

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: Install balcony to south-west (side) elevation.

LOCATION: La Neuve Maison, Rue De La Pomare, St. Pierre Du Bois.

APPLICANT: Mr & Mrs PJ Taylor

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: 05/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Application Block Layout Plan, PT:01:25 02

Application Ref: FULL/2025/1316

Property Ref: F004640000 + F004650000

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 04/11/2028 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/2025/1316
Property Ref: F004640000 + F004650000
Valid date: 08/09/2025
Location: La Neuve Maison Rue De La Pomare St. Pierre Du Bois
Guernsey GY7 9HH
Proposal: Install balcony to south-west (side) elevation.

Applicant: Mr & Mrs PJ Taylor

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.

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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.

OFFICER'S REPORT

Brief Description of the site:

The site comprises a newly constructed dwelling located to the north of Rue de la Pomare in St Pierre du Bois. Residential properties are located to the south-east (La Pomare Farm) and the north-west (Westhaven) and open land to the north and across the road to the south.

The site is located Outside of the Centres in the Island Development Plan, within an Agriculture Priority Area.

Relevant History:

F004640000/F004650000 (La Pomare Farm)

29/03/17 FULL/2017/0239 Permit to extend domestic curtilage to incorporate land to west and north of former outbuilding.

22/11/21 FULL/2021/2022 Permit to convert and extend outbuilding into residential dwelling.

30/03/2023 FULL/2022/1721 Demolish outbuilding and erect residential dwelling and erect retaining gabion cage to north boundary.

18/10/2023 FULL/2023/1484 Refusal to erect 1.5 storey extension to north-east (side) elevation and alterations to fenestration.

10/10/2024 FULL/2024/0710 Permit to erect 1.5 storey extension to north-east (side) elevation of dwelling and single storey extension to rear (north-west) elevation. Variations to works previously approved to erect a dwelling: Alterations to roof, wall and PV panel finish and fenestration, internal alterations (Retrospective).

F00465A000/F00466A000 (Westhaven and field)

22/01/16 FULL/2015/2878 Permit to remove section of hedge and retaining wall to create access to agricultural land, form ramped access to field and erect fencing. Remove hedging and plant replacement hedging.

20/11/18 FULL/2018/1886 Permit for change of use from agricultural field to domestic garden.

Existing Use(s):

Residential Use Class 1

Assessment: *(Tick as appropriate)*

no representation

☒

visual amenity acceptable

☒

accords with policy
within curtilage
design acceptable

X
X
X

no material neighbour impact
traffic not affected

X
X

Policies considered most relevant:

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

Permission is sought under this application to construct a balcony at first floor level to the south-west gable of the dwelling.

The proposed balcony would not have any adverse impacts on the appearance of the building or the character of the area.

The balcony would primarily face south-west, however would afford some views over both the adjacent property to the south-east and that to the north-west. In both cases however, the views would be over the parking areas associated with the property, and there are ancillary buildings located between the main house and the location of the balcony. The proposed balcony would not therefore overlook more sensitive areas of private amenity space and would not have any views into the private internal spaces of the adjacent dwellings. On balance, the proposal is not considered to give rise to sufficient impact on the amenities of neighbouring properties to warrant objection to the application.

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.

Recommendation:

Grant with Conditions

X

Date: 03/11/2025

