

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: Change of use of detached garage (Use Class 1) to dog grooming salon (Use Class 5) and alterations to fenestration.

LOCATION: Capella, La Hougue Du Valle, Vale.

APPLICANT: Miss P E Rault

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: 22/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block plan, Floor Plan, drawing showing alterations to the garage door & letter dated 02/07/2025.

Application Ref: FULL/2025/1043

Property Ref: C007750000

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 dog grooming business as hereby approved shall only be carried out between 08:00hrs and 18:00 hours on Tuesdays to Fridays, 08:00 hours and 12:00 hours on Saturdays, and there shall be no working on Sundays, Bank or Public Holidays.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5.At any one time there shall be a maximum of two dogs on the premises in relation to the dog grooming business hereby approved.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

6.The business use hereby approved shall be carried out only in accordance with the details stated in the letter dated 2nd July 2025 and falling within Residential use class 5 of the Land Planning and Development (Use Classes) Ordinance, 2017.

Reason - To ensure the activity remains low intensity thus protecting the amenities of the nearby residents.

Expiry Date: This permission will cease to have effect on 21/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

1. For the avoidance of doubt, this planning permission does not allow dogs to be boarded at the premises as this has not formed part of the description of development nor assessment of the application.
2. Please note that this grant of planning permission does not negate the possibility of formal action under the Public Health Ordinance should a statutory nuisance be identified.
3. Any changes in the way in which the dog grooming business is run from that described and conditioned may mean that further planning permission(s) are required. Please contact the Authority to discuss any changes you wish to make prior to their implementation to establish whether the changes would require any further planning permissions.

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/2025/1043
Property Ref: C007750000
Valid date: 12/08/2025
Location: Capella La Hougue Du Valle Vale Guernsey GY3 5TE
Proposal: Change of use of detached garage (Use Class 1) to dog grooming salon (Use Class 5) and alterations to fenestration.

Applicant: Miss P E Rault

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 dog grooming business as hereby approved shall only be carried out between 08:00hrs and 18:00 hours on Tuesdays to Fridays, 08:00 hours and 12:00 hours on Saturdays, and there shall be no working on Sundays, Bank or Public Holidays.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5. At any one time there shall be a maximum of two dogs on the premises in relation to the dog grooming business hereby approved.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

6. The business use hereby approved shall be carried out only in accordance with the details stated in the letter dated 2nd July 2025 and falling within Residential use class 5 of the Land Planning and Development (Use Classes) Ordinance, 2017.

Reason - To ensure the activity remains low intensity thus protecting the amenities of the nearby residents.

INFORMATIVES

1. For the avoidance of doubt, this planning permission does not allow dogs to be boarded at the premises as this has not formed part of the description of development nor assessment of the application.

2. Please note that this grant of planning permission does not negate the possibility of formal action under the Public Health Ordinance should a statutory nuisance be identified.

3. Any changes in the way in which the dog grooming business is run from that described and conditioned may mean that further planning permission(s) are required. Please contact the Authority to discuss any changes you wish to make prior to their implementation to establish whether the changes would require any further planning permissions.

OFFICER'S REPORT

Site Description:

The application site comprises a large detached property situated to the east of La Hougue du Valle and to the west of Vale Avenue. The property has a pedestrian

access onto Vale Avenue and a vehicle access and parking area to the rear accessed from La Hougue du Valle.

Surrounding the site the area comprises a mixture of uses but is predominantly residential in nature with mixed building types and design. The site is situated within a Main Centre Inner Area and a Conservation Area as designated in the Island Development Plan.

Relevant History:

FULL/2011/1557	Demolish existing shed, erect a timber garage to the side (north) of the dwelling and a conservatory and porch to the rear (west). Block up existing vehicular access and create new vehicular access.	Granted 24/06/2011
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Existing Use(s):

Residential Use Class 1

Brief Description of Development:

Planning permission is sought to change the use of a detached garage (Use Class 1) to a dog grooming salon (Use Class 5) and alteration to the fenestration.

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

Island Development Plan Policies:

GP4: Conservation Areas;

GP8: Design;

GP13: Householder Development;

GP14: Home Based Employment;

IP6: Transport, Infrastructure and Supporting Facilities;

IP7: Private and Communal Parking;

Representations:

Two letters of representation were received (one of these from concerned residents of Hougue du Valle, however the letter was sent anonymously) objecting to the scheme. The grounds for objection are summarised as follows:

Highway issues:

- The property does not have adequate parking or off-street parking, on street parking is already limited and frequently congested, frequent customer visits will exacerbate this issue and could lead to unsafe/illegal parking;
- Additional vehicle movements associated with the business will increase an already overly congested road leading to risk of accident;

- The road is not designed for commercial use;
- Consideration will need to be given to the future of the area given the plans for Leales Yard;
- The family already have lots of cars where will customers park?;

Residential character of the area

- The proposal would alter the character of the surrounding area which is currently residential;
- The associated noise from barking dogs, increased foot and vehicle traffic and general activity related to a commercial business will negatively impact the quality of life for local residents;
- The owners of the property already have several dogs themselves and the additional dogs will create additional noise;

Other Issues

- There is no green space surrounding the site which raises hygiene concerns as dogs will foul nearby pavements or residential properties;
- This type of business would be better suited to a commercial or mixed use area where the infrastructure can support customer parking, traffic-flow and pet related needs;
- There are many empty properties on the Island which would be better suited for the proposal;
- There is already a dog grooming business nearby and there is no need for an additional one.

