

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: Variation to previously approved plans to erect replacement dwelling and associated works: Revised fenestration, increase ridge height, and alterations to design of dwelling.

LOCATION: Leafy Cove, La Garenne, L'Ancrese, Vale.

APPLICANT: Mr & Mrs Le Lievre

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: 19/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture: 2245 02.01F, 02.02C, 02.03C, 02.05D, 02.07C.

Application Ref: FULL/2025/0791

Property Ref: C010510000

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 17/09/2024, issued under planning application reference FULL/2023/1000, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 18/09/2028 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/2025/0791
Property Ref: C010510000
Valid date: 27/05/2025
Location: Leafy Cove La Garenne L'Ancrese L'Ancrese Vale Guernsey GY3 5SG
Proposal: Variation to previously approved plans to erect replacement dwelling and associated works: Revised fenestration, increase ridge height, and alterations to design of dwelling.
Applicant: Mr & Mrs Le Lievre

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.

4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the

permission dated 17/09/2024, issued under planning application reference FULL/2023/1000, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Site Description:

Leafy Cove is a two-bed pre 1900 cottage, located in a prominent position, part of a small group of similar sized cottages fronting on La Garenne.

The site lies Outside of the Centres and within a Conservation Area as defined in the Island Development Plan. Immediately opposite the site, across the vehicular road, is an Area of Biodiversity Importance which follows the coast and abuts the intertidal zone.

Relevant History:

FULL/2023/1000 - Demolish existing dwelling, change of use of agricultural land to domestic garden (490 sq.m.), erect replacement dwelling with associated landscaping, erect detached 1.5 storey garage/outbuilding to west boundary, alter vehicle and pedestrian accesses.

FULL/2024/1302 - Variation to approved scheme FULL/2023/1000. Alterations to fenestration, increase ridge height, alterations to dormer windows and omit solar panels.

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The application proposes a number of variations to the originally approved scheme, these include alterations to fenestration and the design of the new dwelling, introducing a gable to the rear elevation where there was previously a box dormer, along with alterations to raise the eaves height, and change the materials of the previously approved extension to the east of the site. As a result of the alterations now proposed, the plans show that ridge height will increase from the originally approved 13.98m to 14.19m at the highest point.

The application was originally submitted as a revised scheme, however, this was changed during the determination of the application and re-advertised as a variation to the original approval and a letter was sent to notify the objector of this as an administrative change only, rather than any changes to the plans.

Subsequently, the previously approved revisions were added to the current plans to form a complete single revision to the original scheme. This was not subject to further consultation as these aspects had already been approved under application FULL/2024/1302 and the consultation process associated with that application.

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

GP1- Landscape Character
GP4- Conservation Area
GP7 – Archaeological Remains
GP8- Design
GP9- Sustainable Development
GP13- Householder development

Representations:

One letter of representation was received from a local address, this was prior to the change in description and was submitted on the basis of the application being a revised scheme rather than a variation to the previous approval.

This representation has been summarised below:

- Property is significant in the Conservation Area
- The proposed zinc exterior does little to preserve the character of the main dwelling. Poor use of materials in a sensitive location.
- The development with the introduction of vast modern finishes would have an unacceptable impact on the open character of the area. The development is more visible and has a much larger footprint.
- Legal requirement to conserve and where possible enhance the special interest, architectural interest and appearance of the Conservation Area.
- Poor design as it fails to pay attention to the Conservation Area, and represents overdevelopment- appearing as a design layout for three dwellings. Inappropriate scale of development.
- Direct interface and overbearing impacts on neighbours.
- Level of hardstanding and built form is excessive and landscaping must be proportionately mitigated.
- Appears readily capable of subdivision.
- Removal of solar panels results in conflict with Policy GP9.

A further representation was received from the same address following notification of the change in description and consideration as a variation to the previously approved scheme. This has been summarised:

- Proposed alterations are beyond a variation and should be considered as a new application for a new dwelling. It is unreasonable to amend the description and rely on previous decisions for what was a much smaller and different design of dwelling.

- The application should be refused and all the previously raised objections are carried over and sustained.
- Additional representations include the building's ability to be clearly subdivided into two by virtue of the vaulted ceiling between the cottage section and east wing of the dwelling creating separate first floor areas.

Consultations:

N/A

Summary of Issues:

- Principle of Development
- Visual impact of proposed design, mass and scale and its impact in the landscape.
- Impact on Conservation Area
- Neighbour amenity
- Other matters

Assessment:

The principle of the replacement dwelling is considered acceptable, as previously established in the original application, FULL/2023/1000 and this application is for a variation of this consent, to allow alterations to the fenestration of the house, alterations to change the rear dormer to a gable end, alterations to the proposed materials and an increase in the eaves and ridge height of the dwelling. The application also includes previously approved variations, including alterations to the garage which were also assessed under FULL/2023/1000.

The proposed alterations to the fenestration involve the introduction of glazed dormer cheeks to the front dormers, alterations to the rooflights to the eastern wing of the dwelling, and two new rooflights to the front elevation.

The rear first floor dormer to the western wing of the dwelling has been replaced with a gable end at first floor and single storey flat roof extension at ground floor. This creates an additional approx. 10sqm of floor area and is not considered to have a significant impact due to its location to the rear of the site, and this alteration will not reasonably change the original impact on neighbours. There is also a small increase in the size of the ground floor area by approx. 6sqm, this increase is located centrally to the rear and so will not have an impact on neighbours.

The main cottage section is now approx 10cm higher than the previous approval, and the eastern wing now has a higher eaves and ridge height than previously approved, but as the ridge is also only approx. 10cm higher than the previous approval this is not considered to have a significant material impact on neighbour amenity and does not result in an overbearing development as the neighbours remain a sufficient distance away that this small increase will be relatively negligible. The increased

height does result in a building which is of a greater mass and bulk, but not to a harmful degree within the Conservation Area.

The proposed changes to the use of materials are also considered acceptable, the use of zinc cladding as an alternative to the timber framing of the eastern wing is appropriate as a high quality, natural material within the Conservation Area. The oak balustrading is retained.

Other alterations include the use of render to the chimneys rather than granite to match the front elevation of the dwelling. The installation of a flue pipe to the eastern roof slope of the eastern wing, and the omission of the solar panels proposed to the western roof slope of the eastern wing were considered in a previous variation application. An EV charging point has been added to the plans, adjacent to the garage. The proposal remains compliant with Policy GP9.

The separation of the first floor of the cottage section and the east wing by the addition of a vaulted ceiling area is acceptable and cannot be considered to represent two separate dwellings. Should an application be submitted to subdivide the house in the future, this would be subject to a separate application and would be considered according to the relevant policies and on its merits.

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.

In view of the above it is recommended that permission is granted.

Date: 18th September 2025