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 dwelling to create 2 dwellings with associated works.

LOCATION: Petits Cailloux, Les Tracheries, St. Sampson.

APPLICANT: Mr & Mrs S & N Ozanne

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: 11/07/2025

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

Drawing Nos: Site Location Plan, Block Layout Plan, Ground Floor Plan & First Floor Plan.

Application Ref: FULL/2025/0779

Property Ref: B01790A000

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 10/07/2028 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/2025/0779
Property Ref:	B01790A000
Valid date:	21/05/2025
Location:	Petits Cailloux Les Tracheries St. Sampson Guernsey GY2 4SS
Proposal:	Subdivide dwelling to create 2 dwellings with associated works.
Applicant:	Mr & Mrs S & N Ozanne

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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:

Planning permission is requested to subdivide the dwelling to create 2 dwellings comprising of a 4 bedroom dwelling and a 1 bedroom dwelling.

The site comprises of a detached 2 storey dwelling forming part of a ribbon development of dwellings to the south of Les Tracheries Road. The site is Outside of the Centres.

Relevant History:

03/04/2025 – PREA/2025/0422 – Pre-application enquiry regarding subdivide property to create two separate dwellings.

Existing Use(s):

Residential use class 1: dwelling house

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:

Policy OC1: Housing Outside of the Centres
Policy GP8: Design
Policy GP9: Sustainable Development
Policy IP6: Transport Infrastructure and support facilities
Policy IP7: Private and Communal Car Parking
Policy IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Policy OC1 provides scope for the subdivision of a dwelling into 2 or more self-contained units where the resultant development would be compatible with the character and amenities of surrounding area, the development would provide a satisfactory living environment, and the subdivision would not involve more than a modest extension.

The overall size of the proposed one bedroom dwelling is smaller than the majority of nearby properties and it would include limited outdoor space. However, the likely

modest increase in the intensity of use of the site would have no significant adverse effects on the amenities of neighbouring residents. No extensions or external alterations are proposed and the form and appearance of the dwellings would be compatible with the character and amenities of the surroundings.

The floor space of the one bedroom dwellings is small but would exceed the Guernsey Technical Standards minimum internal space standards for a single person dwelling. Both of the dwellings are dual aspect and would have adequate daylight, sunlight and privacy. The external space for the one bedroom is limited but when combined with the access to nearby public open space along the coast at L'Islet, the provision of outdoor space would be adequate for the type and nature of the dwelling that it would serve. Overall despite some deficiencies, particularly regarding the limited internal and external space for the one bedroom dwelling, the proposed dwellings are likely to provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

Both dwellings would provide adequate car and bicycle parking. The site is currently served by 2 accesses and it is understood that the eastern access onto Les Tracheries Road would be for the sole use of the one bedroom dwelling. This arrangement would result in vehicles either reversing onto or off of the highway. However, this not an uncommon arrangement for neighbouring properties and due to the classification of the highway as a Neighbourhood and Country Road, where due to the low traffic flows the control of frontage activities is not important and a greatly relaxed regime of traffic management is permissible, the deficiencies noted with the access are unlikely to result in any significant road safety or traffic management concerns. The proposal accords with Policies IP6, IP7 and IP9.

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: 11/07/2025