

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: Demolish extension, raise and alter roof to create accommodation at 2nd floor level. Erect single storey extension to north-east (rear) and alterations to fenestration. Remove section of earth bank and pillar to create vehicle access and parking area to south-west boundary.

LOCATION: Ètienne, Route de Jerbourg, St. Martin.

APPLICANT: Mr S Steventon & Ms H Pearson

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: 25/09/2025

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

Drawing Nos: Arch+ - 219-3-301, 302A, 303A, 304A, 305A & 306

Application Ref: FULL/2025/1000

Property Ref: J016620000

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 2nd floor windows in the south-east elevation serving the bedroom shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5.Within four weeks of the new access being brought into use, the end of the new opening shall be finished off using materials and a method of construction which match the remainder of the existing earth bank.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 24/09/2028 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/2025/1000
Property Ref: J016620000
Valid date: 19/06/2025
Location: Étienne Route de Jerbourg St. Martin Guernsey GY4 6AZ
Proposal: Demolish extension, raise and alter roof to create accommodation at 2nd floor level. Erect single storey extension to north-east (rear) and alterations to fenestration. Remove section of earth bank and pillar to create vehicle access and parking area to south-west boundary.

Applicant: Mr S Steventon & Ms H Pearson

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 2nd floor windows in the south-east elevation serving the bedroom shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5. Within four weeks of the new access being brought into use, the end of the new opening shall be finished off using materials and a method of construction which match the remainder of the existing earth bank.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Site Description:

The site consists of a semi-detached two storey flat roof dwelling situated to the north-east of Route de Jerbourg. The site is Outside of the Centres.

Relevant History:

01/02/2019 – FULL/2018/2292 – Permission granted to erect pitched roof over existing flat roof and install rooflights (front elevation), install patio doors with Juliet balcony at second floor (rear elevation), demolish existing lean-to and erect single storey extension with rooflights and flue (rear elevation) and alter fenestration (side elevation). Alterations to parking area and erection of fence along section of south-east boundary.

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested to raise and alter roof to create accommodation at 2nd floor level; demolish extension and erect a replacement single storey extension to the north-east (rear) elevation; alterations to fenestration; and remove section of earth bank and pillar to create vehicle access and parking area to the frontage of the property.

During the course of consideration the application was deferred due to concerns about the design of a flue to the south-east elevation and the impact on neighbouring properties. In response the flue has been relocated inside the building

and a chimney is proposed to the south-east gable and the 2nd floor bedroom windows in the south-east elevation are proposed to be obscure glazed.

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

Policy GP1: Landscape Character and Open Land
Policy GP8: Design
Policy GP9: Sustainable Development
Policy GP13: Householder Development
Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

One representation was received from the adjoining neighbouring property which raises concerns that increasing the height of the extension will reduce light to the bedroom, kitchen and garden of their property.

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. The design and impact of the development on the appearance and character of the area.
2. The impact of the development on the amenity of neighbouring residents.
3. Road safety and traffic management

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Planning permission was granted in February 2019 to erect a pitched roof over the main dwelling and to erect a replacement single storey extension to the rear (FULL/2018/2292). This current application includes similar proposals to erect a pitched roof over the main dwelling and to erect a replacement single storey extension to the rear, and it also includes an additional extension to the rear at 2nd floor level and the creation of a vehicular access and parking to the front of the dwelling.

Policy GP13 (Householder Development) indicates that proposals for extensions and alterations to existing residential properties will be supported subject to certain

criteria being met including with regards to the impact on the amenities of neighbouring properties, taking into account the surrounding character and where they accord with all the relevant policies of the Island Development Plan.

Properties within the area are of a mixed size and design, including two storey dwellings. The installation of a pitched roof would increase the ridge height above the adjoining neighbouring property by 0.5 metres and the alterations to the form of the roof would increase the scale and mass of the dwelling. However, the installation of a pitched roof would respect the form of neighbouring properties and the resultant scale and mass of the dwelling could be assimilated into the street scene. The rooflights to the front elevation are relatively large but are not excessive compared to the size of the roofslope. The replacement single storey lean-to extension to the rear achieves a good standard of design. The rear extension at 2nd floor level involves an asymmetric design with a high parapet wall to the north-west elevation and this element does not achieve a high standard of design. However, sited to the rear of the dwelling, the asymmetric design and the high parapet wall to the north-west elevation would not form a prominent feature from public viewpoints which would limit its impact on the character and appearance of the area. As a whole, the extensions to the dwelling would not cause sufficient harm to the appearance of the surroundings and the character and amenity of the locality to outweigh the support and flexibility for extensions and alterations to existing residential buildings as set out in Policy GP13.

The second floor extension would increase the scale and mass of the building along the boundary with the adjoining neighbouring property. However, the extension would project up to the existing 2 storey flat roof extension and would be set back from the end of the single storey extension on the neighbouring property. Whilst the increase to the scale and mass of the building along the boundary has the potential to cause some loss of light and outlook, due to the positioning of the 1st floor window and rooflights on the neighbouring property and the relative orientation of the properties and works, the proposal is unlikely to result in a significant adverse effect. The Juliet balcony faces towards the applicants garden and a degree of overlooking would be possible towards the adjoining neighbouring property. However, this relationship is a common feature of terraced and semi-detached properties and by virtue of the angle of view towards the neighbouring property and the degree of overlooking from the existing 1st floor window, the proposal is unlikely to have a material adverse effect on the amenities of the adjoining neighbouring property.

The 2nd floor windows in the south-east elevation serving a bedroom faces towards neighbouring properties across an access road. Whilst these windows have the potential to cause a degree of overlooking, due to a combination of the distance to the neighbouring boundaries and the proposed use of obscured glazing, the proposal is unlikely to have a material adverse effect on the amenities of the neighbouring properties.

The design of the proposed access along the front roadside boundary would respect the design and appearance of accesses on neighbouring properties whilst retaining a degree of enclosure along the street and would have no adverse effects on the character and amenity of the area. There would be insufficient space for vehicles to turn around within the site to be able to enter and exit the parking area in a forward gear. However, as set out in the Traffic Engineering Guidelines for Guernsey, the highway is classified as a Neighbourhood and Country Road where the functional emphasis is primarily one of access to individual properties and provision for vulnerable road users. Due to the low traffic flows along Neighbourhood and Country Roads, the control of frontage activities is not important and a greatly relaxed regime of traffic management is permissible. In this case, due to the nature of the highway, the deficiencies noted with the access are unlikely to result in any significant road safety or traffic management concerns.

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.

Date: 24/09/2025