

**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:** Extend and alter at ground floor level and first floor level and remove section of wall to widen vehicle access.

**LOCATION:** Violet View, La Giffardiere, Albecq, Castel.

**APPLICANT:** Mr & Mrs N Grantham

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:** 21/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** A7 Architecture: 25-1644 WD/01 Rev A, 02 Rev A

**Application Ref:** FULL/2025/1506

**Property Ref:** D012210000

**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 west facing dormer window, hereby approved to serve the principal bedroom, must be fixed shut and glazed with obscure glass to a minimum privacy level 3, to all parts below 1.7 metres above the floor of the room in which the window is installed; and this window shall be retained as such thereafter. The east facing velux window shall also be obscure glazed to a minimum privacy level 3, and retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

5. Within four weeks of the revised access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the front roadside boundary wall.

Reason - To secure the satisfactory appearance of the completed development.

6. Notwithstanding the approved plans, prior to the commencement of any work in connection therewith, a landscaping scheme detailing the proposed hard surfacing within the front garden and new planting to the north (roadside) boundary, including the position and species along with the size, number and density of the plants shall be submitted to the Authority and agreed in writing.

The agreed planting shall take place by the end of the planting season following the first use/completion of the extensions. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason: In the interest of visual amenity and ensuring the appearance of the completed development is satisfactory in order to help assimilate the development into its surroundings.

**Expiry Date: This permission will cease to have effect on 20/10/2028 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](http://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](mailto: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/2025/1506  
**Property Ref:** D012210000  
**Valid date:** 19/09/2025  
**Location:** Violet View La Giffardiere Albecq Albecq Castel Guernsey GY5 7HN  
**Proposal:** Extend and alter at ground floor level and first floor level and remove section of wall to widen vehicle access.  
**Applicant:** Mr & Mrs N Grantham

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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## **OFFICER'S REPORT**

### **Site Description:**

The site is located to the south of La Giffardiere, a rectangular site occupied by a 1.5 storey dwelling situated towards the road frontage, with a single storey lean-to and conservatory to the eastern side/rear.

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

### **Relevant History:**

### **Existing Use(s):**

01 Dwelling houses

### **Brief Description of Development:**

Planning permission is requested to remove the existing side extension and conservatory, and replace with a new single storey extension. The proposal includes a rear ground and first floor extension to introduce a new bedroom, ensuite and dressing room at first floor, with a rooflight to the east elevation and dormer to the west. Revised plans were submitted during the application to alter the window proposed to the dormer from clear glazing to obscure glazing.

The application also involves widening the vehicular access by approx. 2m, from a 3m opening to 5m.

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

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable development

GP13: Householder development

**Representations:**

One objection was received, the main points are summarised as follows:

- Significant impact on daylight/sunlight received by neighbours to both outdoor and indoor spaces as a result of the height and position of the proposed rear two storey extension.

**Consultations:**

N/A

**Summary of Issues:**

The main issues in deciding this application are:

1. Design, scale and impact of the development on the character and appearance of the area.
2. The impact of the development on the amenity of people living in the area.

**Assessment against:**

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Policy GP13 indicates that proposals for the alteration and/or extension of residential properties will be supported subject to certain criteria being met including with regards to the impact on the amenities of neighbouring properties,

taking into account the surrounding character and where they accord with all the relevant policies of the Island Development Plan. In this instance Policies GP1, GP8 and GP9 are also relevant. In addition, the preceding text of Policy GP13 refers to the need to consider the material planning considerations as specified in Part IV, Section 13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and its likely effect on the reasonable enjoyment of neighbouring properties.

Properties within the immediate area are generally 1 or 1.5 storey post-war 20<sup>th</sup> century dwellings with some more traditional dwellings. The proposal would result in an increase to the footprint, scale and mass of the dwelling, however as the 1.5 storey extension is located to the rear the increase is not significant from the street scene and would not have a harmful impact on local character. The scale and mass of the extended property would be comparable to neighbouring properties which are of a variety of scales, and in addition Policy GP8 encourages multi-storey designs as a more efficient use of land.

The proposed plans indicate the removal of all the existing trees and landscaping to the property frontage and surfacing with materials to be confirmed later. The dwelling is set in an area which is characterised by low granite front walls, where hedges and soft landscaping over and behind these walls provide the rural, verdant character and the loss of this entirely combined with the hard surfacing of the entire property frontage would be harmful. It is therefore considered appropriate to request the submission of a landscaping plan as part of the approval which can detail the proposed driveway finish and should include soft landscaping along the front boundary to respect and blend with the verdant character of the area and comply with Policies GP1 and GP8.

During the consideration of the proposal, the application was deferred due to concerns about the impact on the amenities of neighbouring residents due to the inclusion of a west facing dormer window which is approx. 8m from the western boundary. Revised plans have addressed the concerns raised and include the use of obscure glazing with fixed shut panes below 1.7m from the floor level, with openable fanlights only for ventilation purposes. This is considered an appropriate solution to prevent harmful overlooking, and will be conditioned to be installed and retained as such.

The rear extension uses the eaves and ridge height of the existing bungalow, which means that it is approx. 7.5m in height with a gable end, pitched away from the east/west neighbours to an eaves height of 2.4m. This is located circa. 5m from the neighbour's boundary to the east, and so will have some impact on the levels of light received. The pitched roof design, along with the distance from the boundary, orientation to the west and change in land levels where the neighbour's ground level is approx. 1m higher than that adjacent to the extension, means that the proposed extension is unlikely to have a significantly harmful impact on light levels throughout

the majority of the day and year. Winter evenings will be most impacted, however, not to a degree which is considered significantly harmful or to a degree which would warrant the refusal of the application.

Overall the increase in the scale and mass of the extended dwelling and the positioning of fenestration is unlikely to result in a material adverse effect on the amenities of neighbouring residents.

The proposed removal of a 2m section of wall is considered acceptable under Policy GP8, GP1 and IP9, given the existing narrow width of the existing opening and retention of the remaining granite wall.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with 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.

It is recommended that the application is approved.

**Date:** 20/10/2025