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: Variations to previously approved plans to extend and alter dwelling (revised) - Demolish existing and erect 2 storey extension, enlarge dormer to north (rear) elevation, alterations to fenestration, external materials, raised terrace and pool (partially retrospective).

LOCATION: Val d'Orcia, Rue Du Dos D`Ane, Castel.

APPLICANT: Mr & Mrs Gavey

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: 01/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture Ltd - 2222 02.01C, 02.02C & 02.03C

Application Ref: FULL/2025/0826

Property Ref: D003410000

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 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.

3.The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 14/01/2025, issued under planning application reference FULL/2024/1480, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

Expiry Date: This permission will cease to have effect on 14/01/2028 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/2025/0826
Property Ref:	D003410000
Valid date:	19/05/2025
Location:	Val d'Orcia Rue Du Dos D`Ane Castel Guernsey GY5 7LA
Proposal:	Variations to previously approved plans to extend and alter dwelling (revised) - Demolish existing and erect 2 storey extension, enlarge dormer to north (rear) elevation, alterations to fenestration, external materials, raised terrace and pool (partially retrospective).
Applicant:	Mr & Mrs Gavey

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 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.

3. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 14/01/2025, issued under planning application reference FULL/2024/1480, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested for variations to works previously approved to extend and alter dwelling (FULL/2024/1480). The variations involve demolish existing and erect 2 storey extension and enlarge dormer to north (rear) elevation, alterations to fenestration and external materials, extend raised terrace and re-orientate pool. The existing extension has been demolished and works have begun on the proposed terrace and consequently the works are partially retrospective.

The site comprises of a large traditional dwelling which appears as a 1½ storey dwelling from the front (south) elevation and a 2½ storey dwelling to the rear (north) elevation. The site is within a Conservation Area and is Outside of the Centres.

Relevant History:

14/01/2025 – FULL/2024/1480 – Permission granted to erect 2 storey extension to the side (west) elevation, alterations to fenestration and create a raised terrace and swimming pool with graded earth bank to the rear (Revised).

26/10/2023 – FULL/2023/1469 – Permission granted to erect 1½ storey workshop/store to north boundary and alter wall and create an additional vehicle access to east boundary.

04/11/2022 – FULL/2022/1796 – Permission granted to remove section of roadside wall and hedge to widen vehicle access.

07/11/2022 – FULL/2022/1442 – Permission granted for the change of use of agricultural land to domestic garden (1,485sqm).

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 GP4: Conservation Areas
Policy GP8: Design
Policy GP9: Sustainable Development
Policy GP13: Householder Development

Conclusion/Brief comment:

The overall scale, form and pitched roof design of the replacement extension to the rear is similar to the existing. The form and design of the 2 storey flat roof extension to the west clearly contrasts with the traditional design of the existing dwelling. However, the extension would be subservient in size to the existing dwelling and although it would be partially visible in public views from Rue Du Dos D'Ane to the south and Rue Du Gele to the north-east, the extension is unlikely to from an overly prominent feature from these viewpoints. Details of the construction of the extension could be requested to ensure that it achieves a high standard of design and on balance the extension is likely to have a neutral effect on the character and appearance of the Conservation Area, in accordance with Policies GP4 and GP8.

The raised terrace is proposed to be extended to the rear (north) but due to the relationship with the neighbouring property, including the location and extent of the neighbour's driveway, and planting along the boundary, the proposal is unlikely to have any significant adverse effects 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: 24/06/2025