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 2 storey extension to north (side) elevation, erect single storey extension and rooflights to east (rear) elevation, install dormer windows to west (front) elevation. Erect 1.5 storey outbuilding/garage and ancillary accommodation to north boundary and landscaping. Alter roadside boundary including gated vehicle access and vehicle access with parking area to west of site.

LOCATION: Les Pages House, Les Pages, St. Martin.

APPLICANT: Mr & Mrs N Guilbert

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: 13/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions Limited - 1437-SK-01A, 02A, 03C, 04B, 05B, 06C

Application Ref: FULL/2025/0734

Property Ref: J009500000

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.Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the front roadside boundary wall.

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

5.For the avoidance of doubt, this decision permits the erection of an outbuilding to be used as an integral part of and incidental to the use of the principal dwelling presently known as Les Pages House. It does not permit the creation of a separately occupied annex or an independent dwelling.
Reason: This would require a separate grant of planning permission and involve different planning policy considerations.
6.Prior to first use of the outbuildings hereby permitted, all first floor velux windows proposed to the north elevation must be obscure glazed to a minimum industry standard, privacy level 3, fixed shut, and thereafter retained as such.
Reason: To safeguard the amenity and privacy of the occupiers of the neighbouring residential property.

Expiry Date: This permission will cease to have effect on 12/11/2028 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/2025/0734
Property Ref:	J009500000
Valid date:	21/05/2025
Location:	Les Pages House Les Pages St. Martin Guernsey GY4 6BZ
Proposal:	Erect 2 storey extension to north (side) elevation, erect single storey extension and rooflights to east (rear) elevation, install dormer windows to west (front) elevation. Erect 1.5 storey outbuilding/garage and ancillary accommodation to north boundary and landscaping. Alter roadside boundary including gated vehicle access and vehicle access with parking area to west of site.
Applicant:	Mr & Mrs N Guilbert

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. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the front roadside boundary wall.

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

5. For the avoidance of doubt, this decision permits the erection of an outbuilding to be used as an integral part of and incidental to the use of the principal dwelling presently known as Les Pages House. It does not permit the creation of a separately occupied annex or an independent dwelling.

Reason: This would require a separate grant of planning permission and involve different planning policy considerations.

6. Prior to first use of the outbuildings hereby permitted, all first floor velux windows proposed to the north elevation must be obscure glazed to a minimum industry standard, privacy level 3, fixed shut, and thereafter retained as such.

Reason: To safeguard the amenity and privacy of the occupiers of the neighbouring residential property.

OFFICER'S REPORT

Site Description:
The site is located to the west of Les Pages, and currently comprises of a main dwelling with separate garage outbuilding with offices at first floor level, and existing stables, both situated to the south of the dwelling. The site backs onto agricultural land.

The site is located Outside the Centre as designated in the Island Development Plan (IDP) and the dwelling is a pre-1900 building. There is a protected monument to the south of the site.

Relevant History:

FULL/2025/0425- Erect 1.5 storey outbuilding/garage (for a mixed domestic and agricultural use) and install hardstanding to east of the site.
Approved 03/06/2025

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The application proposes the erection of a 2-storey extension to the north (side) elevation of the main dwelling, the erection of a single storey extension and rooflights to east (rear) elevation, and installation of dormer windows to west (front) elevation.

The application also includes the erection of a 1.5 storey outbuilding/garage and ancillary accommodation to the north boundary, along with alterations to the roadside boundary including a new gated vehicle access to a new parking area to the north east of the dwelling. There is also a new single car parking area proposed to the west of the site, accessed directly from the road.

The application was deferred due to officer concerns regarding the height of the buildings proposed adjacent to the northern boundary and the impact on neighbours as a result.
Revised plans were submitted reducing the height of the western end of the garage building from 6.7m to 5.6m in height. Subsequent revisions followed this, reducing the height of the entire length of the garage building to 5.6m in height.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP6- Protected Monument
GP8 - Design
GP9 – Sustainable Development
GP13- Householder Development

Representations:

Following the revisions, four letters of representation have been submitted from a neighbour which objects to the application highlighting that the proposal relates to a self-contained new build with its own vehicular access, and that this and the main house will be two separate properties as the current house has garages and stables with more than adequate access. The neighbour considers that the proposals will totally alter the neighbourhood, and is a way round the planning laws to create a new build.

