

**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 1st floor levels to west (rear) elevation (revised scheme).

**LOCATION:** Puffin Cottage, Bunker Hill, Vale.

**APPLICANT:** Mr & Mrs B & K Levy

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:** 22/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** CCD Architects - 3867 PL02 B, PL03 B

**Application Ref:** FULL/2025/1167

**Property Ref:** C018320000

**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 bathroom and shower room windows in both the west and south elevations of the first floor extension hereby approved shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

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

**Expiry Date: This permission will cease to have effect on 21/08/2028 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](http://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](mailto: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/2025/1167  
**Property Ref:** C018320000  
**Valid date:** 21/07/2025  
**Location:** Puffin Cottage Bunker Hill Vale Guernsey GY3 5BA  
**Proposal:** Extend and alter at ground and 1st floor levels to west (rear) elevation (revised scheme).  
  
**Applicant:** Mr & Mrs B & K Levy

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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.

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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 bathroom and shower room windows in both the west and south elevations of the first floor extension hereby approved shall be glazed with obscure glass to a

minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

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

## OFFICER'S REPORT

### Brief Description of the site:

Puffin Cottage is a detached dwelling with dormers in the front roofslope and a catslide and flat roof to the rear. A pitched roof garage/outbuilding exists to the north of the dwelling with an area of off-road parking to the front. An area of public parking appears to exist on the opposite side of the road, Bunker Hill, to the east.

The application relates to demolition of an existing single-storey extension and the erection of a two-storey extension in its place, a single-storey extension projecting into the garden beyond the extent of the upper floor and the erection of a first-floor extension across the remainder of the rear of the property. The extensions have been designed with flat roofs and render exterior. Large areas of glazing are proposed at ground floor level to maximise views out onto the garden.

The site is located Outside of the Centres as designated in the Island Development Plan.

### Relevant History:

Pre-application advice was sought in this case.

FULL/2025/0535 - Erect extension at 1st floor level to west (rear) elevation and install dormer window to east (front) elevation - withdrawn

### Existing Use(s):

01 dwellinghouse

### Assessment: *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|   |
|---|
| x |
| x |
| x |
| x |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|   |
|---|
| x |
| x |
| x |

### Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

**Conclusion/Brief comment:**

The Island Development Plan acknowledges that it is a reasonable aspiration of householders to improve their homes such as to provide additional accommodation, enhance the standard of living and the functionality of a building. Furthermore, outside designated areas the Plan seeks to offer property owners flexibility and personal choice in design matters with greater freedom of choice with regard to private property development and use. Notwithstanding the above however, a development must represent a good standard of design that respects the local built environment and open landscape concerned.

With regard to first floor rear extension, it is noted that this has been designed so as not to exceed the ridge of the existing dwelling. Neither the ground or first floor rear extensions would be highly publicly visible due to surrounding built development and the scheme proposed represents a good standard of design that would respect the local built environment.

The site is surrounded by a variety of properties, and an element of mutual overlooking may occur between these existing properties. The property to the west has fenestration at ground floor level in the gable wall, due to distance separation the first-floor bedroom and bathroom windows in the rear elevation of the proposed first floor extension will not result in unacceptable overlooking or loss of privacy to the occupiers of this adjoining dwelling particularly given that the adjoining property does not have its principal external amenity space to the east. Bathroom windows could reasonably be required to be obscure glazed.

The corner window would be set away from the north site boundary and would also face towards the southern gable of the adjoining building (currently vacant, former visitor accommodation) with oblique views towards the external space to the west of this adjoining property. The views possible from this window would be limited and not considered so significant as to warrant the refusal of permission.

The provision of further first floor accommodation at the property in addition to reconfigured ground floor accommodation offers both efficient and effective use of land and flexible and adaptable accommodation that can respond to the needs of occupiers over time. The scheme will offer adequate sunlight and daylight to the occupiers in accordance with Policy GP8.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012

and therefore has taken into account the use of energy, resources and any adverse impact on the environment.

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.

In view of the above it is recommended permission is granted.

**Recommendation:**

Grant with Conditions



**Date:** 18/08/2025