

**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:** Demolish extensions, erect single storey extension to north (rear) elevation, install rooflights and external insulating render system, alterations to fenestration to outbuilding to create unit of ancillary living accommodation, and extend parking area to south of property.

**LOCATION:** Elsted, Rue Des Eturs, Castel.

**APPLICANT:** Mr & Ms J Mew

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:** 02/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Paul Langlois Architects: 2515/10A

**Application Ref:** FULL/2025/1318

**Property Ref:** D00724A000

**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 01/10/2028 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

For the avoidance of doubt, this decision permits the use of the extended outbuilding for purposes integral and incidental to the principal dwelling presently known as Elsted. 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](http://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](mailto: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/2025/1318  
**Property Ref:** D00724A000  
**Valid date:** 01/09/2025  
**Location:** Elsted Rue Des Eturs Castel Guernsey GY5 7DT  
**Proposal:** Demolish extensions, erect single storey extension to north (rear) elevation, install rooflights and external insulating render system, alterations to fenestration to outbuilding to create unit of ancillary living accommodation, and extend parking area to south of property.

**Applicant:** Mr & Ms J Mew

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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 use of the extended outbuilding for purposes integral and incidental to the principal dwelling presently known as Elsted. 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.

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## OFFICER'S REPORT

### Brief Description of the site:

The property known as 'Elsted' is an early 20<sup>th</sup> century semi-detached bungalow which is set back from and faces south onto Rue des Eturs. The other semi is attached to the east and there is a detached neighbour to the north whose land wraps around to the west. Across the road to the south is open land. The property is located Outside of the Centres, but within an Agriculture Priority Area as defined in the Island Development Plan.

### Relevant History:

There is no relevant history pertaining to this application.

### Existing Use(s):

Residential use class 1: dwelling house.

### Assessment: *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |
| <input checked="" type="checkbox"/> |

### Policies considered most relevant:

GP8: Design  
GP9: Sustainable Development  
GP13: Householder Development  
IP9: Highway Safety, Accessibility and Capacity

**Conclusion/Brief comment:**

This application is to create an ancillary living unit (ALU) and artist studio by demolishing the extension to the existing outbuilding and replacing it with a slightly larger full length extension to the north elevation, adding an external insulating render system and some alterations to the fenestration, and extend the parking area at the front of the property.

At present the driveway is just the width of one car and runs along the west side of the property, the proposal is to use just under half of the unused front garden to create a turning area, by lowering the ground level and erecting a retaining wall around it. The whole of the existing front roadside boundary will be retained. This proposal will improve road safety for the occupiers of the property, allowing them to exit the property forwards, thus complying with policy IP9.

The existing outbuilding is located halfway down the garden and is almost as wide as the site, the new extension will extrude by an additional 1.2m more than the existing extension on the north side of the outbuilding. However, there is still plenty of garden for the occupants of the property to enjoy. The ALU will be used by visiting members of family and friends as the house is small, the ALU will be only 8m away from the main dwelling, it will share parking, the garden, and all other facilities the property has. The utility bills will be shared with the main dwelling as well.

The external insulating render system and the alterations to the fenestration are all considered to be appropriate and acceptable.

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

The scale and massing of the new extended outbuilding 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.

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.

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



**Date:** 29/09/2025

