

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: Variation to previously approved plans to demolish extension, erect two-storey and single storey extensions including terrace at first floor level to north (rear) elevation. (Revised Scheme) - Alter material of privacy screen at first floor level, omit windows and install door to east (side) elevation.

LOCATION: Highfield, Rue De Rougeval, Torteval.

APPLICANT: Ms Z Collenette

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: 27/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7734-01 B1A, 01 - C1 - 2C1

Application Ref: FULL/2025/1278

Property Ref: G003740000

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 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.

3.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 25/08/2023, issued under planning application reference FULL/2023/0536, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

Expiry Date: This permission will cease to have effect on 27/08/2026 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/2025/1278
Property Ref: G003740000
Valid date: 10/10/2025
Location: Highfield Rue De Rougeval Torteval Guernsey GY8 OPE
Proposal: Variation to previously approved plans to demolish extension, erect two-storey and single storey extensions including terrace at first floor level to north (rear) elevation. (Revised Scheme) - Alter material of privacy screen at first floor level, omit windows and install door to east (side) elevation.

Applicant: Ms Z Collenette

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 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.

3. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 25/08/2023, issued under planning application reference FULL/2023/0536, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only

OFFICER'S REPORT

Site Description:

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

The property is located north of Rue De Rougeval. The property has been extended over the years, particularly to the side and rear of the property, and features an attractive façade which is highly visible in the street scene.

Large areas of glass once stood to the side and rear of the property, although have since been cleared from the site. The whole site is recognised as domestic curtilage.

The surrounding area is predominantly residential in character, with a mix of building types and styles. The application property and neighbouring property to the east known as Rougeval Laitte Revel appear to have been built at the end of the 19th Century and the early part of the 20th Century, with the properties to the south of the road being built around the mid-20th century.

Planning permission was granted in 2023 to demolish an extension, and erect two-storey and single storey extensions of which included a terrace at first floor level to north (rear) elevation. The permission has been implemented.

Relevant History:

Reference No	Description	Decision	Date
FULL/2023/0536	Demolish extension, erect two-storey and single storey extensions including terrace at first floor level to north (rear) elevation. (Revised scheme)	Granted	2023
FULL/2022/0368	Demolish extension, erect 1.5 storey and single storey extension with balconies and external staircase at first floor level.	Refused	2022

Existing Use(s):

Residential

Brief Description of Development:

This application seeks to vary the previously approved scheme (ref: FULL/2023/0536) by altering the material of privacy screen at first floor level from obscure glazing to a timber screen, as well as omitting windows and installing a door to the east (side) elevation, at ground floor level.

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

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Representations:

The Authority has received 2 representations from two parties commenting on the proposal. One party is in favour of the application, and one party is objecting to the proposal. Grounds for objection principally relate to the following issues:

- Loss/impact on private views.
- Alternative design would have improved health and safety.

Consultations:

None.

Summary of Issues:

- Whether the variations proposed are acceptable and would not undermine the amenity of the area or the amenities of neighbouring residents.

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.

Whilst the original obscure glazed screen is less imposing at first floor level than a timber screen, the resultant impact on visual amenity is limited to oblique and restricted public vantage points and therefore is not considered to cause significant harm to visual amenity or the character of the area.

Furthermore, the design of the timber cladding is of high quality which achieves an acceptable appearance and finish. There is no requirement to alter its design notwithstanding the representations received. The amenities of neighbouring residents to the east would be respected.

With regards to the alterations to the fenestration at ground floor level, there would be no harm to the amenities of neighbouring residents due to the height and relationship to the existing east boundary treatment. Consequently, there is no requirement to ensure that the revised ground floor fenestration be obscure glazed by a condition as this would be unnecessary and unreasonable.

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

In response, the representations received, the loss or impact on private views is not a material planning consideration as defined in Part IV, 13.1 of The Land Planning and Development (General Provisions) Ordinance, 2007.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 26/11/25

