

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 dwelling and detached outbuilding, create vehicle access and associated works - Raise roof ridge height to create accommodation at 1st floor level, fenestration and material changes. Enlarge and material changes to detached garage/carport. Install oil tank and relocate. Widen vehicle access.

LOCATION: Le Feugre, Ruelle De La Tour, Castel.

APPLICANT: Mr P & Mrs D Ockleford

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: 08/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture Limited: 25-1630/PD/01B, 02B, 03A & 04A.

Application Ref: FULL/2025/0958

Property Ref: D014530000

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 on or before 14/01/2028.

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). In this case, as the application is for variations, the time period corresponds with the original permission under application reference FULL/2024/1930.

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 cill of the rooflight in the north elevation shall be set a minimum of 1.7 metres above the finished first floor level.

Reason - To protect the reasonable amenities of neighbouring residents.

5. The random coursed granite walls shall not be constructed until details showing the means of construction and bonding, including details of the type and colour of stone, the method of pointing and the strength and colour of mortar mixes, have been submitted to and agreed in writing by the Authority. The works shall then be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity.

6. 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/2024/1930, 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 07/08/2028 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/2025/0958
Property Ref: D014530000
Valid date: 17/06/2025
Location: Le Feugre Ruelle De La Tour Castel Guernsey GY5 7TY
Proposal: Variation to previously approved plans to erect dwelling and detached outbuilding, create vehicle access and associated works - Raise roof ridge height to create accommodation at 1st floor level, fenestration and material changes. Enlarge and material changes to detached garage/carport. Install oil tank and relocate. Widen vehicle access.

Applicant: Mr P and Mrs D Ockleford

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.

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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.

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Reason - In the interests of visual amenity.

6. 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/2024/1930, 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 erect a dwelling and detached outbuilding and create a vehicle access (FULL/2024/1930). The variations involve raise roof ridge height by 0.5m and install dormer windows and rooflights to create accommodation at 1st floor level, increase size of detached garage/carport, alterations to fenestration and external materials, install oil tank and relocate and widen vehicle access to 7m. The revised dwelling is proposed to be finished with a mix of random granite and rendered walls and a natural slate roof.

The site comprises of a detached hipped roof bungalow with a detached shed to the front (east) of the dwelling and associated gardens to the side (south) and rear (west). The site is located to the west of Le Feugre and is within the Cobo Local Centre.

Relevant History:

29/05/2025 – PREA/2025/0801 – Pre-application enquiry regarding variations to works previously approved.

14/01/2025 – FULL/2024/1930 – Permission granted to erect dwelling and detached outbuilding, create vehicle access and associated works. Demolish section of east boundary to create vehicle access for existing dwelling (Tabor).

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 LC2: Housing in Local Centres
Policy GP1: Landscape Character and Open Land
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:

Whilst the provision of a 4 bedroom dwelling would not meet current evidence regarding housing need, in this instance due to the relatively limited size of the site, the mixture and type of housing that can be provided is restricted. Furthermore, the inclusion of a potential 4 bedroom dwelling is proposed to make an effective and efficient use of land. On balance therefore it would seem unreasonable in this instance to request the provision of a 3 bedroom unit and provided that the development accords with other relevant policies of the Island Development Plan, the principle of the proposed residential development at this site is acceptable.

The scale and mass of the revised dwelling, incorporating a modest increase in the ridge height of 0.5m, would not be wholly dissimilar to immediately adjoining neighbours and there are existing properties of 1½ storey design within the vicinity.

The creation of multi-storey buildings is encouraged by Policy GP8 as a means of making a more efficient use of land and as a whole the proposed design would have no significant adverse effects on the character and appearance of the area.

Due to the change in levels the enlarged flat roof carport/garage sited in front of the dwelling would be partially screened by the roadside wall which would reduce its impact on the character and appearance of the area. The width of the proposed access is generous but taking into account the narrow width of the lane and the extent of roadside boundary wall which would be retained, the proposal is unlikely to have a significant adverse effect on the character and appearance of the area.

As a whole, the layout, general appearance, composition and materials of the proposed dwelling achieves a good standard of design, in accordance with Policy GP8.

The modest increase in the scale and mass of the revised dwelling is unlikely to result in any significant additional shading of the neighbouring property to the north. A rooflight to the north elevation is shown to have a cill height a minimum of 1.7m above floor level which would be sufficient to prevent privacy issues. Dormer windows and a rooflight to the front (east) elevation will face towards a neighbouring property and will provide degree of intervisibility between the properties, but due to the distance between the properties and their relationship across the highway, the proposal is unlikely to result in a material adverse effect.

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: 07/08/2025

