

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: Subdivide, raise roof ridge height, extend and alter at ground, 1st and 2nd floor levels to create 2 dwellings and associated works.

LOCATION: Dunsborough, Route Carre, St. Sampson.

APPLICANT: Mr & Mrs G & T Thorne

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: 24/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture Limited - 25-1624 PD/01A, 02 & 03.

Application Ref: FULL/2025/1059

Property Ref: B01656A004

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.No cladding shall be installed until such time as details of the type, texture and colour of the cladding materials to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - In the interests of visual amenity.

5.No occupation of the dwellings shall take place until such time as the accesses, parking and turning facilities shown on plan number 25-1624/PD/01A have been completed in accordance with the submitted details.

Reason - To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety and effective traffic management.

6.No dwelling shall be occupied until the bicycle storage sheds have been fully implemented and made available for use.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 23/09/2028 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/2025/1059
Property Ref: B01656A004
Valid date: 27/06/2025
Location: Dunsborough Route Carre St. Sampson Guernsey GY2 4RE
Proposal: Subdivide, raise roof ridge height, extend and alter at ground, 1st and 2nd floor levels to create 2 dwellings and associated works.

Applicant: Mr & Mrs G & T Thorne

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. No cladding shall be installed until such time as details of the type, texture and colour of the cladding materials to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - In the interests of visual amenity.

5. No occupation of the dwellings shall take place until such time as the accesses, parking and turning facilities shown on plan number 25-1624/PD/01A have been completed in accordance with the submitted details.

Reason - To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety and effective traffic management.

6. No dwelling shall be occupied until the bicycle storage sheds have been fully implemented and made available for use.

Reason - To encourage the use of bicycles as an alternative to the car.

OFFICER'S REPORT

Site Description:

The site comprises of a detached single storey pitched roof dwelling forming part of a ribbon development of residential properties to the west of Route Carre. The site is bounded to the north, south and west by neighbouring residential properties. The site is within the L'Islet Local Centre.

Relevant History:

None

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested to extend and subdivide the property to create 2 dwellings, a 3 bedroom dwelling and a 2 bedroom dwelling. The proposal includes raising the ridge height by 4m to create accommodation at 1st and 2nd floor levels and erect a single storey extension to the rear. The dwellings would be finished with

a mix of rendered and composite clad walls, grey aluminium fenestration and a natural slate roof.

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

Policy LC2: Housing in Local Centres

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

Representations:

None

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. The principle of housing development on this site.
2. Design and impact of the development on the character and appearance of the area.
3. The impact of the development on the amenity of people living in the area.
4. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
5. 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).**

The principle of housing development on this site

As set out in Policy LC2, the Island Development Plan is required to provide limited opportunities for housing development in Local Centres to enable community growth and to reinforce them as sustainable centres but requires that the scale of such development does not undermine the aims and objectives for the Main Centres and the Spatial Policy. The site is located within the L'Islet Local Centre and is not identified as Important Open Land. As such Policy LC2 supports proposals for housing where the scale is appropriate to the centre concerned; where able to accommodate

a variety of dwellings the proposal provides an appropriate mix and type of dwellings; and the proposal accords with other relevant policies of the Island Development Plan.

With regards to the mix and type of dwellings proposed, current evidence regarding private market housing suggests a need for homes of mainly 1 and 2 bedrooms. Taking into account the size of the existing dwelling and site, the nature of the development and the character of the surrounding area, the proposed mix and type of housing is considered to be appropriate.

Design and impact of the development on the character and appearance of the area

Properties within the area are of mixed size and design and the site is not within a Conservation Area or other sensitive area as set out in Policy GP8. The proposed dwellings will result in a significant increase to the scale, mass and height of the building. However, the existing dwelling is limited in size and the proposed dwellings would be similar in height to neighbouring properties. In addition, multi-storey units are encouraged by Policy GP8 as a means of making a more efficient use of land. The design of the dwellings achieve a satisfactory standard, details of the cladding can be requested by condition. The alterations to the access, the reduction of the planter along the roadside and the creation of additional planters would have no adverse effects. As a whole, the proposal will respect the character of the local built environment and is unlikely to have any significant adverse effects on the character and appearance of the area, in accordance with Policy GP8.

The impact of the development on the amenity of people living in the area

The site is bounded to the north, south and west by neighbouring residential properties. The rear first floor windows have the potential to cause a degree of overlooking of neighbouring properties. However, the windows would be set back between 11m and 13m from the rear boundary and by virtue of the distance to the neighbouring property to the west, the layout of the neighbouring property to the west, and the acute angle towards neighbouring properties to the north and south, the proposal is unlikely to have a significant adverse effect on the amenities of neighbouring residents.

The increase to the scale and height of the building will affect the light and outlook of 2 gable windows in the neighbouring property to the north which appear to serve a study and a bathroom. However, the harm caused is unlikely to have a material adverse effect on the amenities of neighbouring residents.

Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings

The proposed dwellings both substantially exceed the Guernsey Technical Standards minimum internal space standards and exceed the best practice minimum internal space standards which are published on the Authority's website. Both of the dwellings are dual aspect and would benefit from good levels of daylight and sunlight and would have an adequate level of privacy. Both of the dwellings have small rear gardens, but when combined with the access to nearby public open space along the

coast at L'Islet, the provision of outdoor space would be adequate for the type and nature of the dwellings that they would serve. Overall the proposed dwellings are likely to provide an adequate living environment.

Road safety and traffic management

Route Carre is designated as a Traffic Priority Route. The revised design of the frontage including a minor increase in the width of the accesses, the reduction in the depth of the planter along the roadside and the creation of a partially shared driveway provides scope for vehicles to enter and exit the site in a forward gear. The design of the accesses has the potential to provide adequate sightlines. The modest increase to the density of development on the site and the resultant modest increase in the intensity of use of the accesses would have a negligible impact on traffic movements within the area.

The proposed dwellings would have 2 car parking spaces each which is adequate for the type and nature of the development in this Local Centre location. The proposed dwellings include either a shed or a small cycle store which will provide sufficient bicycle storage space. Overall the proposal is unlikely to result in any significant road safety or traffic management concerns and the proposal accords with Policies IP6, IP7, IP9 and the adopted Parking Standards.

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 and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved, subject to conditions.

Date: 23/09/2025