

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 dwelling and erect 2 dwellings with associated works.
Create new vehicular access.

LOCATION: L'Ormaie, Ruelle Des Haizes, Vale.

APPLICANT: Mr & Mrs S Crowther-Martel

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: ArcTECH Freelance Architecture - SC-25-2248-02, 03

Application Ref: FULL/2025/1555

Property Ref: C01023A000

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.Full elevations and details of the proposed cycle and bin stores shall be submitted to and agree in writing by the Authority prior to installation. Thereafter the development shall not be occupied until the cycle and bin stores have been installed, and these shall be retained thereafter.

Reason - To encourage the use of bicycles as an alternative to the car.

5.Within six weeks of the new access being brought into use, the end of the new 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.

6.The dwelling hereby permitted shall not be occupied until full details of the photovoltaic panels have been provided and those panels and the EV charge points shown on the approved plans have been installed and made operational.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7.The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

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/2025/1555
Property Ref: C01023A000
Valid date: 09/10/2025
Location: L'Ormaie Ruelle Des Haizes Vale Guernsey GY3 5RX
Proposal: Demolish dwelling and erect 2 dwellings with associated works. Create new vehicular access.

Applicant: Mr & Mrs S Crowther-Martel

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.

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development shall not be occupied until the cycle and bin stores have been installed, and these shall be retained thereafter.

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

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Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7. The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached bungalow situated in a relatively spacious plot to the south of La Maison au Compte and surrounded by other residential development.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2025/0455 - Subdivide, extend and alter dwelling to create 2 dwellings, create new vehicular access to east boundary and associated works
23/07/2025 Approved

Existing Use(s):

01 Dwellinghouse

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:

OC1: Housing Outside of the Centres

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The previous application, FULL/2025/0455 approved the subdivision of the existing dwelling into two self-contained units under Policy OC1 as the proposal was considered to be compatible with the character and amenity of the area and provided satisfactory living conditions for future occupants.

Policy OC1 also makes provision for the demolition and redevelopment of a building which is able to be subdivided, without the need to implement the permission and physically carry out the development, provided that:

- i. The subdivision scheme has been first granted permission
- ii. The redevelopment scheme is of broadly the same floor space and volume as the approved subdivision scheme and the number of units approved in the subdivision is not exceeded; and,
- iii. Where the existing building makes a particular positive contribution to the character of the area the replacement building would make an equal or enhanced contribution to the character of that area; and,
- iv. It can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design; and,
- v. It can be demonstrated that the new building can be constructed in such a way as to not have any increased adverse impact on the character or openness of an area; and,
- vi. It can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.

The subdivision scheme was granted and remains extant under application FULL/2025/0455, and the current application proposes the same number of dwellings as the redevelopment scheme.

The submission includes volume calculations, however the Planning Service's calculations, measured externally, differ quite significantly from those submitted. The floor area of the original building is considered to be approx. 132m³, and the floor area of the proposed buildings is 152m³, and equally, the proposed dwellings have a volume of 414m³ which is only slightly more than the volume of the existing building at 410m³. The approved scheme is therefore broadly similar to the proposed scheme.

The existing dwelling is considered to make a neutral/slight positive contribution to the character of the area. The proposed units will make an equal or enhanced contribution to the character of the area by virtue of the traditional design, materials and appropriate scale.

With regard to the requirement for a new building to be constructed in such a way as to significantly enhance its sustainable design, the proposal includes solar panels to the southern roofslope of both Units and the provision of an EV charge point for each dwelling. The sound proofing, air tightness and insulation proposed exceeds the minimum requirements, and represents an improvement to the existing building. In combination these are considered to significantly enhance the sustainable design, in accordance with Policy OC1 and GP9.

The proposed dwellings are located similarly to the existing and will continue the ribbon development and existing pattern of development along the road and will not have an adverse impact on the character or openness of the area.

The proposed development will not result in an unacceptable impact on neighbours in terms of amenity. The units are positioned slightly further forward in the plot, closer to the road and approx. 1m closer to the western boundary with the neighbour but largely retains the existing approx. 10m separation gap from the dwelling to the west which is adequate to ensure no harmful overlooking is created given the orientation of both to face the road. The rear elevations of both Units have a first floor dormer, serving the bedroom, but this is mutual and primarily overlook their own rear gardens with no significantly harmful overlooking as a result.

The introduction of a new vehicular access to the front of the site is not considered to result in a significant intensification in terms of activity, noise or disturbance to neighbours and its location is not considered to result in any significant road safety or traffic management concerns.

Regarding the requirements of Policy GP8, the design is considered to achieve a good standard of architectural design, utilising high quality natural materials such as granite and natural slate.

Both units are set over two floors but the ground floor has level access and level thresholds. The layout of accommodation is such that that both properties benefit from adequate sunlight and daylight, along with good dual/triple outlook. The proposed subdivision of the plot provides each dwelling with sufficient separate private garden area.

Overall therefore, the scheme would provide a satisfactory living environment for the occupiers of both dwellings proposed and accords with Policies OC1 and GP8 of the IDP.

There is a shed provided within each garden area to ensure secure and sheltered cycle parking in line with Policy IP6, and details of these will be secured by condition.

Regarding Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has considered the use of energy, resources and any adverse impact on the environment. A Site Waste Management Plan with a detailed account of how waste associated with the development will be disposed of has also been submitted.

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.

In view of the above, it is recommended planning permission is granted for the development proposed.

Recommendation:

Grant with Conditions



Date: 14/11/2025

