

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 and outbuilding, raise roof ridge height, extend and alter at ground and 1st floor levels, including linked 2 storey garage/ancillary living unit.

LOCATION: La Haute Mare, Route Du Felconte, St. Pierre Du Bois.

APPLICANT: Mr & Mrs Bradley

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: 12/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTech Freelance Architecture: JB-25-2246-02C & -03C.

Application Ref: FULL/2025/1694

Property Ref: F002600000

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 windows hereby approved to the east (side) of the dwelling which serve a utility room and bedroom shall be glazed with obscure glass to a minimum privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and these windows shall be retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

5. Prior to first use of the balcony area hereby permitted, a 1.8m high opaque privacy screen shall be installed to the western elevation of the balcony area serving the garage building. Once erected the privacy screen shall thereafter be retained and maintained.

Reason: to protect the amenity of neighbours to the west.

6. Prior to first use of the balcony area hereby permitted, a 1.8m high opaque privacy screen shall be installed to the eastern elevation of the balcony area serving the first floor of the main dwelling, and shall return for 3m along the eastern side of the south elevation. Once erected the privacy screen shall thereafter be retained and maintained.

Reason: To protect the amenity of neighbours to the east of the site.

7. The dwelling hereby permitted shall not be occupied until full details of the photovoltaic panels have been provided and those panels 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.

Expiry Date: This permission will cease to have effect on 11/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as La Haute Mare. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

For the avoidance of doubt, this decision permits the proposed linked outbuilding/extension (however named) to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

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/2025/1694
Property Ref: F002600000
Valid date: 13/11/2025
Location: La Haute Mare Route Du Felconte St. Pierre Du Bois
Guernsey GY7 9QB
Proposal: Demolish extension and outbuilding, raise roof ridge height,
extend and alter at ground and 1st floor levels, including
linked 2 storey garage/ancillary living unit.

Applicant: Mr & Mrs Bradley

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 windows hereby approved to the east (side) of the dwelling which serve a utility room and bedroom shall be glazed with obscure glass to a minimum privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and these windows shall be retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

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Reason: to protect the amenity of neighbours to the west.

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Reason: To protect the amenity of neighbours to the east of the site.

7. The dwelling hereby permitted shall not be occupied until full details of the photovoltaic panels have been provided and those panels 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.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as La Haute Mare. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

For the avoidance of doubt, this decision permits the proposed linked outbuilding/extension (however named) to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

OFFICER'S REPORT

Brief Description of the site:

The application site is located to the south of Route du Felconte, and is comprised of a dwelling with detached garage to the west boundary. The land levels rise up from the road, meaning the dwelling is elevated approx. 0.7m above the road. The land also falls from east to west meaning the floor level of the dwelling to the east is approx. 1m higher than La Haute Mare and the dwelling to the west is approx. 1.3m lower than the application site.

The proposal includes raising the roof of the main dwelling to introduce first floor accommodation, a two-storey side extension and the replacement of the existing single storey garage with a two-storey building providing a double garage with additional living accommodation at ground and first floor. Both the rear elevations of the garage building and the main dwelling include a large balcony area, and the two units are linked at ground floor by a new glazed, single storey extension. The garage building proposed includes an element of dower/annex accommodation at first floor.

Revised plans were submitted to introduce glazing to the east side of the proposed garage building to improve the inter-relationship between the two buildings.

Relevant History:

N/A

Existing Use(s):

01 Dwelling houses

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 proposed works to the dwelling include raising the roof to introduce full first floor accommodation, along with a two storey extension to the east elevation and first floor balcony. This links via new single storey extension to the replacement garage building which is two storey and comprises of a double garage, gym, plant

room and utility at ground floor with a games room and dower unit at first floor. This also has a large balcony to the rear with steps down to the garden.

The principal of these extensions is acceptable under Policy GP13 which allows for residential extensions and improvements to dwellings.

The external appearance and use of materials is considered acceptable and will not appear visually intrusive in the landscape. The large rear balconies are generally acceptable given the separation distance of 23m between the garage and the neighbouring dwelling to the west, although a 1.8m opaque screen to the western boundary of the balcony will be conditioned, due to the proximity of the balcony to the boundary with the neighbour and the reliance on the neighbouring garden to provide adequate separation. Equally a screen to the balcony eastern side of the balcony to the main dwelling will be conditioned to be 1.8m high and opaque along the edge and for a return of approx. 3m to ensure no harm to the neighbours to the east.

Due to the neighbouring dwelling to the east being located immediately on the shared boundary there is some overlooking of the application site from the ground floor windows of the neighbouring dwelling which are set at a higher level than the neighbours due to the changes in land levels. Consequently, the windows in the east side elevation will be conditioned to be obscure glazed to prevent any harmful overlooking, given the windows serve a utility room and provide a secondary bedroom window this is considered to be acceptable in terms of amenity.

Solar panels are proposed to the west elevation of the new garage building and further details of these will be required by condition.

The proposal is therefore considered to fulfil the requirements of GP8 and GP9.

The proposed dower accommodation forms part of the extension and is integrated into the main dwelling, with physical and functional links. It is to be used to allow multi-generational living on the site and can easily be incorporated into the dwelling if/when no longer required and is therefore in accordance with Policy GP13.

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: 11/02/2026