Consultations:

Office of Environmental Health and Pollution Regulation (OEHPR):

By letter dated 10th September 2025 stated the following:

I have reviewed the proposed plans for the change of use of a detached garage to a dog grooming salon at the above property and there is an issue of concern that I must raise.

I have concerns regarding the potential for noise nuisance to arise from the proposed grooming salon, particularly in relation to dog barking and the operation of grooming equipment. In order to protect the amenity of nearby residents, I recommend that the following conditions be attached to any consent granted for this application:

- *A maximum of 2 dogs are to be allowed on the business premises at any one time.*
- *No dogs shall be boarded as part of the business operations.*
- *Dog grooming equipment shall be operated in the building only while all doors and windows remain closed.*

- *The use hereby permitted shall not be open to dog grooming except between the hours of 08:00 and 18:00 on Tuesdays to Fridays, 08:00 and 12:00 on Saturdays, and not at any time on Sundays, Bank or Public Holidays.*

I would be grateful if these issues are considered during the determination of this application.

Summary of Issues:

- Whether the principle of the proposed change of use is acceptable;
- The impact of the proposal on residential amenity; and
- The impact of the proposal on highway safety.

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 set out in 2 below.

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

This application is for a change of use of the outbuilding from use class 1, residential to a dog grooming business, use class 5. Whilst there are circumstances where a business can operate from home where the relevant exemption criteria (Exemptions Ordinance) are met a home based business must also comply with the definition through the Land Planning (Use Classes) Ordinance, 2017 which specifies a use should not have “material detrimental effects on a neighbouring property”. The application is required therefore, to address the neighbour amenity issues that could arise from the proposed use.

The dog grooming business is proposed to be located in an existing detached garage situated immediately to the north of the premises. The internal floor area of the building is relatively limited comprising a total of 22m². The building is of timber construction with a shallow pitched roof and has a single garage door within the front elevation, a single window in the south elevation and window in the east elevation. As part of this proposal the front garage door will be removed, the width of the opening reduced, and a standard door installed. No other external alterations to the building are required or proposed. The external alterations proposed would be in-keeping with the host building and would not harm the visual character or appearance of the surrounding area in accordance with Policy GP8 of the IDP.

Policy GP14 supports the operation of small-scale home businesses provided that it will not have an adverse impact on neighbouring properties or the surrounding area as a result in increased activity and disturbance. Home-based working typically employs a low number of people, has a low intensity use, does not require a

significant level of support services and is of a scale and form which does not detract from the character of the surroundings.

As part of the application information has been provided to describe the operational characteristics of the proposed home-based business. The relevant points are summarised as follows:

- Given the limited size of the building a maximum of 2 dogs associated with the business (customers dogs) will be on the site at any one given time;
- The dogs will be stored inside the building when waiting for collection from their owners;
- Only one member of staff will operate from the premises;
- The business premises will be open Tuesday, Thursdays and Fridays between 08:00hrs and 16:00hrs, Wednesday's between 08:00hrs and 18:00hrs and on Saturday between 08:00hrs and 12:00hrs with no working on Sundays;
- It is anticipated that Tuesday through to Friday there will be 4 customer visits per day, 5 on a Wednesday and 2 on a Saturday;
- There are 2 car parking spaces on the drive;
- No items or products associated with the business will be stored outdoors.

The concerns from the representors have been carefully considered. However, considering the above and given the limited amount of floorspace involved, the principal use of the site will clearly remain for residential use by the occupier. The opening hours and the number of customers that will visit per day are limited and in the absence of any objections from the States Office Of Environmental Health and Pollution Regulation, any harm on residential amenity is unlikely to be so significant to warrant the refusal of planning permission.

The request from OEHPR to impose conditions controlling the hours of use and that a maximum of two dogs relating to the business use are on the site at any one time are both acceptable in planning terms. OEHPR has also requested a condition regarding the use of dog grooming equipment only whilst all doors and windows remain shut. However, following discussions with the States Vet on similar proposals at other sites, in the interest of the welfare and comfort of the dogs, there needs to be ventilation whilst grooming takes place. In discussion with OEHPR it has been agreed that the requirement for this condition be omitted. Should issues relating to noise result from the use this can be addressed by Environmental Health legislation. As dog boarding has not formed part of this application and has not been considered in the assessment the suggested condition restricting this has been moved to an informative.

In addition to the conditions suggested, it is also recommended that a condition is included for the business to operate in accordance with the additional information received from the applicant as appended to the letter dated 2nd July 2025. This will ensure that the business remains low intensity thus protecting the amenities of nearby residents.

The concerns from the representors relating to the lack of parking, and that the proposal will lead to highway safety implications have also been noted. However, the applicant has confirmed that there is a space available at the property to park a customer vehicle. Irrespective, given that the site is situated within a Main Centre Inner Area within walking distance of public car parking on the Bridge and available public on street-car parking this together with the low intensity and nature of the proposed business leads to the conclusion that there would not be any materially significant increase in the volume of vehicle movements, or concerns regarding highway safety or capacity.

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.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

The scheme would not harm any protected building, trees, monuments, buildings or Sites of Special Significance.

Date: 21/10/2025

