

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: Install air source heat pumps and acoustic enclosure to east elevation and install air source heat pump with acoustic fencing to west elevation (revised scheme).

LOCATION: Val Au Bourg, Saints Bay Road, St. Martin.

APPLICANT: Mr & Mrs A Healing

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: 22/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: 1176-1000E, 2700F, 2701F, 2702E.
EM-S5-3750-1850-3220-HD Base (date stamped 26 Nov 2025).
Acoustic Associates SW Ltd Air Source Heat Pump Noise Assessment (8121 rev 1), Environmodula 2.2.25AC DVRV4 S5 details and Environ Specification of Components (Environ EM Acoustic Enclosure)

Application Ref: FULL/2025/1861

Property Ref: J011310000

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.Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To prevent a nuisance or annoyance to nearby residents.

5.The acoustic fencing and acoustic enclosure hereby approved shall be installed prior to the first use of the air source heat pumps they serve and shall thereafter be retained at all times.

Reason - To define the terms of this permission and to prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 21/01/2029 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/2025/1861
Property Ref: J011310000
Valid date: 26/11/2025
Location: Val Au Bourg Saints Bay Road St. Martin Guernsey GY4 6ES
Proposal: Install air source heat pumps and acoustic enclosure to east elevation and install air source heat pump with acoustic fencing to west elevation (revised scheme).

Applicant: Mr & Mrs A Healing

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. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To prevent a nuisance or annoyance to nearby residents.

5. The acoustic fencing and acoustic enclosure hereby approved shall be installed prior to the first use of the air source heat pumps they serve and shall thereafter be retained at all times.

Reason - To define the terms of this permission and to prevent a nuisance or annoyance to nearby residents.

OFFICER'S REPORT

Brief Description of the site:

Val Au Bourg was a detached two and a half storey dwelling situated on a sloping site between Saints Bay Road and Val au Bourg. The dwelling has now been demolished and work has commenced on the redevelopment of the site.

Residential properties exist to the immediate north, east and west of the site. Vehicular access is via a driveway from Saints Bay Road whilst a pedestrian and secondary access gate exist in the roadside boundary to Val au Bourg. Much of the site benefits from mature landscaping with terraced levels with steps/ramps to access various parts of the garden.

The application relates to the installation of two air source heat pumps to the east of the property, to be enclosed by an acoustic enclosure, and one air source heat pump (ASHP) to the west of the property, incorporating acoustic fencing.

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

Relevant History:

FULL/2023/1208 - Demolish existing dwelling and glasshouse, erect replacement dwelling and landscaping, erect replacement glasshouse, alter and erect gate to east vehicle access – granted

FULL/2023/1890 – Demolish existing dwelling, erect replacement dwelling and associated works, infill existing vehicle access to east boundary, (revised scheme) – granted

FULL/2025/0729 – Install air source heat pump to east elevation and install air source heat pump with acoustic fencing to west elevation. – refused for the following reason:

The application has not been accompanied by sufficient information to demonstrate that proposed development, if permitted, would not be severely detrimental to the amenities of occupiers of surrounding dwellings resulting from an unacceptable degree of noise and disturbance arising from the air source heat pumps proposed. The proposals are therefore contrary to Policies GP8 d. and GP13 a. of the Island Development Plan.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Consultation:

Office of Environmental Health and Pollution Regulation (OEHPR) – have reviewed the ‘Air Source Heat Pump Noise Assessment’ acoustic report produced by Acoustic Associates SW Ltd., dated 21st November 2025, ref. 8121 Rev. 1., which shows that the units, when operated together at full capacity, should not exceed a level 5 dB(A) below the lowest background noise level recorded. A planning condition is recommended.

The acoustic report demonstrates that the proposed ASHPs are unlikely to result in adverse noise impacts. I note and welcome the applicant’s intention to install the units within acoustic enclosures as an additional voluntary noise control measure, although no condition is recommended to secure this.

Conclusion/Brief comment:

The location of the proposed ASHPs will not be highly visible from outside the site and will not have an unacceptable impact on the character of the locality. Furthermore, the ASHPs will be screened by a proposed enclosure thereby further reducing their visual impact.

OEHRP have raised no objections to the application subject to a condition relating to noise associated with the proposed equipment to ensure that the amenities of surrounding occupiers are preserved.

Although no condition is recommended by OEHRP regarding the acoustic enclosure it is shown on the drawings to be approved, along with acoustic fencing. These details also form part of the Noise Assessment Report so it is reasonable to require their construction.

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 permission is granted.

Recommendation:

Grant with Conditions



Date: 21/01/2026

