

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 and extend raised terrace to south (rear) elevation, alter ground levels at basement floor level and alterations to fenestration. Extend and alter outbuilding to east boundary to form ancillary living unit.

LOCATION: Treetops, Les Grippios, Vale.

APPLICANT: Mr & Mrs Rhodes

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: 21/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: 10798 0110 R01, 0500, 0503 R01, 0504, 0505

Application Ref: FULL/2025/1538

Property Ref: C004890000

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.Prior to the first use of the building for the purpose/use hereby approved , the ground floor window as shown on drawing number 0505 on the east elevation of the hereby approved ancillary living unit, pool house, however named, shall be installed with obscure glazing to a minimum of Level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained as such at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents given the close proximity between the outbuilding and the east boundary.

Expiry Date: This permission will cease to have effect on 20/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the detached ancillary living unit, or pool house, or however named, to be used as an integral part of and incidental to the principal dwelling presently known as Treetops. 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/2025/1538
Property Ref: C004890000
Valid date: 07/10/2025
Location: Treetops Les Grippios Vale Guernsey GY3 5NH
Proposal: Erect single storey extension and extend raised terrace to south (rear) elevation, alter ground levels at basement floor level and alterations to fenestration. Extend and alter outbuilding to east boundary to form ancillary living unit.

Applicant: Mr & Mrs Rhodes

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. Prior to the first use of the building for the purpose/use hereby approved , the ground floor window as shown on drawing number 0505 on the east elevation of the hereby approved ancillary living unit, pool house, however named, shall be installed with obscure glazing to a minimum of Level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained as such at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents given the close proximity between the outbuilding and the east boundary.

INFORMATIVES

For the avoidance of doubt, this decision permits the detached ancillary living unit, or pool house, or however named, to be used as an integral part of and incidental to the principal dwelling presently known as Treetops. 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 'Tree Tops', consists of a detached dwelling located to the south of Hougue du Moulin. The property is located in Bordeaux Conservation Area as designated in the Island Development Plan.

The property is served by a detached timber clad outbuilding to the rear of the site serving as a living room and store.

The application seeks permission to erect a single storey flat roof extension and extend the raised terrace to south (rear) elevation, alter ground levels at basement floor level and make alterations to fenestration. The extension will serve as a dining room, and the height of the existing storage provision at basement level will be increased.

The application also includes extending and altering the existing outbuilding adjacent to the east boundary, and located to the rear of the site. The proposed extension will serve as a bedroom, together with the installation of a W.C. The exiting pool house features a living room. The agent has set out in their letter dated 6th October that:

"For the avoidance of doubt, the proposed pool house extension is intended to be a recreation space which also occasionally provides additional guest accommodation for visitors (family members) but can equally serve as a snug

or party room. Thus there is no intension to create a separate living unit and the use of the pool house would remain integral and incidental to the principal dwelling under single occupation”.

Relevant History:

None germane to this application.

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
GP5 Protected Buildings
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 context:

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay “*special attention to the desirability of preserving and enhancing the character and appearance*” of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that “*proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.*”

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.

Extension:

The proposed extension adopts a high standard of design for the purposes of Policy GP8 with regards to its scale, mass, form, siting, materials and appearance. The proposal will be subservient to the main dwelling and adopts a material palette and contemporary design that sympathetically contrasts with the main-house.

The siting of the extension respects the surrounding built environment, and neither the extension nor alterations to the raised terrace are unlikely to undermine the amenities of neighbouring residents.

Pool house extension/Ancillary Living Accommodation Units:

Whilst the overall function and facilities of the proposed pool house includes some of the facilities of a day-to-day living unit, the agent has confirmed in writing (letter dated 6th October) that the intended use of the structure will be used as an extended recreational space of the dwelling, and that it will be used, on occasion, by visitors and family members.

There is no requirement in this particular case to request further information in respect of the intended use of the proposed ancillary outbuilding in light of Planning Advice Note (AN1) - Ancillary/Associated Living Accommodation Units when taking into account the existing and proposed facilities, the close proximity to the main house, and the agent's assurances. Consequently, the proposed outbuilding will remain incidental to the host dwelling. It is recommended that an informative be attached to the decision to this effect.

In terms of design, the proposed extension to the existing outbuilding to form the ancillary living unit, adopts a satisfactory standard of design in terms of its scale, form, mass, siting and materials. The proposal relates well to the existing outbuilding and the surrounding built environment for the purposes of Policy GP8. Subject to appropriate conditions, the proposal will have no impact on neighbour amenity.

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

All other alterations are acceptable.

Other matters:

The Authority has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.

The site is situated within the vicinity of protected building to the south-west of the application site. Taking into account the location, scale, distance and relationship of the proposed development, the application is not considered to have a negative effect on the setting of the adjacent protected building and would be outweighed by the social and economic benefits of the development. The proposal accords with Policies GP5 and GP8 in respect of its impact on the setting of protected buildings.

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

