

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 single storey extension, raised terrace area and store to north-east (rear) elevation, install rooflights to north-west elevation and alterations to fenestration. Infill existing and create new gated pedestrian access to north-west boundary.

LOCATION: Les Brises, Route De La Croix Au Bailiff, St. Andrew.

APPLICANT: Mr & Mrs Keaveney

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 13/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects - 1290_11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23.

Application Ref: FULL/2025/0978

Property Ref: K001640000

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.Prior to the raised decking area being brought into first use, the 1.75m high fence located on the south boundary shall be installed and shall thereafter be retained at all times.

Reason - To protect the amenities of neighbouring residents.

8.Within 2 months of the new gateway in the north boundary being formed the gate pillars hereby approved shall be constructed.

Reason - In the interests of visual amenity.

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/2025/0978
Property Ref: K001640000
Valid date: 13/06/2025
Location: Les Brises Route De La Croix Au Bailiff St. Andrew Guernsey
GY6 8RT
Proposal: Erect single storey extension, raised terrace area and store to north-east (rear) elevation, install rooflights to north-west elevation and alterations to fenestration. Infill existing and create new gated pedestrian access to north-west boundary.
Applicant: Mr & Mrs Keaveney

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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OFFICER'S REPORT

Brief Description of the site:

The site consists of a traditional end of terrace, two storey property located to the east of Route De La Croix Au Bailiff. To the north lies Le Petit Rouette which serves a number of other properties to the east.

Planning permission is sought to demolish the existing extensions and to erect a replacement single storey flat roof extension, raised terrace area and store to the north-east (rear) elevation, install rooflights to north and north-east roofslopes and make alterations to the fenestration. The replacement extension will serve as a kitchen/dining room. Due to the change in ground levels, the raised patio area will incorporate an integral bike store.

It is also proposed to infill an existing gateway and create new a pedestrian access along the north boundary.

Relevant History:

FULL/2017/0199	Remove existing garage door and replace with two windows to front and install a replacement rooflight to rear.	Granted
FULL/2013/0618	Remove existing garage door and replace with two windows to front (west) and install replacement rooflight to rear (east) of property.	Granted
PAPP/2005/3556	Extend and alter dwelling.	Granted
PAPP/2005/1931	Extend and alter dwelling.	Granted
PAPP/1998/3808	Erect a conservatory.	Granted
PAPP/1994/0230	Demolish lean-to structure and extend dwelling.	Granted

Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

no representation	☒
accords with policy	☒
within curtilage	☒
design acceptable	☒

visual amenity acceptable	☒
no material neighbour impact	☒
traffic not affected	☒

Policies considered most relevant:

GP8 Design
GP9 Sustainable development
GP13 Householder Development

Conclusion/Brief comment:

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.

The principal aim of the Island Development Plan is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

The replacement extension appears to be on the same footprint as the existing. The change in roof form is acceptable and will not have detrimental impact on the character of the area, visual amenity, or the amenities of neighbouring residents when taking into account its orientation and relationship to those properties. Furthermore, the proposed extension features a blank elevation to the south and therefore will direct views out towards the rear garden. The application has included a 1750mm high fence along the raised decking area. Consequently, together with the blank elevation on the extension together with the proposed high level fencing along the south boundary is not considered to have a significant detrimental effect on neighbour amenity with regards to overlooking.

All other alterations to the front (west) and side (north) of the property are reasonable aspirations of the property owner and are not considered to have a detrimental effect on the character or appearance of the locality.

Blocking up part of the garage door (west elevation), window on the north elevation and the existing pedestrian access would be acceptable, as would the creation of a new access, subject to that access being finished in accordance with the approved plans.

Overall, the proposed development achieves a good standard of design by virtue of its scale, form, massing, siting and materials and will not have a detrimental impact on the character of the area, visual amenity, or the amenities of neighbouring residents.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 07/08/25