

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: Demolish extension, erect single storey extension to north-west (side) elevation. Alter ground levels and widen vehicle access, erect retaining wall with balustrade and ramped access and create parking area to north-east (front) of property.

LOCATION: Ivydene, La Grande Rue, St. Martin.

APPLICANT: Mr & Mrs Barlett

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: 08/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. 10696 S1-01C, 04D, 05D

Application Ref: FULL/2025/1533

Property Ref: J005070000

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 property frontage being excavated to form the new parking area, the new retaining walls shown on the approved plans shall be constructed.

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

5.Within four weeks of the access being extended, the end of the extended opening shall be finished off using materials and a method of construction which match the remainder of the wall.

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

Expiry Date: This permission will cease to have effect on 07/01/2029 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 Ivydene. 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/2025/1533
Property Ref: J005070000
Valid date: 06/10/2025
Location: Ivydene La Grande Rue St. Martin Guernsey GY4 6LQ
Proposal: Demolish extension, erect single storey extension to north-west (side) elevation. Alter ground levels and widen vehicle access, erect retaining wall with balustrade and ramped access and create parking area to north-east (front) of property.

Applicant: Mr & Mrs Barlett

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 property frontage being excavated to form the new parking area, the new retaining walls shown on the approved plans shall be constructed.

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

5. Within four weeks of the access being extended, the end of the extended opening shall be finished off using materials and a method of construction which match the remainder of the wall.

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

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 Ivydene. 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:

The application proposes to demolish the existing side (north-west) extension (including garage and utility) and to erect a replacement single storey extension, comprising bedroom, bathroom and kitchenette/utility. In addition, it is proposed to excavate the front garden area to form a parking area for one vehicle and to increase the access width to 3.5m. A bicycle storage area was initially shown on the submitted plans, however, following deferral, it has been confirmed that it is not proposed to provide enclosed storage in this area and the storage has been omitted from the revised plans. Pedestrian access would be retained via a ramp along the north-west boundary and a path across the front of the dwelling, supported by a retaining wall with balustrade.

The site is located within the St Martin Local Centre and Conservation Area as designated in the Island Development Plan.

Relevant History:

None.

Existing Use(s):

Residential Use Class 1

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

GP4: Conservation Areas

GP8: Design

GP9: Sustainable development

GP13: Householder development

IP7: Private and Communal Car Parking

IP9: Road Safety, Accessibility and Capacity

Conclusion/Brief comment:

The proposed extension would be of a design which respects the character of the existing building and the wider Conservation Area. The proposed use of the extension is stated to provide a guest bedroom, as opposed to an ancillary living unit. In either case, the accommodation is limited in scope and, notwithstanding the provision of separate access, is well integrated with the existing dwelling. The accommodation would therefore be clearly ancillary and incidental to the existing dwelling.

Whilst of slightly larger footprint than the existing garage extension, and with an altered roof form, this would not give rise to any significant impacts on the adjoining property. The proposed window serving the kitchenette/utility would not result in any particular interface with the adjoining property, facing towards the side elevation of the garage on that property, however the proposed door and adjacent window would face over the low boundary hedge towards the facing window on the side of the entrance porch of the adjacent property. Taking into account the existing relationship, use of the adjoining spaces on both the application site and the adjacent property and the size and position of the window on the adjacent property, any impacts would not however be sufficient to warrant alteration to the application.

The application proposes to remove the wall/planter along the north-west boundary to create ramped pedestrian access to the property and to excavate the property frontage, creating a flat parking area level with the road, retaining a planter with retaining wall to the south-east and introducing a retaining wall and railing to the

south-west. Following deferral, the vehicle access would be widened to 3.5m and the existing roadside wall would otherwise be retained as existing. The revised parking arrangement proposed under this application would be tight, however the amended details show that it would be functional and, on balance, would not give rise to greater road safety concerns than the existing situation. The alterations would be consistent with other development within the immediate area and the revised railing design would reflect the existing railings along the roadside boundary. It is however recommended that the decision be conditioned to ensure the finishing works are undertaken within a reasonable timeframe to ensure the character of the Conservation Area is maintained.

The proposal would reduce the number of potential parking spaces on site from two to one, however, set in a sustainable Local Centre location, this would not raise any concerns. Surfacing is to be permeable paving.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 08/01/2025