

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 and alter roof ridge height, install external insulating render system and alteration to fenestration to outbuilding to create ancillary living unit.

LOCATION: Cote Du Val, Damouettes Lane, St. Peter Port.

APPLICANT: Ms R Bonanni

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: 23/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH Freelance Architecture: RB-25-2245-02B.

Application Ref: FULL/2025/1256

Property Ref: A40921A000

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 22/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the conversion of an outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Cote du Val. 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.

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/2025/1256
Property Ref: A40921A000
Valid date: 21/08/2025
Location: Cote Du Val Damouettes Lane St. Peter Port Guernsey
GY1 1ZN
Proposal: Raise and alter roof ridge height, install external insulating
render system and alteration to fenestration to outbuilding to
create ancillary living unit.
Applicant: Ms R Bonanni

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

For the avoidance of doubt, this decision permits the conversion of an outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Cote du Val. 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.

OFFICER'S REPORT

Site Description:

The property known as 'Cote du Val' is a mid-20th century bungalow which is set back from and faces west onto Damouettes Lane. There are neighbours bounding the site to the north, east and south and a valley to the west across the road. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2025/0722 - Install dormer windows and rooflights to west (front) elevation, install dormer window to south (side) elevation and dormer window and Juliet balcony at 1st floor level to east (rear) elevation to create accommodation at 1st floor level – Approved June 2025.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to convert an existing outbuilding into an ancillary living unit (ALU) Remove the lean-to roof and replace with a slightly higher flat roof, install external insulating render system and some alterations to the fenestration.

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

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

There has been one letter of representation received and the issues are:

- The plans note that approval is sought to extend the height of the dower unit by building on the boundary wall. According to the southerly neighbours property title deeds, the wall in question is solely owned by the neighbours.
- Neither the applicant nor their agent, had consulted the neighbours on this work prior to submitting the application. The neighbours will not give permission for this work, in any way, shape or form, to alter the wall from its existing condition.
- In addition, there is no evidence to suggest that any request or permission has been given previously for the adjoining of the dower unit to the neighbours wall.
- The title deeds of the previous owner of the neighbour's house also show that they are the owners of the wall and that there was no permission given to construct the dower unit against the wall in question.

Consultations:

None

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Initially the design showed a section of the boundary wall being raised to allow for a steeper pitch on the existing outbuilding to create a higher ceiling internally. However, since the letter of representation from the neighbours has been received it became clear that the boundary wall should not be touched in any way, shape or form. Therefore the application was deferred to allow the agent to redesign the roof for the ALU.

The amended drawing shows a new flat roof with roof lantern on the ALU, which prevents the boundary wall from being touched. This is a more satisfactory solution to raising the floor to ceiling height without compromising the neighbours boundary wall.

At present there is an unlawful double bedroom and a bathroom at one end of the outbuilding and a garage/workshop at the other end. Since the death of the applicants husband the garage/ workshop is no longer required, so the applicant wishes to convert the space into living accommodation and regularise the existing bedroom. This will allow extra space for the applicants family to stay over during the summer and additional space for a carer to stay over when necessary.

The outbuilding is within the walled garden of the main dwelling and there is no other access other than through the house or a locked side gate. All of the utilities will be shared with the main dwelling as well as the garden and driveway.

The proposals are now considered to achieve a good standard of design, using materials which complement the existing materials. The alterations will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The scale and massing of the new ALU is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on either of the immediate neighbours. Any works to the boundary wall are a civil matter between the parties concerned and not material planning considerations which would influence a decision on this planning application. Any grant of planning permission would be without prejudice to the normal legal rights and privileges of third parties with regards to ownership disputes.

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

3 - General material considerations set out in the General Provisions Ordinance.

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. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 22/09/2025

