

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: Subdivide dwelling to create 2 dwellings, remove sections of walls to widen vehicle accesses and associated works.

LOCATION: Strawberry Fields, Route Des Landes, Vale.

APPLICANT: Mr & Mrs Gibbs

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: 09/01/2026

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

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6587/A/3 & 4

Application Ref: FULL/2025/1731

Property Ref: C013800000

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 eight weeks of either widened opening being formed, the end of that widened opening shall be finished off using materials and a method of construction which match the remainder of the wall.

Reason - In the interests of visual amenity.

5.The 1.8m high fencing shown on the approved plans to enclose the rear garden of the two-storey dwelling to the west of the site shall be erected prior to the first occupation of that dwelling and shall thereafter be retained at all times.

Reason - In the interests of the privacy and amenities of occupiers of Strawberry Fields and the dwelling hereby approved.

Expiry Date: This permission will cease to have effect on 08/01/2029 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/2025/1731
Property Ref: C013800000
Valid date: 13/11/2025
Location: Strawberry Fields Route Des Landes Vale Guernsey GY3 5JJ
Proposal: Subdivide dwelling to create 2 dwellings, remove sections of walls to widen vehicle accesses and associated works.

Applicant: Mr & Mrs Gibbs

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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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which match the remainder of the wall.

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Reason - In the interests of the privacy and amenities of occupiers of Strawberry Fields and the dwelling hereby approved.

OFFICER'S REPORT

Site Description:

Strawberry Fields, Route Des Landes is a detached two-storey dwelling with a dormer to the front roofslope. A two-storey extension exists to the west of the dwelling and a single-storey flat roof extension to the east and to the north. The property is served by three vehicular access points in the south boundary and the roadside boundary is marked by a wall.

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

Relevant History:

None recent and relevant.

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to the subdivision of the existing dwelling into two units of residential accommodation.

As proposed one unit comprises a kitchen/lounge and bathroom on the ground floor with attached (with no internal access) garage, shower room, a study, craft/knitting room and gym beyond. Two bedrooms and a study would be provided at first floor level.

The second, smaller unit comprises a porch, kitchen and lounge on the ground floor and bedroom and bathroom at first floor level. The second unit is contained within the two-storey western extension and would be served by the western vehicular

access to the front and with an area of amenity space provided to the rear/north of the property and enclosed by a 1.8m high fence.

Two vehicular accesses are proposed to be widened from 3m to 4m. The third vehicular access serving the garage is to remain unchanged.

The application was deferred to ensure that full floor plans and details of all the site access points were shown on the application drawings.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Island Development Plan policies:

OC1: Housing Outside of the Centres

GP8: Design

GP9: Sustainable Development

IP7: Private and Communal Car Parking

Cycle Parking Advice note

Representations:

None.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the principle of the proposed subdivision and provision of a satisfactory living environment for all future occupiers of the development.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Policy OC1 of the Island Development Plan makes provision for the subdivision of an existing dwelling to provide additional units of residential accommodation therefore the scheme accords with the aims of this gateway policy. The policy seeks to ensure

that the development would be compatible with the character and amenities of the surrounding area.

In an area comprising frontage residential, ribbon development the subdivision of the existing dwelling into two would remain compatible with the character and amenities of the locality. The scheme does not propose any external changes to the building itself in connection with the proposed change of use.

The scheme has regard to the health, well-being and amenities of future occupiers in terms of privacy, aspect/outlook, access to open space and internal space provision and complies with Policy GP8 and Annex I. The scheme will not result in unacceptable mutual overlooking between the two units nor have an unacceptable impact on the amenities of surrounding residential neighbours.

The site is not situated in a Conservation Area and although a section of the boundary wall would be lost to widen the two vehicular accesses at the site, a large proportion will remain intact and will continue to provide an adequate boundary feature. In this particular instance it is considered therefore that any adverse impact on the character of the area as a result of the widening of the accesses from 3m to 4m is not so substantial to warrant the refusal of planning permission. It is also noted that if the property were served only by one access the widening of that access from 3m to 4m would represent exempt works.

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

Subject to conditions therefore, it is recommended permission is granted.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 07/01/2026

