

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: Extend and alter at ground floor level, raise and alter roof form to create first floor accommodation, install air source heat pump to east elevation.

LOCATION: Laleur, Rue Du Belle, Torteval.

APPLICANT: Mr & Mrs T Snell

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: 11/12/2025

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: A7 Architecture: 24-1549-P3 PD/01, PD/02, PD/03
Grant UK: Aeron 290 specifications

Application Ref: FULL/2025/1352

Property Ref: G003340000+G001590000

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.Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones.? Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To prevent noise nuisance and protect the reasonable amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 10/12/2028 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/2025/1352
Property Ref: G003340000+G001590000
Valid date: 08/09/2025
Location: Laleur Rue Du Belle Torteval Guernsey GY8 0LN
Proposal: Extend and alter at ground floor level, raise and alter roof form to create first floor accommodation, install air source heat pump to east elevation.

Applicant: Mr & Mrs T Snell

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.

4. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones.? Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To prevent noise nuisance and protect the reasonable amenities of neighbouring residents.

OFFICER'S REPORT

Site Description:

The application site is a former horticultural site which was cleared of glass between 2013 and 2016. The former packing shed was located on the eastern boundary of the site, and was granted planning permission to be converted, and then subsequently demolished and rebuilt under applications FULL/2024/1295 and FULL/2024/1942 respectively.

Access is from the eastern boundary via a gravelled driveway with the remaining land comprising of an open field. The site is bounded to the east, south and partly to the west by neighbouring residential properties and a parcel of agricultural land under the same ownership to the north. The eastern section of the site including part of the gravelled driveway and location of the former packing shed, tight to the eastern boundary, is within a Conservation Area, the whole of the site is Outside of the Centres.

Relevant History:

21/02/2025 – FULL/2024/1942 – Permission granted to demolish building and erect dwelling with associated works (Revised).

19/09/2024 – FULL/2024/1295 – Permission granted to convert, extend and alter building to create dwelling and associated works.

Existing Use(s):

01 Residential Dwelling

Brief Description of Development:

Planning permission is requested to extend and alter at ground floor level, raise and alter the roof form to include accommodation at first floor level, and the application also includes the installation of an air source heat pump to east elevation.

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

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Representations:

N/A

Consultations:

The Office of Environmental Health and Pollution Regulation responded to the consultation response on 23/10/2025:

I note the ASHP to be installed is an AERONA 290, however the specific model in the range is not specified. Using the highest sound power level data provided in the Air Source Heat Pump Data Sheet, for model HPR2909 I have carried out an approximate acoustic distance calculation in relation to the proposed location of the unit and the nearest noise sensitive receptor. To protect the amenity of nearby residents, I recommend the following condition is attached to any consent granted for this application:

- Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Summary of Issues:

Whether the site is recognised as a development site, or a dwelling-house.

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).

Following a recent site visit, the packing shed has been demolished and the blockwork of the approved dwelling has been constructed in accordance with the approved plans, including the installation of windows and is therefore considered a structure which is wind and watertight. This means that the building is recognised as a 'dwelling-house' for the purposes of Policy GP13, rather than as a development site which would have resulted in the need to consider the current application under Policy GP16(B).

With regards to the provisions of Policy GP13 and GP8, the ground floor extensions and alterations and the raising of the roof to allow for first floor accommodation achieve a satisfactory standard of design, scale, mass, form and materials to satisfy these policies. Making the most effective and efficient use of land is also encouraged under Policy GP8 and therefore the creation of first floor accommodation is acceptable. Consequently, the proposal would not lead to any significant harm to the character of the area, visual amenity, or the amenities of neighbouring residents due to the orientation of the main first floor windows to the south and west. Some views of the neighbour to the south east, from the southern facing windows will be possible, but at a distance of approx. 15m this is acceptable. Any views to the dwelling directly to the east would be oblique and therefore not considered harmful enough to refuse the scheme.

The installation of the Air Source Heat Pump has been considered by Environmental Health who have advised that the proposal should be acceptable, subject to a condition to control noise which has been applied to the consent.

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

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.

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: 08/12/2025

