

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: Fel Cottage, Verte Rue, Vale.

APPLICANT: Mr & Mrs P L Hughes

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: 30/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Torode Architecture: 6263-06D, -07D, -08D & -11F

Application Ref: FULL/2025/1887

Property Ref: C019760000

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 dwellings hereby permitted shall not be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

5.As shown on the approved plans, the first floor ensuite windows hereby approved to the south east (side) elevation 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. The windows shall be retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

6.Notwithstanding the detail shown on the approved plans, prior to installation, further details of the proposed solar panels including the number of panels, location and cross section of the panels to show the angle of tilt, have been submitted to and agreed in writing by the Authority. The panels shall be installed in accordance with the approved details and shall be removed from the roof within 3 months, when no longer required or in use.

Reason- In the interests of residential and visual amenity.

Expiry Date: This permission will cease to have effect on 29/03/2029 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/2025/1887
Property Ref: C019760000
Valid date: 18/12/2025
Location: Fel Cottage Verte Rue Vale Guernsey GY6 8BP
Proposal: Sub-divide dwelling to create 2 dwellings and associated works.
Applicant: Mr & Mrs P L Hughes

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 dwellings hereby permitted shall not be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

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Reason- In the interests of residential and visual amenity.

OFFICER'S REPORT

Site Description:

The site is rectangular, located to the south of Verte Rue, Vale. Formerly occupied by a bungalow which has now been demolished and the previously approved replacement dwelling has been recently constructed on site.

Relevant History:

FULL/2023/0097- Demolish existing dwelling and erect replacement dwelling.
Approved 21/02/2023.

FULL/2024/0956 - Demolish existing dwelling and erect 2 dwellings and associated works. Refused 28/08/2024, failure to accord with Policy OC1, to demolish one house and erect two on the site.

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The application relates to the subdivision of the existing dwelling which has recently been constructed on the site. To subdivide the property would require the infilling of internal doors at ground and first floor level along with alterations to fenestration.

The scheme would provide one three/four bedroom property and one four/five bedroom dwelling (depending on the use of the ground floor study room in both properties).

The property benefits from two vehicular accesses providing independent access for both dwellings. A 900mm high rendered wall is proposed to separate the frontage area and the rear garden spaces. Oil tanks are proposed within the rear gardens (exempt works) and the drawings note an approved shed to serve dwelling 2 although this has not yet been constructed. Solar panels are proposed to the rear/south roofslope of both properties.

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

OC1- Housing Outside the Centre
GP8- Design
GP9- Sustainable Development
IP6- Transport Infrastructure and Support Facilities
IP7- Private and Communal Car Parking

Representations:

None received

Consultations:

Environmental health were consulted but no comments were received.

Summary of Issues:

The key issue is the principle of the development, other considerations include the design, and impact on neighbours/amenity.

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).**

1 - Purposes of the law.

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

The purposes of the Law are reflected in the Island Development Plan (IDP), the principal aim of which is to help maintain and create a socially inclusive, healthy and

economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely. Relevant policies will be addressed below in assessing the key issues.

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

A replacement dwelling has been previously approved at this site (FULL/2023/0097) which featured an attached double garage/utility with accommodation above. This was considered under Policy GP13 which allows for the replacement of an existing dwelling on a one for one basis. Work was well underway to implement this permission during the latter part of 2025. The agent has confirmed that work has progressed on site with kitchen/bathrooms installed and the dwelling appeared near completion when the site visit was made.

This means that Policy OC1 is relevant as the site is Outside of the Centres. This policy states that the creation of a new dwelling through subdivision of an existing dwelling will be supported.

Policy GP8 however requires that the units created consider the health and well-being of the occupiers by means of providing adequate daylight, sunlight and private/communal open space, and directs proposals to be considered against Annex 1 of the Plan: Amenities.

New developments should be planned and built to support the health and well-being of occupants and users and maintain appropriate amenities for those of neighbouring property.

The staggered arrangement of the building and internal arrangement is such that there would not be an unacceptable degree of mutual overlooking between the properties and the subdivision would not unacceptably increase the potential for overlooking and loss of privacy to surrounding neighbours nor be unduly overlooked by surrounding properties. The new side windows proposed to the east elevation are shown as obscure glazed and this will be secured by condition to prevent overlooking of the neighbours.

The occupiers of the proposed dwellings would benefit from good aspect and outlook to both the front and rear. The accommodation would exceed both the GTS and the published best practice DCLG guidance relating to internal space provision. Accommodation would be both accessible, with the ground floor on a single level, and flexible given the ground floor study which could be utilised as a bedroom to respond to the changing needs of occupiers.

Both properties would benefit from external amenity space to the south and although unit 1 does not benefit from designated cycle parking there would be ample space to provide this on site, a matter that can be managed by planning condition.

There is ample onsite parking/turning to enable vehicles to leave the site in a forward gear and with regard to cycle parking for unit 2 should the approved outbuilding be erected this could serve that purpose (as could an alternative exempt structure).

Although the description of development referred to the inclusion of air source heat pumps a letter provided by the planning agent confirms these have been omitted from the scheme, to be replaced with oil tanks, therefore the description of development has been amended accordingly.

Additional details of the solar panels shown to be provided to the southern roofslope will also be conditioned prior to installation.

Date: 25/03/2026