

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: Extend and alter at ground and first floor levels to south-east (rear) elevation and install rooflight to north-west (front) elevation (Revised Scheme).

LOCATION: Vue De L'Eglise, Les Houards, Forest.

APPLICANT: Mr M Babbe & Miss E Dandecker

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: 09/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH: MB-25-2235-03A & 05A

Application Ref: FULL/2025/1157

Property Ref: H003910000

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.

Expiry Date: This permission will cease to have effect on 08/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 709738 , 01481 709739 or mobiles 07781 102219 or 07781 131061.

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/2025/1157
Property Ref: H003910000
Valid date: 25/07/2025
Location: Vue De L'Eglise Les Houards Forest Guernsey GY8 0HA
Proposal: Extend and alter at ground and first floor levels to south-east (rear) elevation and install rooflight to north-west (front) elevation (Revised Scheme).

Applicant: Mr M Babbe & Miss E Dandecker

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.

INFORMATIVES

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 709738 , 01481 709739 or mobiles 07781 102219 or 07781 131061.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Vue de L'Eglise' is a one and a half storey dwelling. In the 1990's a rear extension was added to the east elevation. The dwelling is set back from and faces west onto Vue de L'Eglise road, the south boundary has Rue des les Houards running past it, where the vehicular entrance onto the site is located. There is the church and neighbouring properties to the north, a museum to the east and open Agriculture Priority Area land across the roads to the west and south. The property is located Outside of the Centres but is within a Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2022/1461 - Demolish conservatory, extend and alter at ground floor level and first floor level to east (rear) elevation and alterations to fenestration – Approved November 2022.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP4: Conservation Areas
GP7: Archaeological Remains
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Consultations:

Guernsey Ports advises that the proposal would have no impacts on aerodrome safeguarding requirements. However, it is requested that the developers are made aware of the crane restrictions.

Conclusion/Brief comment:

This is a revised application to demolish the conservatory, extend and alter at ground and first floor levels to the southeast elevation and install a rooflight to the northwest roof slope.

Although substantially of pre-1900 construction, the property is not protected, and the oldest part of the property will not be altered as part of this application.

Since the previously approved application the scheme has been significantly altered and value engineered which initially resulted in a poorly detailed exterior with top heavy cladding, uPVC windows and rendered ground floor. The previously approved first floor glazed link was omitted and the sculptural stair on the north side was replaced with a flat roofed box. The result was not of the standard or quality of the initial application and so the application was deferred to allow the detailing to be improved.

The details now include more considered window details with light gray powder coated aluminium framed double glazed casement windows, with Lime Oak cladding, and smooth render at ground floor. The link has been partially glazed, giving it a lighter touch. Overall the changes are an improvement.

The extension is situated to the rear of the property and is set back from the road, replacing the 1990's extension, and it will not be prominent from any public vantage points. The land in the area is fairly level and so although the extension may be glimpsed from the nearby protected Church in the north, the design is now considered to be detailed to a satisfactory standard of design which will not impact on the special character and amenity of the surrounding conservation area or have any effects of the setting of the nearby Protected Buildings. The extension will not have any impacts on neighbour amenity.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The area may be subject to archaeological remain and therefore an informative will be added to advise that should any remains be found during construction the archaeological team is contacted.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 30/09/2025