On receipt of the revised plans, the neighbour was reconsulted and raised concerns regarding the development along the northern boundary which was originally a rose garden. They considered it to be overly large and industrial in scale, questioning the need for another entrance to the property when the existing is already large with a range of buildings and stables etc to the south. Concern was also raised that the development results in overdevelopment of the site.

Consultations:

None.

Summary of Issues:
The main issues concern the principle of development, acceptability of the ancillary living unit and the impact on neighbour amenity and visual amenity or design.

Assessment against:

1 - Purposes of the law.
2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.
3 - General material considerations set out in the General Provisions Ordinance.
4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

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.

The proposal would result in a fairly significant increase to the footprint, scale and mass of the dwelling and the outbuildings would spread the built form across the entire road frontage of the site. However, the existing dwelling is reasonably large and set in a spacious plot which can accommodate the proposal spatially.

The design of the two-storey extension blends with the traditional design of the existing dwelling, utilising render to the front with horizontal timber cladding to the side elevation, and a slate roof. The flat roof rear extension introduces a more contemporary feature and as the property is not located within a Conservation Area or other sensitive area, as set out in the preceding explanation to Policy GP8, and Policy GP8 provides support for personal choice in design matters in such circumstances, this element is considered acceptable. 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 GP8 and GP13.

The introduction of new dormers to the front elevation, rooflights to the rear, and second floor windows within the new extension are unlikely to result in any harm to neighbour amenity due to the set back of the dwelling from the road and given that there are no neighbouring dwellings located opposite these windows. The new garage with hobby room above proposed along the north boundary is 5.6m in height and approx. 12m in length where it rises to 6.7m in height, forming additional garaging and workshop at ground floor with storage above. The proposed annexe accommodation attached to this outbuilding then projects south and comprises of a ground floor bedroom, shower room, kitchen/living/dining room with first floor bedroom, bathroom and ensuite.

The height of this outbuilding adjacent to the neighbouring boundary, given the proximity to and orientation of the neighbouring dwelling, Lemesos, has been revised due to officer concerns regarding the visual impact and more particularly the impact on light levels given that the outbuilding proposed is located 1m from the shared boundary to the south. Originally proposed at 6.7m high, this has been reduced to 5.6m and this reduction, in combination with the pitched roof design is considered to mitigate the concerns to an extent that, on balance, this relationship is acceptable. There is likely to be some additional overshadowing of the neighbouring garden as a result of the development, particularly in the winter months, however it is not considered to result in a level of harm significant enough to warrant the refusal of the application. The rooflights proposed in the north elevation will all be conditioned to be obscure glazed and fixed shut due to their location and proximity to the boundary and concerns regarding loss of amenity.

The annexe is considered to be relatively large as it has two bedrooms, but this is supported by a letter from the applicants which explains this requirement due to their personal circumstances. The annexe, despite being large, is well linked physically, with good intervisibility between the two units and shared facilities including the garden and parking. The planning history indicates that there is no existing dower unit on the site, with the existing garages and outbuildings to the south being in domestic or home office use only.

The creation of a new vehicular access to the rear of the site, and an additional separate parking space within the frontage will result in the loss of boundary wall. The proposed access to the rear measures 5m with an 8m wide opening, this is adjacent to the new parking space which has a proposed width of 3m. The proposed gate is similar in height and design to the existing gates at the southern access to the site, and the erection of new 2m high granite walls set back 11m from the road are acceptable and will not have a harmful visual impact or impede highway safety. The brick capping proposed to the granite walls will match the existing walls at the southern entrance and so these aspects of the development are considered acceptable in this setting.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

The protected monument is located to the south of the application site and far enough away that there is no impact on it or its setting. The proposal therefore has no impact on protected trees, monuments or buildings and is not located in or near a SSS.

Overall the increase in the scale and mass of the extended dwelling and the positioning of the outbuilding and its fenestration is unlikely to result in a material adverse effect on the amenities of neighbouring residents.

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.

On the basis of the above, it is recommended that the application is approved.

Date: 10/11/2025