

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: Variation to previously approved plans to erect 1.5 storey extension and double garage to side (east) elevation including first floor terrace and external staircase to front and rear and install dormer window and rooflights - Omit external staircase, reduce size of roof terrace, and install rooflights to rear elevation, install additional rooflights and install glazed cheeks to dormer windows to front elevation.

LOCATION: Coast View, The Dunes, Vazon Road, Castel.

APPLICANT: Mrs M De La Mare

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: 20/11/2025

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

Drawing Nos: Torode Architecture: 4047-05H, 04N.

Application Ref: FULL/2025/1493

Property Ref: D006140000

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 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.

3.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 16/07/2015, issued under planning application reference FULL/2015/0285, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

4.Notwithstanding the details shown on the approved plan (Ref: 4047-04N & 05H) the obscure glazed privacy screen (to Pilkington Level 3 or equivalent) situated along the south-east facing edge of the terrace shall be 1.7m in height from the finished floor level of the roof terrace. The terrace hereby approved shall not be first used until the 1.7m high privacy screen has been positioned in accordance with the approved drawing. The obscure glazed screen shall be retained as such in perpetuity.

Reason - To secure the satisfactory appearance of the completed development and in the interests of the amenities of the adjoining residents.

Expiry Date: This permission will cease to have effect on 19/11/2028 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/2025/1493
Property Ref: D006140000
Valid date: 09/10/2025
Location: Coast View The Dunes Vazon Road Castel Guernsey GY5 7LQ
Proposal: Variation to previously approved plans to erect 1.5 storey extension and double garage to side (east) elevation including first floor terrace and external staircase to front and rear and install dormer window and rooflights - Omit external staircase, reduce size of roof terrace, and install rooflights to rear elevation, install additional rooflights and install glazed cheeks to dormer windows to front elevation.

Applicant: Mrs M De La Mare

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 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.

3. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 16/07/2015, issued under planning application reference FULL/2015/0285, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

4. Notwithstanding the details shown on the approved plan (Ref: 4047-04N & 05H) the obscure glazed privacy screen (to Pilkington Level 3 or equivalent) situated along the south-east facing edge of the terrace shall be 1.7m in height from the finished floor level of the roof terrace. The terrace hereby approved shall not be first used until the 1.7m high privacy screen has been positioned in accordance with the approved drawing. The obscure glazed screen shall be retained as such in perpetuity.

Reason - To secure the satisfactory appearance of the completed development and in the interests of the amenities of the adjoining residents.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a semi-detached dwelling located to the south of The Dunes. The site is located Outside of the Centres as designated in the Island Development Plan.

Planning permission was granted in 2015 to erect a 1.5 storey extension and double garage to the side (east) elevation (FULL/2015/0285). The extension included a first floor terrace and external staircase to the rear, as well as installing a dormer windows and rooflights. The works have commenced on site, albeit are not finished.

Planning permission is now sought to:

- Omit the external staircase,
- Reduce the size of roof terrace,
- Install rooflights to the rear elevation
- Reduce the balcony and omit external staircase to side elevation,
- Install additional rooflights and install glazed cheeks to dormer windows to the front elevation.

Relevant History:

Reference No	Description	Date
FULL/2015/0285	Erect 1 1/2 storey extension and double garage to side (east) elevation including first floor terrace and external staircase to front and rear and install dormer window and rooflights.	Granted
FULL/2013/0140	Raise ground level, install decking and erect fence at rear of property (option 1) and increase height of fence along whole length of rear boundary (option 2) (partially retrospective).	Granted

PAPP/2001/0050	Extend domestic curtilage, demolish walls, create parking area and erect a wooden shed.	Granted
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Existing Use(s):

Residential

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

Conclusion/Brief comment:

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.

The variations proposed would not fundamentally alter the scheme approved, and are acceptable in terms of the proposed design adopted as they would not undermine the character of the area or visual amenity.

The variations proposed are also less likely to affect the amenities of neighbouring residents by virtue of the removal of the external staircase. The proposal includes a privacy screen on the south-east corner of the proposed roof terrace. This should be controlled by condition in the interest of protecting neighbour amenity.

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

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions

Date: 18/11/25

✓
