

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: Erect one and a half storey extension with first floor terrace to south elevation. Infill existing vehicle access (adjacent to south boundary) and create vehicle access to west boundary.

LOCATION: La Bouverie, Route De Cobo, Castel.

APPLICANT: Mr & Mrs Crispini

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 20/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+ - 132-3-301, 302 (floor plans only), 303, 304 (elevations only), 306 (section only)

Application Ref: FULL/2025/1254

Property Ref: D013790000

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.Within four weeks of the new access being formed the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the wall and the existing access shall be closed permanently, all works shall be carried out in accordance with the approved plans.

Reason - In the interests of visual amenity.

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/2025/1254
Property Ref: D013790000
Valid date: 20/08/2025
Location: La Bouverie Route De Cobo Castel Guernsey GY5 7UR
Proposal: Erect one and a half storey extension with first floor terrace to south elevation. Infill existing vehicle access (adjacent to south boundary) and create vehicle access to west boundary.

Applicant: Mr & Mrs Crispini

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. Within four weeks of the new access being formed the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the wall and the existing access shall be closed permanently, all works shall be carried out in accordance with the approved plans.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

La Bouverie is a detached two-storey dwelling situated to the east of Route De Cobo. The property is gable end onto the road with a two-storey bay to the front. The property has a rendered front elevation with quoin details and tiled gable the side and rear elevations are a mix of granite and render. The property has a catslide two-storey projection and single-storey mono-pitched roof extension to the south. A slightly subservient two-storey extension exists to the rear. The property has PVCu windows and doors.

A detached outbuilding is situated to the east site boundary along with a detached, pitched roof garage/outbuilding in the northeast corner of the site. The property appears to be served by two vehicular accesses, one adjacent to the south boundary and one to the north boundary. Residential properties are situated all-round the site.

The property is located Outside of the Centres as designated in the Island Development Plan. This property does not appear on the 1898 map.

Relevant History:

None recent and relevant.

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:

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Conclusion/Brief comment:

The application relates to the demolition of a retaining wall within the site and the existing single-storey extension to the side/south of the dwelling. The scheme proposes the construction of a single-storey, flat roof link extension to the south of the dwelling with terrace above with associated alterations to fenestration to allow new access from the first floor of the main house. The scheme also proposes the construction of a one and a half-storey pitched roof beyond the link extension with a flat roof dormer that breaks through the eaves to the front/west elevation. To the rear the roof is staggered to accommodate head height associated with the internal accommodation/layout as proposed. Rooflights are proposed to the front and rear roofslopes.

The extension will provide a new entrance hallway with a proposed wine store, utility and double garage on the ground floor with an open plan multi-functional space at first floor (sitting area, study and kitchenette) along with a shower room and sauna. The external materials are shown to comprise timber/timber effect horizontal cladding at first floor level with brick slips used to clad the ground floor walls, natural slate is proposed for the roof covering. In connection with the proposed double garage the existing access to the small parking area to the south of the site is shown to be infilled and replaced with a 4m wide access to the front of the proposed garage.

Solar panels are proposed to the southern roofslope of the main house and represent exempt works as will the proposed hardstanding associated with the proposed works.

IDP policies do not seek to restrict the architectural style of new developments, instead making clear that providing the scale, mass, detail and special interest of the surrounding built form has been considered, then either contemporary or traditional design approaches that respect and complement the character of the surrounding area may be appropriate.

The subservient nature of the proposed extension, incorporating a link extension, represents a good standard of design and the design and external materials and hardstanding proposed will respect the varied character of the local built environment.

Providing multi-storey accommodation demonstrates efficient and effective use of land and considers the health and well-being of occupiers in terms of

sunlight/daylight and amenity space provision and flexible and adaptable that can respond to the changing needs of occupiers.

With regard to the proposed vehicular access, the site is not situated in a Conservation Area and although a section of the boundary wall is proposed to be lost, a large proportion will remain intact (with an element of infilling also proposed) and will continue to provide an adequate boundary feature. The proposal will not have a detrimental impact on highway safety nor generate any particular increase in vehicle movements to and from this existing residential site.

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: 22/09/2025

