

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 single storey extension to north (rear) and west (side) elevation, with balcony at 1st floor level to west (side) elevation, erect dormer window to east (side) elevation and alterations to fenestration. Erect shed to north-west elevation and widen vehicle access.

LOCATION: Redlands, Rue Des Escaliers, St. Martin.

APPLICANT: Miss C Parr

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: 27/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Courtillet Design: 25.858/02A (block plan) & /04D and 25.858/Shed 1

Application Ref: FULL/2025/1488

Property Ref: J010070000

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.Within four weeks of the widened access being formed the end of the enlarged opening shall be finished off using materials and a method of construction which match the remainder of the roadside boundary.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 26/10/2028 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/2025/1488
Property Ref: J010070000
Valid date: 24/09/2025
Location: Redlands Rue Des Escaliers St. Martin Guernsey GY4 6HZ
Proposal: Erect single storey extension to north (rear) and west (side) elevation, with balcony at 1st floor level to west (side) elevation, erect dormer window to east (side) elevation and alterations to fenestration. Erect shed to north-west elevation and widen vehicle access.

Applicant: Miss C Parr

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. Within four weeks of the widened access being formed the end of the enlarged opening shall be finished off using materials and a method of construction which match the remainder of the roadside boundary.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

Redlands is a detached, hipped roof bungalow situated to the north of La Rue des Escaliers with residential development to the east, open land to the west and glasshouses to the north. A detached garage outbuilding is situated to the north of the dwelling with the driveway and parking to the east of the site.

The application relates to the erection of a shed to the west of the site and construction of a single-storey flat roof extension to the side and rear of the dwelling (west and north elevations) and the insertion of a dormer to the east roofslope with a full height dormer proposed to the west roofslope facilitating access to the proposed roof terrace proposed above part of the flat roof extension to the west and enclosed by a glazed balustrade. Alterations are also proposed to fenestration at ground floor level however these represent exempt works given the distance of the property to the site boundaries. Further exempt works are also shown on the drawings comprising insulating render, rooflight and the removal of a chimney stack. The scheme also proposes to widen the vehicular access from c.3.5m to 4.5m.

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

Relevant History:

None.

Existing Use(s):

01 dwellinghouse

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:

GP8: Design

GP9: Sustainable Development

GP13: Householder development

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The proposed works to the dwelling represent a good standard of design that respects the character of the local area. The scheme will not result in development that will result in overshadowing to any surrounding neighbours nor generate unacceptable overlooking.

The scheme will offer occupiers of the dwelling with more flexible and adaptable accommodation that can respond to the changing needs of occupiers over time.

The site is not situated in a Conservation Area and although a modest section of the roadside boundary will be lost, a large proportion will remain intact and will continue to provide an adequate boundary feature. In this case, any adverse impact on the character of the area as a result of the development is not so substantial to warrant the refusal of planning permission. The wider access will aid vehicles when leaving this site in very close proximity to the junction with Saints Road, La Route Des Coutures and La Rue Des Frenes when considering the matter of highway safety.

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 permission is granted.

Recommendation:

Grant with Conditions



Date: 23/10/2025