

**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 1.5 storey and single storey link extension with balcony at 1st floor level to east (side) elevation, install solar panels and alterations to fenestration to outbuilding.

**LOCATION:** Granite Lodge, Rue Des Bailleuls, St. Andrew.

**APPLICANT:** Mr & Mrs C & E Anderson

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:** 21/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** PF+A Ltd - 7897-01 B1, B2, B3, B4

**Application Ref:** FULL/2025/0948

**Property Ref:** K00603A000

**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 20/07/2028 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](http://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](mailto: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/2025/0948  
**Property Ref:** K00603A000  
**Valid date:** 19/06/2025  
**Location:** Granite Lodge Rue Des Bailleuls St. Andrew Guernsey GY6 8XB  
**Proposal:** Erect 1.5 storey and single storey link extension with balcony at 1st floor level to east (side) elevation, install solar panels and alterations to fenestration to outbuilding.  
**Applicant:** Mr & Mrs C & E Anderson

**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**

### **Site Description:**

The property known as 'Granite Lodge' is a one and a half storey 1970's pitched roof detached dwelling which is set back from and faces south onto Rue des Bailleuls. To the west is another similar sized dwelling and to the east is a detached protected building. There are neighbours across the road to the south, and to the north is an agricultural field.

The property is located Outside of the Centres and within a Conservation Area as defined in the Island Development Plan.

### **Relevant History:**

FULL/2024/0948 – Install gate to south roadside boundary – Approved September 2024.

### **Existing Use(s):**

Residential use class 1: dwelling house.

### **Brief Description of Development:**

This application is to erect a one and a half storey and a single storey link extension with balcony at first floor level to east elevation, install solar panels and alterations to the fenestration of the existing outbuilding.

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

GP4: Conservation Areas

GP5: Protected Buildings (setting)

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

### **Representations:**

There has been one letter of representation received and the issues are:

- *Several mature, healthy trees have been removed. This was in order that the adjoining field to the east of the property could be accessed, the said field having been filled to the same level as the property by the addition of about a metre of top-soil, to be used as a garden, with sheds already in place.*
- *The "garage" has been converted to a domestic building by the addition of windows and a glass door, the interior has had flooring installed and walls plastered. By infilling the door, it can no longer be used as a garage. This is a change of use, which has been refused in the past.*

- *The area to the east of the house (north of the "garage") and east and south of the "garage" has been concreted over, and a low concrete wall built.*
- *The property has already had extensions built to the east and west; a further extension to the east will effectively mean the building occupying the whole length of the site. The extent of the property is not shown on the block plans (7897-0 I BI)*
- *There are trees to the south of the proposed location of the solar panels, which may be required to be removed in the future if they obscure the panels.*
- *While I am not supporting or objecting to the application, I am concerned with the continuing development of the site.*

### **Consultations:**

None

### **Summary of Issues:**

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

### **Assessment against:**

#### **1 - Purposes of the law.**

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

#### **2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**

The one and a half storey extension is merely a roof overhang extension with a first floor balcony there is no physical extension to the walls of the dwelling, then from this overhang the single storey link extension will allow movement from the main dwelling to the outbuilding without getting wet if it rains.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The extension will provide a balcony for the master bedroom and additional shade for this ground floor.

The scale and massing of the proposals are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impact on either of the immediate neighbours.

A garage within the domestic curtilage can be converted without requiring a change of use, as it still remains domestic, there have been no previously refused applications for this address. Concreting the area around the old garage and building a low wall are both considered exempt works.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

### **3 - General material considerations set out in the General Provisions Ordinance.**

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application. Where relevant the issues are considered in section 2 above.

### **4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

**Date:** 16/07/2025