

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: Raise and alter roof form to create first floor accommodation, erect single storey extension to north (rear) elevation and alterations to fenestration (part retrospective) to unit A.

LOCATION: Keithley Vinery, Rue Sauvage, St. Sampson.

APPLICANT: Mr B Blondel

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: 17/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Mark Frampton & Company - 2022/636/17A, 18D

Application Ref: FULL/2025/1460

Property Ref: B01780B000

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 16/10/2028 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/2025/1460
Property Ref: B01780B000
Valid date: 16/09/2025
Location: Keithley Vinery Rue Sauvage St. Sampson Guernsey GY2 4WN
Proposal: Raise and alter roof form to create first floor accommodation, erect single storey extension to north (rear) elevation and alterations to fenestration (part retrospective) to unit A.

Applicant: Mr B Blondel

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.

OFFICER'S REPORT

Brief Description of the site:

The site is currently undergoing development following the grant of planning permission to demolish the former horticultural buildings and erect three dwellings on the site, adjacent to the southern access road. The development is situated to the rear of residential development fronting Rue Sauvage.

The application relates to the erection of a roof extension to raise the ridge height and to insert flat roof dormers to the front and rear roofslopes of unit A, to construct a single-storey flat roof extension and associated alterations to fenestration.

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

Relevant History:

FULL/2024/0731 - Demolish existing buildings, change of use of agricultural land to domestic garden, erect 3 dwellings with associated works and alterations to vehicle access and field access – granted

FULL/2024/1686 - Variation to previously approved plans to Demolish existing buildings, change of use of agricultural land to domestic garden, erect 3 dwellings with associated works and alterations to vehicle access and field access - reposition dwellings, regularise footprint, alter roof form, external materials and hardstanding for all 3 units – granted

FULL/2025/1434 – Raise and alter roof form to create first floor accommodation, erect single-storey extension to north/rear elevation and alterations to fenestration (part retrospective) to unit B – under consideration

Existing Use(s):

01 dwellinghouse (unit B)
28 agricultural (retained)

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Representation:

One letter of representation has been submitted commenting on the application and raising the following points:

- It was bad enough that the dwellings were permitted to be repositioned
- Changing the roof, making the dwellings two-storey and size will make them much larger and more visible from Lorient
- The changes to fenestration will result in a loss of privacy to the neighbouring garden and property
- The proposal changes the dwellings from small, first-time buyer homes (what is needed) to large family homes
- The larger properties will generate more people, cars etc. and will increase traffic on Rue Sauvage
- If these larger houses were proposed from the outset they would likely have been considered differently by all concerned
- Changing the plans little by little is surely unacceptable

Conclusion/Brief comment:

The comments received through the public consultation regarding the evolution of the development has been noted. The construction of unit A has commenced and confirmation provided that it is now wind and watertight which, currently constitutes the creation of a dwellinghouse and Policy GP16 and the limitations on floorspace/volume no longer apply. The application is to be assessed against the householder development policy, GP13.

Policy GP13 outlines the reasonable aspiration of people to be able to improve their homes such as providing additional accommodation through extensions and other alterations to a dwelling. "The assessment of proposals will be reasonable and proportionate and will respect the exercise of private choice ... Proposals for extensions and alterations to existing residential dwellings ... will generally be supported."

The siting and design of the proposed extensions and alterations are such that they will not result in harm to the amenities of the occupiers of the other approved dwellings within the development. There is adequate distance separation to avoid overshadowing of any neighbouring properties and although outlook from adjoining properties will alter this would not warrant the refusal of permission.

The concerns raised regarding overlooking of adjoining property in Rue Sauvage is noted however, fenestration to the side/west elevation remains limited to ground floor fenestration which is set away from the common boundary and which can be screened by approved and/or exempt boundary treatments. In terms of the first-floor dormer windows facing south these will overlook the access driveway serving the site. The southern boundary of the wider site is marked by mature landscaping. In terms of loss of privacy to the occupiers of the adjoining properties to the south, these are in excess of 40m from the site. The scheme will not result in unacceptable overlooking or loss of privacy to any surrounding residential neighbours.

The scheme represents a good standard of design that makes efficient and effective use of the site and offers future occupiers with flexible and adaptable accommodation with good levels of sunlight/daylight to the accommodation in terms of the health and well-being of occupiers.

In relation to the size/need for small homes, these comments are noted. The original development proposals would have met the States Strategic Housing Indicator which outlines a need for 1 and 2 bedroom properties. This does not however, apply when considering applications for extensions to existing dwellings, as is the case here and there would be no justification to refuse permission on these grounds.

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.

In view of the above it is recommended that permission is granted.

Recommendation:

Grant with Conditions



Date: 15/10/2025