

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: Erect two-storey extension to southeast elevation, remove hedge and erect car port to southwest boundary, alterations to fenestration to northwest and northeast elevations (paritally retrospective).

LOCATION: Watersedge, Route De La Lague, St. Pierre Du Bois.

APPLICANT: Mr & Mrs M & K Beaven

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: 29/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Studio Serre: 431_00_001, _100B, _200B, _201B, _202, _210, _220, _230B, _231B, _232. _233A

Application Ref: FULL/2025/1379

Property Ref: F011070000

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 28/10/2028 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/2025/1379
Property Ref: F011070000
Valid date: 10/09/2025
Location: Watersedge Route De La Lague St. Pierre Du Bois Guernsey
GY7 9BU
Proposal: Erect two-storey extension to southeast elevation, remove hedge and erect car port to southwest boundary, alterations to fenestration to northwest and northeast elevations (paritally retrospective).
Applicant: Mr & Mrs M & K Beaven

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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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

Site Description:

The property known as 'Watersedge' is an early 20th century one and a half storey detached dwelling which is slightly set back from and faces northwest onto Route de la Lague. There is a close neighbour to the southwest and another at a higher level to the southeast, to the northeast is an abandoned property and outbuilding and across the road to the northwest is the coast. The property is located Outside of the Centres 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.

Brief Description of Development:

This application is to erect a two storey extension to the southeast elevation, erect a carport to southwest boundary, alterations to the fenestration to northwest and northeast elevations.

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

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

There have been three letters of representation received and the issues are:

- A hedge has been removed to allow access for cars onto a property. It was also noted that there is an application for a car port to replace a couple of sheds on the site. It has been pointed out to us that at the time of application there were no sheds on the site. These have only just been erected, contrary to the plans submitted stating they were on site already.

- No vehicles have ever used the lane for access or car parking at the Watersedge property.
- The only previous access to the property from the lane was by a small wooden garden gate.
- This original garden and hedge line can be clearly seen on the arial photographs provided by the architect's application, or many historical google maps.
- The two sheds shown on the "Existing site layout plan" can clearly be seen in the architects arial photo in their original location in a different part of the property.
- We're not aware of permission being granted to remove this hedge and bank, to create a totally new access via Ruettes du Gains.
- There has NEVER been a garage in this area.
- Watersedge already has a purposed built, established driveway with parking for 4+ vehicles with clear visibility to safely enter and exit their property.
- New parking, for only two cars, would create unnecessary additional vehicles using the lane and accessing the hazardous blind junction on to the main road.
- Apart from additional traffic and noise in the lane and behind our property, there will be a carport with a high pitched roof over-shadowing our garden.
- The visual appearance and scale of the development is overbearing and out of character with existing surrounding buildings and general area.
- A carport of this height could become something more than a "carport"
- The access angle for cars turning onto the 8ft wide lane isn't practical.

Consultations:

None

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The existing house is well located within the site, relating well to the main road and forming part of the cohesive ribbon development along Route de la Lague. The property's location leaves ample garden to the rear, which has the capacity to house a reasonably sized extension without diminishing the outdoor space.

Policy GP13 allows householders greater freedom when extending their properties particularly where there is ample space in which to expand. The proposed extension is to the rear of the existing property, is narrower and although the same height does appear subservient to the main dwelling. Although the dwelling will be of increased footprint, bulk and massing, the building envelope utilises traditional forms, and is not uncommon along the coast. Whilst the site is prominently located along the coast road, and visible in long views from the northwest and northeast, it is read amongst and against the surrounding development and would not have a significant impact in those views, or on the openness of the area. Policy allows for an increase in the size of a dwelling, and a contemporary approach to design, where there would be no adverse impacts on character or openness. As the site is not located within a Conservation Area, the plan affords flexibility in design.

The building would include appropriate circulation space, with two bedrooms and bathrooms, kitchen, dining and lounge at ground floor level and two bedrooms, bathroom and study on the first floor along with the master suite.

The proposed carport will be accessed by the track, Ruelle du Gains, located to the southwest of the neighbour which involves the removal of the boundary hedge and this aspect of the application is retrospective. The removal of the hedge is somewhat regrettable however, there is no policy requirements regarding biodiversity and the proposed access lies adjacent to two other existing vehicular accesses and so the impact on the character of the area is acceptable.

This alternative vehicular access would enhance the functionality and safety of parking as it offers a turning circle to access the main road facing forward. It appears a similar size to the neighbouring parking area which comfortably accommodates three vehicles. The new location of the carport is not considered to have any adverse impacts on character or amenity of the surrounding area. Cycle storage has been allocated within the carport and it is not considered necessary to condition this provision.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and the current Building Regulations, including making the property Passivhaus Certified, this and the provision of permeable paving ensure the dwelling is in accordance with Policy GP9 (Sustainable Development).

The proposals are not considered to have any adverse impacts on the amenity of nearby residential properties. The proposal would site the new extension just behind the existing dwelling, first-floor windows have been carefully designed to minimise the potential for overlooking, including a vertical planter and bespoke privacy screens along the shared boundary to prevent any overlooking from the first-floor balcony and dressing room window. On balance the first-floor glazing is not considered to have any detrimental impacts on neighbour amenity.

The site is not located within the Site of Special Significance, and the requirements of Policy GP2 would not therefore apply. Set on the opposite side of the road from the designated land, the proposals are however unlikely to have any significant impacts on that land.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

3 - General material considerations set out in the General Provisions Ordinance.

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. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 27/10/2025