

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 and extend raised terrace area to north (rear) elevation.

LOCATION: Cornerstone, Route De La Charruee, Vale.

APPLICANT: Mr & Mrs A Flambard

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: 12/11/2025

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

Drawing Nos: Tyrrell Dowinton Architects 2104 03.01B, 02B & 03B.

Application Ref: FULL/2025/1613

Property Ref: C02195C000

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 completion or first use of the hereby approved extension and patio area, whichever is the sooner, full details, including the species, height and spacing of the hedging proposed to the east boundary when planted, shall be submitted to and agreed in writing by the Authority.

Reason - To ensure the spacing and height of the replacement hedge is acceptable in the interests of neighbour amenity.

5.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, prior to the hereby approved extension or patio area being brought into first use, whichever is the sooner. 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 - To ensure the species, spacing and height of the new hedge is acceptable to protect the interests of neighbour amenity.

6.The cill height of the window hereby approved in the east elevation shall be a minimum of 1.7m above finished floor level. No changes shall be made to this windows nor shall any additional windows be inserted in this elevation.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

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

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land shown on the application drawings as forming domestic curtilage associated with the dwelling presently known as Cornerstone. The land recognised as domestic curtilage by the Authority is in line with the north face of the hereby raised terrace on the approved drawings which demarcates between domestic curtilage to the south, and agricultural land to the north. For the avoidance of doubt, a separate map detailing the recognised domestic curtilage is enclosed with this decision.

In relation to the agricultural land to the north and northeast of Cornerstone, described as garden on the application drawings and struck through by the Planning Service, the applicant may wish to seek to regularise the domestic parking and any other domestic activity on the land through the submission of an application for the change of use of agricultural land to domestic garden or an application for a Certificate of Lawful Use.

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/2025/1613
Property Ref: C02195C000
Valid date: 10/10/2025
Location: Cornerstone Route De La Charruee Vale Guernsey GY6 8AD
Proposal: Demolish extension, erect single storey extension and extend raised terrace area to north (rear) elevation.

Applicant: Mr & Mrs A Flambard

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).

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the hedging proposed to the east boundary when planted, shall be submitted to and agreed in writing by the Authority.

Reason - To ensure the spacing and height of the replacement hedge is acceptable in the interests of neighbour amenity.

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Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

INFORMATIVES

The Authority does not recognise all of the land shown on the application drawings as forming domestic curtilage associated with the dwelling presently known as Cornerstone. The land recognised as domestic curtilage by the Authority is in line with the north face of the hereby raised terrace on the approved drawings which demarcates between domestic curtilage to the south, and agricultural land to the north. For the avoidance of doubt, a separate map detailing the recognised domestic curtilage is enclosed with this decision.

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OFFICER'S REPORT

Brief Description of the site:

The property known as 'Cornerstones' is a 1970's detached bungalow which is set slightly back from and faces southwest onto Route de la Charruee, Le Petit Douit runs along the northwest boundary, with the vehicle entrance at the north end of this lane. The rear part of the site doglegs to the east behind the other roadside dwellings facing Route de la Charruee. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2021/0825 - Demolish extension and erect flat roof extension and extend raised patio area to north (rear) elevation and install rooflight – Approved November 2022.

A number of glasshouses once stood to the rear (north) of the dwelling and were in close proximity to the footprint of the dwelling. It is noted that the majority of the glass has been cleared from the site, although one span of glass exists to the east of the site.

Existing Use(s):

Residential use class 1: dwelling house.

Historically the land to the rear of this property comprised a vinery site, and would remain recognised as agricultural land falling under Agricultural Use Class 28 in the Land Planning and Development (Use Classes) Ordinance, 2007. However research into the site history has identified a previous approval for a swimming pool (PAPP/1998/2479) in relation to the land immediately to the rear of the dwellinghouse as the recognised domestic curtilage. The proposed works would therefore fall within the recognised domestic curtilage.

Agricultural use class 28: agriculture (Land to rear of dwelling containing glasshouse and former packing shed)

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:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The application is to demolish an existing extension and replace it with a larger single storey extension and install a much larger raised patio beyond. Permission was granted for this proposal in 2021 but that permission has lapsed.

Since the previous application there have been no changes to the property or to the neighbours situations nor have there been changes in the policies against which the scheme was assessed. Therefore much of the previous assessment of the scheme is still relevant, see below.

'The proposal represents a modest sized addition to the property, is subservient and proportionate, and achieves a good standard of design (Policy GP8 – Design) in terms of its scale, mass, form, siting and materials.'

The extension is considered in keeping with the rear built form of the surrounding area. Although visible in public vantage points, the proposal achieves a good standard of design and would not adversely affect visual amenity when viewed in the street scene.

The proposal has taken into account the amenities of neighbouring residents by virtue of the high level window on the east elevation of the extension and landscaping scheme along the east boundary of the site.'

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 10/11/2025

