

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 south (rear) elevation, install roof lantern and alteration to fenestration to create an ancillary living unit.

LOCATION: Le Vingtieme, Les Mielles Road, Vale.

APPLICANT: Mr & Mrs B Morris

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: 27/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6580/A/2a

Application Ref: FULL/2025/1519

Property Ref: C01666A000

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 cill height of the window serving the proposed bedroom to the south elevation of the hereby approved dower unit shall be installed at no less than 1700mm above finished floor level.

Reason - To protect the amenities of neighbouring residents given its relationship and proximity to the neighbouring boundary.

Expiry Date: This permission will cease to have effect on 26/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of an extension to be used as an integral part of and incidental to the principal dwelling presently known as La Vingtieme. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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/2025/1519
Property Ref: C01666A000
Valid date: 22/09/2025
Location: Le Vingtieme Les Mielles Road Vale Guernsey GY3 5AJ
Proposal: Erect single storey extension to south (rear) elevation, install roof lantern and alteration to fenestration to create an ancillary living unit.

Applicant: Mr & Mrs B Morris

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 cill height of the window serving the proposed bedroom to the south elevation of the hereby approved dower unit shall be installed at no less than 1700mm above finished floor level.

Reason - To protect the amenities of neighbouring residents given its relationship and proximity to the neighbouring boundary.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of an extension to be used as an integral part of and incidental to the principal dwelling presently known as La Vingtieme. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

The application site known as 'Le Vingtieme' comprises a detached bungalow located to the south of Les Mielles Road. The property is located in a Conservation Area and is Outside of the Centres as defined in the Island Development Plan.

Planning permission is sought to erect a single storey extension to the south (rear) elevation, install a roof lantern and make alterations to the fenestration to create an ancillary living unit, also known as a dower unit. Part of the existing garage together with the proposed extension comprises the ancillary living unit.

The ancillary living unit consists of a kitchenette, living room, bathroom, bedroom, and a study.

Some concerns were raised over the position of the window on the south elevation of the proposed bedroom due to the close proximity to the boundary with the neighbouring property. Additional information was also sought in relation to the proposed use of the ancillary living unit and its relationship to the host dwelling.

The agent has increased the cill height of the bedroom window to 1.7m above finished floor level, and included a 1.8m high section of fencing adjacent to the external steps serving the proposed extension, in an attempt to overcome the concerns raised.

The agent has also set out in their e-mail of 24th November 2025 that the dower unit will be used by a family member, is attached to the main dwelling, and will on occasion share meals with the occupiers of the main house. The dower unit will share all of the facilities, parking, and garden and will not have independent access. There would be no requirement for new electricity or utility supplies and this will be shared with the main house.

Relevant History:

None.

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:

GP4: Conservation Areas
GP8: Design
GP9: Sustainable Development
GP13: Householder development

Ancillary/Associated Living Accommodation Units – A Guide to Development.
(Planning Advice Note – AN1).

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.

Policy GP13 (Householder Development) states that proposals for the alteration and/or extension of residential properties within the residential curtilage, will be supported where there are no significant adverse effects on the amenities of neighbouring properties; the design, scale, mass and form would not detract from the open character of open locations; and they do not affect the special interest of Conservation Area, Area of Biodiversity Importance, protected building or protected monument.

Policy GP13 also states that proposals for dower units will be supported provided the additional accommodation is demonstrably ancillary and well-related to the existing dwelling and there are no significant adverse effects on the amenities of neighbouring properties.

Paragraph 19.14.14 states that:

“Dower units can be acceptable in circumstances where a completely independent unit of accommodation would not comply with the normal criteria regarding access, space about dwellings and residential amenities. Proposals usually take the form of extensions to the main dwelling but can also include conversion of existing or the construction of new outbuildings within the recognised domestic curtilage where these are well related to the principal dwelling. Proposals to create dower units will be assessed sympathetically and will be supported where the proposal is acceptable in terms of the impact of the development on the amenities of neighbouring residents”.

The proposed ancillary living unit will be attached to the main house and accessed internally. The proposal is considered to have a subordinate relationship and association to the main dwelling due to the limited facilities afforded to the occupiers of the ancillary living unit.

The relationship between the proposed ancillary living unit and the main dwelling, together with the assurances by the agent in terms of some shared meals and facilities including the garden area, parking area, and utility supplies with the main house, is sufficient to demonstrate that the proposed ancillary living unit is compliant with Policy GP13 and Planning Advice Note (AN1).

In terms of design, the proposed extension serving the ancillary living unit adopts a satisfactory standard of design in terms of its scale, form, mass, siting and materials that relates well to the existing building and surrounding built environment for the purposes of Policy GP8.

The alterations and alterations proposed would not have a detrimental effect on the character or appearance of the Conservation Area (Policy GP4).

Careful consideration has been afforded to the amenities of neighbouring residents given the close proximity to the neighbouring boundary. It appears that the land directly adjacent (west) of the application site is recognised as agricultural land, although beyond this, is recognised as domestic curtilage. Given the location of the proposed window to the bedroom immediately on the property boundary, raising the cill height of the window to protect neighbour amenity is reasonable and should be controlled by condition. The installation of higher fencing along the boundary would reduce impacts on the adjacent property however, given the designation of the adjacent land, it is not considered necessary to require this by condition. The proposal is acceptable in light of Policy GP8, GP9 and GP13.

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; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 24/11/25