proposed on both sides of the rear gable extension, these are proposed to serve the main bedroom. One serves the wardrobe area and is high level, thus negating the ability to overlook, and the other rooflight faces the neighbours but at a distance of approx. 9m to the boundary, this is acceptable and will not allow harmful overlooking.

The proposed first floor windows in the front (east) elevation face down the front garden of the application site, some overlooking of neighbouring front gardens may be possible, however, these front gardens are less sensitive in terms of amenity. Overall the increase in the scale and mass of the extended dwelling and the positioning of fenestration is unlikely to result in a material adverse effect on the amenities of neighbouring residents.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, 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.

It is recommended that the application is approved.

Recommendation:
Grant with Conditions ☑

Date: 08/07/2025