

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: Erect two storey and first floor extensions.

LOCATION: Aquarius, Rue Mahaut, St. Saviour.

APPLICANT: Mr & Mrs K Brouard

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: 31/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6591/A/2

Application Ref: FULL/2025/1777

Property Ref: E00704A004

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 two first floor windows in the southwest elevation of the extension hereby approved shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

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

5.The obscure glass balustrade hereby approved to the southwest edge of the balcony hereby approved shall be a minimum height of 1.8m above the finished floor level of the first floor balcony, shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall be installed prior to the balcony being brought into use. The balustrade shall thereafter be retained at all times.

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 30/12/2028 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/2025/1777
Property Ref: E00704A004
Valid date: 24/11/2025
Location: Aquarius Rue Mahaut St. Saviour Guernsey GY7 9XE
Proposal: Erect two storey and first floor extensions.

Applicant: Mr & Mrs K Brouard

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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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 two first floor windows in the southwest elevation of the extension hereby approved shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

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

5. The obscure glass balustrade hereby approved to the southwest edge of the balcony hereby approved shall be a minimum height of 1.8m above the finished floor level of the first floor balcony, shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall be installed prior to the balcony being brought into use. The balustrade shall thereafter be retained at all times.

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

OFFICER'S REPORT

Brief Description of the site:

Aquarius, Rue Mahaut is a detached, two-storey dwelling with a single-storey garage attached to the side with balcony over.

The application relates to the erection of a first-floor extension in place of the existing balcony and a two-storey extension to the rear of the garage (part of the proposed first floor extension). A porch is proposed to the front elevation.

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

Relevant History:

None.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Conclusion/Brief comment:

The IDP offers flexibility to householders to make changes to their home. The external materials proposed reflect the existing dwelling and represent a good standard of design. The works would make more efficient use of land and would respect the character of the local built environment. Although some of the fenestration arrangements and off-set balcony position do not contribute to the overall design quality of the development these changes would not be highly visible, given their location to the rear of the property and would not warrant the refusal of permission.

In terms of residential amenity, the extensions would be to the northeast of the neighbours' garage and will not result in overshadowing or unacceptable loss of light. The glazed gable to the front of the property would not result in unacceptable overlooking to any surrounding neighbours.

The first-floor gable windows to the southwest would face across the side elevation and front garden area/driveway of the property to the southwest but there are first floor windows in the northeast elevation of Kingsmead that would be affected by the proposed development. Although the balcony would offer views of these adjoining windows the accommodation would represent primary living accommodation (dining and family room off the existing kitchen) and so the potential for loss of privacy is greater. Given that these windows are secondary to those in the front/rear elevations it is considered reasonable to require these two side windows to be obscure glazed.

There is an existing balcony serving the lounge to the northern end of the property. The finished floor level of the balcony is not clearly shown however, to meet the current Building Regulations the balustrade will need to be 1.1m high (drawings show a minimum height of 1m depending on the floor level). To replace the balustrade at a height of 1.1m would represent exempt works.

With regard to the proposed balcony serving the dining room part of the extension, this is significantly smaller than the existing balcony above the flat roof garage. The scheme also proposes the introduction of a 1.8m high privacy screen to the southwest edge of the balcony to protect the privacy of the occupiers of the adjoining dwelling to the southwest. The balcony is modest in size and would have views across the outbuilding at the application property and flat roof single-storey extension at Kingsmead with the privacy screen directing views away from the rear of the house/patio which is considered to be the most private garden area. There is

adequate distance separation to properties to the southeast/east to ensure that the balcony will not result in unacceptable overlooking or loss of privacy.

To replace a large lounge window to the northeast of the property with a smaller, high level window is acceptable.

The proposed porch, insulating render, external cladding, solar panels and alterations to ground floor fenestration represents exempt works.

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 and subject to conditions relating to the 1.8m high privacy screen and obscure glazing the two first floor southeast facing windows it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 31/12/2025