

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: Raise roof ridge height and extend and alter at ground, first and second floor levels, including balcony and raised terrace area to east (rear) elevation. Install rooflights, covered area and alteration to fenestration to outbuilding/pool room and install hardstanding. Create additional parking area, alter vehicle access/roadside boundaries.

LOCATION: La Haute Banque, Rue Godfrey, Vale.

APPLICANT: Mr & Mrs Lyall

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 18/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: 10778/0100 Rev C, 0200 Rev C, 0500 Rev C, 0700 Rev C, 0701 Rev 01

Application Ref: FULL/2025/1253

Property Ref: C003450000

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 replacement hedge located along the south boundary of the site as shown on the approved Ground Floor Plan shall be planted in the first planting season following the removal of the existing boundary hedge. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To ensure that the planting scheme is carried out in a suitable timeframe following the removal of the existing boundary treatment and to make sure the appearance of the completed development is satisfactory in the interests of visual amenity.

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

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the conversion of the existing garage to a 'pool room' to be used incidental to the principal dwelling presently known as (La Haute Banque). It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as La Haute Banque.

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/2025/1253
Property Ref: C003450000
Valid date: 18/08/2025
Location: La Haute Banque Rue Godfrey Vale Guernsey GY3 5EG
Proposal: Raise roof ridge height and extend and alter at ground, first and second floor levels, including balcony and raised terrace area to east (rear) elevation. Install rooflights, covered area and alteration to fenestration to outbuilding/pool room and install hardstanding. Create additional parking area, alter vehicle access/roadside boundaries.

Applicant: Mr & Mrs Lyall

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).

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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 replacement hedge located along the south boundary of the site as shown on the approved Ground Floor Plan shall be planted in the first planting season following the removal of the existing boundary hedge. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To ensure that the planting scheme is carried out in a suitable timeframe following the removal of the existing boundary treatment and to make sure the appearance of the completed development is satisfactory in the interests of visual amenity.

INFORMATIVES

For the avoidance of doubt, this decision permits the conversion of the existing garage to a 'pool room' to be used incidental to the principal dwelling presently known as (La Haute Banque). It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as La Haute Banque.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a traditional, 2.5 storey detached dwelling-house and detached garage located to the east of Rue Godfrey. The property is served by a private lane to the south of the property which also leads to a neighbouring property to the east.

The house comprises a traditional façade, including sash windows with decorative mouldings, a Captains dormer and rendered quoins. Towards the rear, the building features a two storey flat roof extension which appears to have been added sometime between 1979 and 1990, based on orthophotographs. The extension is considered to detract from the traditional character and appearance of the building by virtue of its flat roof form, together with its mass and bulk.

Whilst traditional, the property is not a protected building, nor is it situated within a Conservation Area. The application site is located Outside of the Centres as designated in the Island Development Plan Proposals Map.

Planning permission is sought to raise the ridge height by approximately 355mm, and extend and alter the dwelling at ground, first and second floor level to the rear. The proposal includes a balcony and raised terrace area.

It is also proposed to install roof lights, erect a covered pergola, and make alterations to the fenestration to the existing garage to convert into a pool room and install hardstanding, as well as creating an additional parking area, and altering the vehicle access and roadside (south) boundary.

The proposed extension will feature an open plan kitchen, living room, lounge and dining room on the ground floor, and a master suit and terrace at first floor level, and a spare room at second floor level.

Relevant History:

Reference No	Description	Decision	Date
PREA/2025/0236	Extend and alter dwelling	N/A	2025

Existing Use(s):

Residential

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:

GP8 Design
GP9 Sustainable development
GP13 Householder Development

Conclusion/Brief comment:

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.

The principal aim of the Island Development Plan is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

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

All development is sited within the recognised domestic curtilage of the property. The land towards the eastern part of the site is recognised as agricultural land.

The application site comprises an early 20th century building which features classical architecture principles, where aspects such as balance/symmetry and proportionality are visible. Therefore, the age of this building can be sensitive to certain types of development, despite not comprising a protected building, nor being sited within a Conservation Area.

The partial demolition of the two storey flat roof extension to the rear is supported under Policy as it is considered to detract from the traditional style and appearance of the building.

The proposal adopts a pitched roof 2.5 storey roof which is centrally positioned and projects out from the main ridge by 9.6m. The proposed terrace and ground floor extension extends beyond this.

The extension will be subservient to the main dwelling in terms of its scale, and adopts a material palette which reflects and respects those materials used on the main dwelling and in the wider area i.e. natural slate roof and smooth rendered walls.

Whilst it is acknowledged that the proposed extension is large in terms of its floor area when compared to the original house and that it will be visible in long distant views along Petils Lane, the combination of 4 roof lights and a window at first floor level on the south elevation, together with its pitched roof form will help to minimise the visual mass and bulk of the development from public vantage points. In addition, the existing single storey extensions to the rear of the property will help to 'break-up' the mass and bulk of the proposed 2.5 storey extension.

Consequently, the degree of harm as a result of the additional visual mass and bulk of the property would not cause a significant detrimental impact on the character of the area or visual amenity to warrant refusal. This has been balanced against the degree of flexibility afforded to design matters to meet the reasonable aspirations of homeowners (Policy GP13).

The proposed alterations to the garage to form a 'pool house' is considered to achieve satisfactory accommodation, featuring a changing room, WC/shower and a kitchenette. Consequently, the accommodation proposed, together with its relationship is considered to be incidental to the main house. An informative to this effect should be attached to the decision.

The partial loss of the boundary treatment along the south boundary of the site is considered to meet the reasonable aspirations of the property owner by virtue of widening the existing vehicular access point and creating a new area of car parking provision. The loss of boundary treatment to be removed would not unduly affect the wider character of the area. It is reasonable and necessary to condition that the replacement hedge be planted within a reasonable timeframe to ensure that a sufficient boundary treatment exists.

The alterations to the front of the property also achieve a 'good' standard of design for the purposes of Policy GP8 and would not undermine the character or appearance of the building, or the wider local built development or amenity.

All other alterations are acceptable under the provision of Policy GP8 and GP13.

Overall, the proposal adopts a satisfactory standard of design by virtue of its scale, form, massing, siting, materials and detailing. The agent has carefully incorporated a traditional pitched roof approach to the design, complemented with varying scales, forms and traditional materials and fenestration, to limit the overall visual mass and bulk of the development when 'read' in the street scene.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

The impact of the development on neighbour amenity.

Notwithstanding the size of the two storey extension, together with the extent of glazing and windows proposed at first and second floor level, and external terrace area, the proposal is not considered to have a detrimental effect on the amenities of neighbouring residents when taking into account the distance and relationship to neighbouring properties.

Conclusion:

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions

Recommendation:

Grant with Conditions



Date: 08/10/25