

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: Subdivide and alter dwelling to create 2 dwellings and associated works.

LOCATION: The Willows, Grand Douit Road, St. Sampson.

APPLICANT: GTEC Holdings Ltd

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: 22/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH: TR-25-2244-02

Application Ref: FULL/2025/1272

Property Ref: B01564A000

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.Notwithstanding the information submitted, full details (including height and appearance) of the proposed boundary fence positioned between Unit 1 and Unit 2 to the west of the properties shall be submitted to and agreed in writing by the Authority. The work shall be fully completed in accordance with the agreed details and thereafter retained at all times.

Reason - To ensure appropriate demarcation exists between both independent units of accommodation that does not undermine privacy afforded to either property.

5.Prior to the commencement of works, full details of secure and covered bicycle storage area serving both units of accommodation shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented prior to the first occupation of the unit the cycle storage serves.

Reason - To encourage the use of bicycles as an alternative to the car and to ensure the approved off-street parking is provided to take into account Supplementary Planning Guidance - Parking Standards and Traffic Impact Assessment (2016).

Expiry Date: This permission will cease to have effect on 21/09/2028 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/2025/1272
Property Ref: B01564A000
Valid date: 15/08/2025
Location: The Willows Grand Douit Road St. Sampson Guernsey
GY2 4WQ
Proposal: Subdivide and alter dwelling to create 2 dwellings and
associated works.

Applicant: GTEC Holdings Ltd

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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appearance) of the proposed boundary fence positioned between Unit 1 and Unit 2 to the west of the properties shall be submitted to and agreed in writing by the Authority. The work shall be fully completed in accordance with the agreed details and thereafter retained at all times.

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Reason - To encourage the use of bicycles as an alternative to the car and to ensure the approved off-street parking is provided to take into account Supplementary Planning Guidance - Parking Standards and Traffic Impact Assessment (2016).

OFFICER'S REPORT

Site Description:

The application site consists of a semi-detached dwelling house, fronting onto Grand Douit Road, St Sampson. It is understood that the building was originally built in the 1970s as a dower unit. The dower-unit was later sub-divided into a dwelling-house in 2012, under application FULL/2012/2516. The property was later extended to the north and west elevation in the early and late 2000s, respectively.

The property is served by car parking area to the front, and features a track to the west of the site, leading northwards towards neighbouring land.

The property is served by garden to the front, side and rear of the building.

The surrounding area is semi-rural in character with the street scene consisting of a variety of house types that vary in scale and design. There is no defined pattern of development, with a mix of ribbon development and back land development.

The site is located Outside of the Centres as defined in the Island Development Plan (IDP). The property is not protected, nor located within a Conservation Area.

Relevant History:

Reference No	Description	Decision	Date
PREA/2022/2113	Erect a dower unit.	PREA/2022/2113	2022
PREA/2021/0357	Erect a dower unit.	Pre-application enquiry	2021
FULL/2014/0124	Extend domestic curtilage.	Approved	2014

FULL/2012/2516	Sub-divide and alter existing dwelling to provide two residential units, install fence.	Approved	2012
PREA/2012/1137	To discuss sub-dividing dwelling, currently house and wing.	Pre-application enquiry	2012
PAPP/2006/4430	Demolish garage and extend dower unit.	Approved	2007
PAPP/2006/3471	Extend dower unit (- erect a conservatory).	Approved	2007
PAPP/2006/2241	Demolish garage and extend dower unit.	Approved	2006
PAPP/2003/0251	Vary works previously approved to extend and alter dwelling	Approved	2003
PAPP/2002/5661	Extend and alter dwelling to create a dower unit.	Approved	2002

Existing Use(s):

Residential.

Brief Description of Development:

Planning permission is sought to sub-divide and alter the dwelling-house to create two independent units of accommodation.

Based on the drawings submitted, the proposed units will be served by a bedroom, kitchen, lounge and bathroom. It is noted in the agent's letter that Unit 1 will equate to 39.4sqm, with Unit 2 equating to 40sqm.

The proposed west elevation shows a new boundary fence located between both units, although is not clearly shown on the block or site plan.

It is noted on the drawings that the existing single storey flat roof extensions will be refurbished, with new windows and doors to be fitted. The conservatory to the west of the house will be altered to form a solid, flat roof extension.

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

Policy OC1	Housing Outside of the Centres
Policy GP8	Design
Policy GP9	Sustainable Development
Policy IP6	Transport Infrastructure and Support Facilities
Policy IP7	Private and Communal Car Parking
Policy IP9	Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016)

Representations:

None.

