

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 detached outbuilding/garden room, install hardstanding and external steps to north of site.

LOCATION: Narooma, La Banquette, Albecq, Castel.

APPLICANT: Mr & Mrs Whitehorne

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: 31/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Studiootto: 58_09, _10, _11, _12, _30 & _31.

Application Ref: FULL/2025/1467

Property Ref: D011920000 + D01197A000

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.The hedging shown on the approved plans shall be planted in full accordance with the details shown on the landscaping plan (Ref: 28_12) in the first planting season following the first use or completion of the outbuilding hereby approved (whichever is the sooner), or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

Expiry Date: This permission will cease to have effect on 30/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed outbuilding/garden room (however named) to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

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/2025/1467
Property Ref: D011920000 + D01197A000
Valid date: 29/09/2025
Location: Narooma La Banquette Albecq Albecq Castel Guernsey
Proposal: Erect detached outbuilding/garden room, install hardstanding and external steps to north of site.

Applicant: Mr & Mrs Whitehorne

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. The hedging shown on the approved plans shall be planted in full accordance with the details shown on the landscaping plan (Ref: 28_12) in the first planting season following the first use or completion of the outbuilding hereby approved (whichever is the sooner), or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed outbuilding/garden room (however named) to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

OFFICER'S REPORT

Brief Description of the site:

The application property comprises a detached house located on the north side of La Banquette, having a terraced rear garden descending towards the coast road to the north. The lowest section of the rear garden, directly adjacent to the coast road (La Neuve Rue), is affected by this application. The roadside boundary is defined by an earth bank and hedge, whilst there is a pedestrian access in the north east corner of the site. The property is located Outside of the Centres and is the subject of no other designation under the Island Development Plan.

Relevant History:

FULL/2025/0021	Install section of fence to top of existing wall to east boundary (revised scheme).	Granted 22/05/2025
FULL/2023/1841	Install fence to top of existing wall to east boundary.	Refused 03/01/2024
FULL/2020/1039	Install wooden fence on top of existing wall to east boundary.	Refused 28/09/2020
FULL/2019/1975	Install wooden fence on top of existing wall to east boundary.	Refused 15/01/2020

FULL/2019/1386	Install pillars and entrance gate to north boundary (Retrospective)	Granted 23/08/2019
FULL/2018/0982	Erect a detached garden room. (Revised scheme).	Granted 22/06/2018
FULL/2017/2088	Widen existing pedestrian entrance to create vehicular access for a temporary period of time (retrospective).	Granted 29/12/2017
FULL/2016/2697	Erection of a detached garden room and shed.	Granted 05/04/2017

Existing Use(s):

Residential – Use Class 1

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

✓
✓
✓
✓

visual amenity acceptable
no material neighbour impact
traffic not affected

✓
✓
✓

Policies considered most relevant:

Island Development Plan

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

Conclusion/Brief comment:

Planning permission is sought to erect a detached single-storey, flat roofed outbuilding and a section of hardstanding and steps on the middle terrace section of the rear garden. The submitted plans and information state that the building will be used for a purpose ancillary to the main dwelling as a garden room, constructed with rendered blockwork walls, aluminium framed doors and windows, and a single membrane roof covering.

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

The purposes of the Law are reflected in the Island Development Plan, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Policy GP8 makes clear that all new development will be expected to achieve a good standard of design which respects and, where appropriate, enhances the character of the environment, whilst enabling property owners to exert personal choice in design matters in less sensitive parts of the Island.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

Section 13 to Part IV of The Land Planning and Development (General Provisions) Ordinance, 2007, sets out a number of general material considerations, the following of which are considered to be relevant in this instance:

- (b) the character and quality of the natural and built environment which is likely to be created by the development,
- (c) the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used,
- (d) the likely effect of the development on the character and amenity of the locality in question,
- (i) the likely effect of the development on the reasonable enjoyment of neighbouring properties.

Planning permission was previously granted for an outbuilding of circa 24m² floorspace in a similar position to that proposed (Ref: FULL/2016/2697). In 2018 permission was granted for a revised scheme of circa 40m² floorspace of a more contemporary layout and form of design but again in a similar position. Under the application the subject of this report permission is now sought for an outbuilding of 49m² of a similar overall height, flat roof form and using rendered elevations as opposed to timber cladding as previously approved. Although set above the level of La Neuve Rue, existing mature boundary hedging and the new hedging proposed along the northern aspect of the site would help to screen the development from this direction and serve to limit and mitigate its prominence in views from public vantage points. The scale, form and character of built development in the vicinity of the application site is mixed, and it is not considered that the proposed outbuilding and ancillary works would appear incongruous or detract from the character of the locality. As such, and taking account of the general support for householder development operated by Policy GP13, the proposed design is considered to be acceptable in the context of Policy GP8.

The proposed outbuilding would be positioned circa 1.8m away from the east site boundary at its closest point, circa 300mm further away from the boundary than the previously approved outbuilding. The outbuilding will also be repositioned slightly further back within the site than the scheme approved in 2018. The east site boundary is defined by a rendered wall, beyond which a neighbouring dwelling stands between 1-2.5m away. The west elevation of that dwelling contains a single

window at ground floor level, whilst the east elevation of the proposed outbuilding contains no windows. The top of the flat roof would be higher than the boundary wall, meaning that the building would be visible from within the neighbouring property. However, there is no right to a private view in planning law, and given a separation distance between the two buildings of c.3m at the closest point, its flat roof form, and that under application FULL/2025/0021 permission has been granted for two fence panels to be erected along a section of the eastern boundary wall (to increase privacy) it is not considered that there would be any unacceptably adverse overlooking, overbearing or overshadowing impacts on the amenity of that neighbouring property. Although on previous schemes landscaping was proposed along the east boundary of the site, in this instance given that no windows are proposed in the east elevation and the distance from the boundary, it is considered that landscaping could cause additional harm to the outlook from the neighbouring window and would be unwarranted.

On this basis the proposed development is considered to comply with the aims and objectives of Policy GP8 as it relates to neighbouring amenity. A condition requiring the hedges to the north and south of the building to be planted in the first planting season following completion or first occupation of the garden room (whichever is the sooner) is recommended to ensure that the planting is achieved in a timely manner to help the development assimilate into its surroundings.

It is also recommended that an informative is included on any permission to advise the applicant that any use of the proposed outbuilding for a purpose that is not ancillary or ordinarily incidental to use of the principal dwelling on the site, such as use as an independent dwelling, would require the separate grant of planning permission.

Information has been submitted which demonstrates that sustainable development principles have been considered in developing this scheme, in accordance with the requirements of Policy GP9.

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: 31/10/2025

