

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: Sub-divide dwelling to create 2 dwellings and associated works.

LOCATION: La Tranquille, Douit Lane, Vale.

APPLICANT: Mr & Mrs A Duport

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: 10/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6426/D/1a

Application Ref: FULL/2025/1743

Property Ref: C022100000

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 occupation of any of the units the subject of this subdivision scheme, the privacy screens/timber fencing shall have been erected in the positions shown on the approved drawing (ref: 6426/D/1a) and shall be retained as such in perpetuity.

Reason - To protect the reasonable amenities of the neighbouring residents and the future occupiers of the site.

5. Prior to the first occupation of any of the units the subject of this subdivision scheme, the alterations to the window in the west facing elevation shall have been completed in accordance with the details shown on the approved plans and shall remain as such in perpetuity.

Reason - To protect the reasonable amenities of the neighbouring residents and the future occupiers of the site.

Expiry Date: This permission will cease to have effect on 09/02/2029 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/2025/1743
Property Ref: C022100000
Valid date: 03/11/2025
Location: La Tranquille Douit Lane Vale Guernsey GY6 8AA
Proposal: Sub-divide dwelling to create 2 dwellings and associated works.

Applicant: Mr & Mrs A Duport

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 occupation of any of the units the subject of this subdivision scheme, the privacy screens/timber fencing shall have been erected in the positions shown on the approved drawing (ref: 6426/D/1a) and shall be retained as such in perpetuity.

Reason - To protect the reasonable amenities of the neighbouring residents and the future occupiers of the site.

5. Prior to the first occupation of any of the units the subject of this subdivision scheme, the alterations to the window in the west facing elevation shall have been completed in accordance with the details shown on the approved plans and shall remain as such in perpetuity.

Reason - To protect the reasonable amenities of the neighbouring residents and the future occupiers of the site.

OFFICER'S REPORT

Site Description:

The application site comprises a detached residential property situated to the north of La Tranquille. The site accommodates a domestic glasshouse, garage, and a stable all within the residential curtilage of the property. Outside of the residential curtilage to the north of the dwelling is a former packing shed and agricultural land. All of the redundant horticultural glass has been removed from the site.

Permission has been granted at the site to convert the former packing shed into a dwelling (FULL/2025/0309) and then to demolish the building and relocate it to a new position along the east boundary of the site (FULL/2025/1058).

Surrounding the site the area comprises residential properties to the south, east and west with agricultural fields to the north and southeast.

The site is situated Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

FULL/2025/1058	Demolish building, relocate and erect dwelling to southeast of site with associated works	Granted 05/09/2025
FULL/2025/0309	Convert building to dwelling with change of use of agricultural land to domestic garden and associated works	Granted 20/05/2025
CLU/2024/1077	Regularise the use of agricultural land (Use Class 28) as domestic garden (Use Class 1).	Granted 24/12/2024
FULL/2024/0525	Change of use of section of agricultural land to domestic garden (263sqm).	Withdrawn 04/10/2024
FULL/2015/1127	Extend domestic curtilage and erect a garage	Granted 23/07/2015
FULL/2010/0571	Extend dwelling on south elevation to create sunlounge	Granted 27/05/2010
FULL/2010/0570	Erect stables and tack room	Granted 24/06/2010
FULL/2009/3538	Erect horticultural/agricultural store (retrospective).	Granted 15/12/2009

Existing Use(s):

Residential – property, glasshouse, stable, garage and domestic garden area;
Agricultural – remainder of the land and the packing shed.

Brief Description of Development:

Planning permission is sought to sub-divide the existing dwelling to create 2 dwellings and associated works.

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

- OC1: Housing Outside of the Centres;
- GP1: Landscape Character and Open Land;
- GP8: Design;
- GP9: Sustainable development;
- IP9: Highway Safety, Accessibility and Capacity;

Representations:

None

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

- Whether the principle of the development is acceptable,
- the impact on neighbours,
- impact on the character of the area; and
- parking and access issues.

Assessment against:

1 - Purposes of the law.

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

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

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

The Spatial Policy of the IDP, expressed through Policy S1, is to, *“concentrate the majority of new development in the Main Centres and the Main Centre Outer Areas to maintain the vitality of these areas, and to make provision for limited development in the Local Centres to support and enhance them as sustainable settlements and community focal points and to allow for development Outside of the Centres in identified specific circumstances, in accordance with the Strategic Land Use Plan.”*

Policy S4 goes on to state that, *“Policies exist that seek to protect and manage the built and natural environment while facilitating a viable rural economy and enabling small business development and infrastructure, where appropriate...Outside of the Centres, support will be given for development that meets the requirements of the relevant specific policies of the Island Development Plan.”*

Policy OC1 provides for new residential development Outside of the Centres only, *“where this is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building.”* The subdivision of a dwelling into two or more self-contained units or into a house for multiple occupation will only be supported where:

- a) The resultant development would be compatible with the character and amenities of the surrounding area; and*
- b) The development would be acceptable in terms of provision of a satisfactory living environment and amenities; and*
- c) The subdivision would not involve more than a modest extension to the existing building to create adequate accommodation, and the extension is not of such a scale that it forms a significant part of any new unit.*

The area surrounding the site to the southwest and southeast comprises residential dwellings of mixed building types, style and design. The resultant development is of a scale that would be compatible with the character and amenity of the surrounding area. The property will be subdivided to create two, two-bedroom residential units of accommodation, both of which will exceed the Guernsey Technical Standards minimum internal space standards and the best practice minimum internal space standards which are published on the Authority's website. The proposed dwellings are both dual aspect and would have adequate daylight and sunlight into each room. The windows in the principal rooms will all have a satisfactory outlook.

Private amenity space in the form of a separate garden is provided to the west of both units and a 1.8m high fence, will demarcate the associated area for each property, providing a good level of privacy.

Following deferral of the application, the proposal includes the erection of 1.8m high privacy fencing/screens between the glasshouse and the southern elevation of the southern unit, surrounding the window to bedroom 1 in the east elevation of the same unit and along the east elevation of the northern unit. The privacy screening has been positioned to allow for an element of outlook for these windows whilst preventing views into these principal rooms from the circulation space/access driveway to the properties. Subject to a condition ensuring that the fencing/privacy screening is erected prior to first occupation of any of the units, a satisfactory level of privacy would be afforded to the future occupiers of the site.

Other than alterations to existing fenestration, and the erection of the fencing/privacy screens, no other external alterations or extensions are required to the property.

For the above reasons the proposal is considered to comply with the criteria of Policy OC1 of the IDP and the principle of subdivision of the dwelling to provide two units of accommodation is acceptable.

Policy GP8, relating to Design, states a number of criteria that new development will be expected to adhere to in order to achieve a high standard of design which respects and where appropriate enhances the character of the environment. It also requires proposals for new development to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

With regard to privacy the external alterations and subdivision of the dwelling will not result in an unacceptable increase in the potential for overlooking and loss of privacy to surrounding occupiers, including the residential unit currently under construction to the southeast. The issues relating to the health and well-being of future occupiers has been assessed above. Considering the above the proposal accords with policy GP8 in this respect.

The subdivision of the site will not result in the unacceptable intensification of the use of accesses at the site nor have any adverse impact on the local road network in accordance with Policies IP7 and IP9 of the IDP. Sufficient separate car parking has been provided for each unit and space exists within the garden area to accommodate a shed or similar to provide secure covered cycle parking in accordance with policy IP6 and relevant planning guidance. The proposal would therefore not impact on highway safety.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has taken into account the use of energy, resources and any adverse impact on the environment.

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 subject to conditions.

Date: 02/02/2026