Consultations:

None.

Summary of Issues:

- Whether the principle of the development is supported under policy, the impact of the development on the character and appearance of the area.
- Whether the development provides a satisfactory living environment and amenities and if it would impact on the amenities of people living in the area.
- Whether the proposed vehicle access point is acceptable and would not negatively impact on highway safety

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

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.

Whether the proposal complies with Policy OC1 (Housing Outside of the Centres):

The principle of new housing Outside of the Centres is supported under the provisions of Policy OC1 provided this is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building.

The subdivision of a dwelling into two or more self-contained units or into a house for multiple occupation will only be supported where:

- “a. the resultant development would be compatible with the character and amenities of the surrounding area; and,*
- b. the development would be acceptable in terms of provision of a satisfactory living environment and amenities; and,*
- c. the subdivision would not involve more than a modest extension to the existing building to create adequate accommodation and the extension is not of such a scale that it forms a significant part of any new unit”.*

The surrounding built environment appears to be characterised by a mix of detached and semi-detached dwellings, including the application site. The surrounding properties are characterised by varying scales, forms, and designs.

The proposed additional dwelling would be of an appropriate scale and type of new housing provision which would be compatible and contribute to the character of the surrounding built form given that no major external alterations are proposed. Whilst it is acknowledged that there will be an increase in the density of dwellings on the site, the proposal is not considered to result in an excessive concentration of residential properties in the locality that would result in unacceptable harm.

In addition, the latest data set out in the States Strategic Housing Indicator aims to create one and two bedroom units and the proposal seeks to create 2x 1 bedroom units, in accordance with the aims of the Indicator.

Whether the development provides a satisfactory living environment and amenities for future occupiers and whether the development would impact on the amenities of people living in the area:

Careful consideration has been given to the following factors in assessing the health and well-being of the occupiers of the development including; adequate daylight, sunlight, aspect/outlook, privacy, internal space provision and private/communal open space as set out in Policy GP8 and Annex 1: Amenities.

Albeit limited in size, both units achieve satisfactory internal floor area as the proposal is understood to comply with the minimum room and accommodation sizes (30sqm for a one person unit) as set out in section G7 of the Building Regulations.

When taking into account best practice in the UK for internal space standards (The Department for Communities & Local Government (DCLG) - Technical housing standards) which is published on the States of Guernsey website, it is understood that both units have the potential to achieve best practice for a 1 bedroom, single occupancy unit, given that the floor area is 39sqm or greater, and there appears scope to accommodate a 1sqm of built-in storage. At present the drawings submitted show a double bedroom for each unit, and do not include storage provision therefore some concerns are raised in respect of the quality of the development proposed, but they could be reflected to achieve best practice for a 1 bedroom, single occupancy unit.

Whilst some concerns arise with regards to the limited external amenity space, particularly for unit 1, given the single occupancy nature of the unit these concerns would not be so substantial to warrant refusal.

Outlook and aspect have been taken into account as part of the design and are acceptable for the purposes of Policy GP8 and Annex 1 Amenities.

The proposal will not have a significant impact on the amenities of neighbouring residents by virtue of the scale of the development together with its orientation, position, existing boundary treatments, and relationship to neighbouring properties. Full details of the proposed fence should be agreed via condition.

Whilst some concerns are raised with the overall of the quality of the development with regards to internal space provision and limited external amenity space, these concerns are balanced against other amenity matters such as daylight, sunlight, aspect/outlook and privacy. Overall, all of these elements of the design are, on balance, considered to be acceptable.

The proposal does not seek to erect an extension, although the existing conservatory is to be altered and upgraded to create more usable accommodation for Unit 2. Consequently, the proposal accords with criterion 'c' of Policy OC1.

Parking and access:

The proposed units will utilise the existing vehicular access. Each unit of accommodation has provision for 1 car parking space. Due to the position of the access track adjacent to the west boundary, both units will be served by a turning point to enable a vehicle to safely egress from the property in forward gear.

Consequently, the proposal is not considered to have an adverse effect on highway safety or traffic management.

A condition should be attached to the decision to ensure that both units are served with sufficient bicycle storage in accordance with Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016).

Sustainable design:

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development). Although not required by policy, the application has been accompanied by a brief Waste Management Plan of which suggests how waste associated with the development process is to be minimised, how existing materials on site are to be reused on or off site, and how residual waste will be dealt with.

Conclusions:

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 22/09/25